

Redevelopment Opportunity | For Sale

**CBRE**

Contact Us

# Multi Building, $\pm 375,257$ OZ 2.0 Redevelopment Opportunity For Sale $\pm 9.77$ AC

**Steve Preston**  
Executive Vice President  
(C) 615-418-9470  
steve.preston@cbre.com

**John Preston**  
Associate  
(C) 615-585-0082  
john.preston@cbre.com

**Greg Wilson**  
Executive Vice President  
(C) 336 575 7863  
greg.wilson@cbre.com

800-830 Commerce Street, Clarksville, Montgomery County, TN



800-830 Commerce St  
Clarksville | Montgomery County, TN

For Sale

375K

SF Total Available Space

1900, 1920, 1950,

1985, 2005

Year Built

±9.77

Acres

CBD

Zoning (Central Business District)



800-830 Commerce St  
Clarksville | Montgomery County, TN

For Sale

# Parcels



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# Parcels

| North Of Commerce |      |
|-------------------|------|
| 935 Commerce      | 0.34 |
| 937 Commerce      | 0.33 |
| 820 Franklin      | 0.47 |
| 824 Franklin      | 0.42 |
| 804 Franklin      | 1.79 |
| 919 Commerce      | 0.47 |
| 929 Commerce      | 0.32 |
| 915 Commerce      | 0.61 |
| Total             | 4.75 |

| South of Commerce |      |
|-------------------|------|
| 740 Commerce      | 0.97 |
| 820 Commerce      | 0.75 |
| Commerce St       | 1.23 |
| Commerce St       | 1.38 |
| Commerce St       | 0.69 |
| Total             | 5.02 |

|                         |
|-------------------------|
| Grand Total: 9.77 Acres |
|-------------------------|

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For Sale

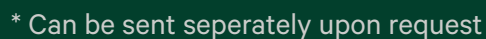
# CAD File



\* Can be sent separately upon request

# For Sale

# Building Survey

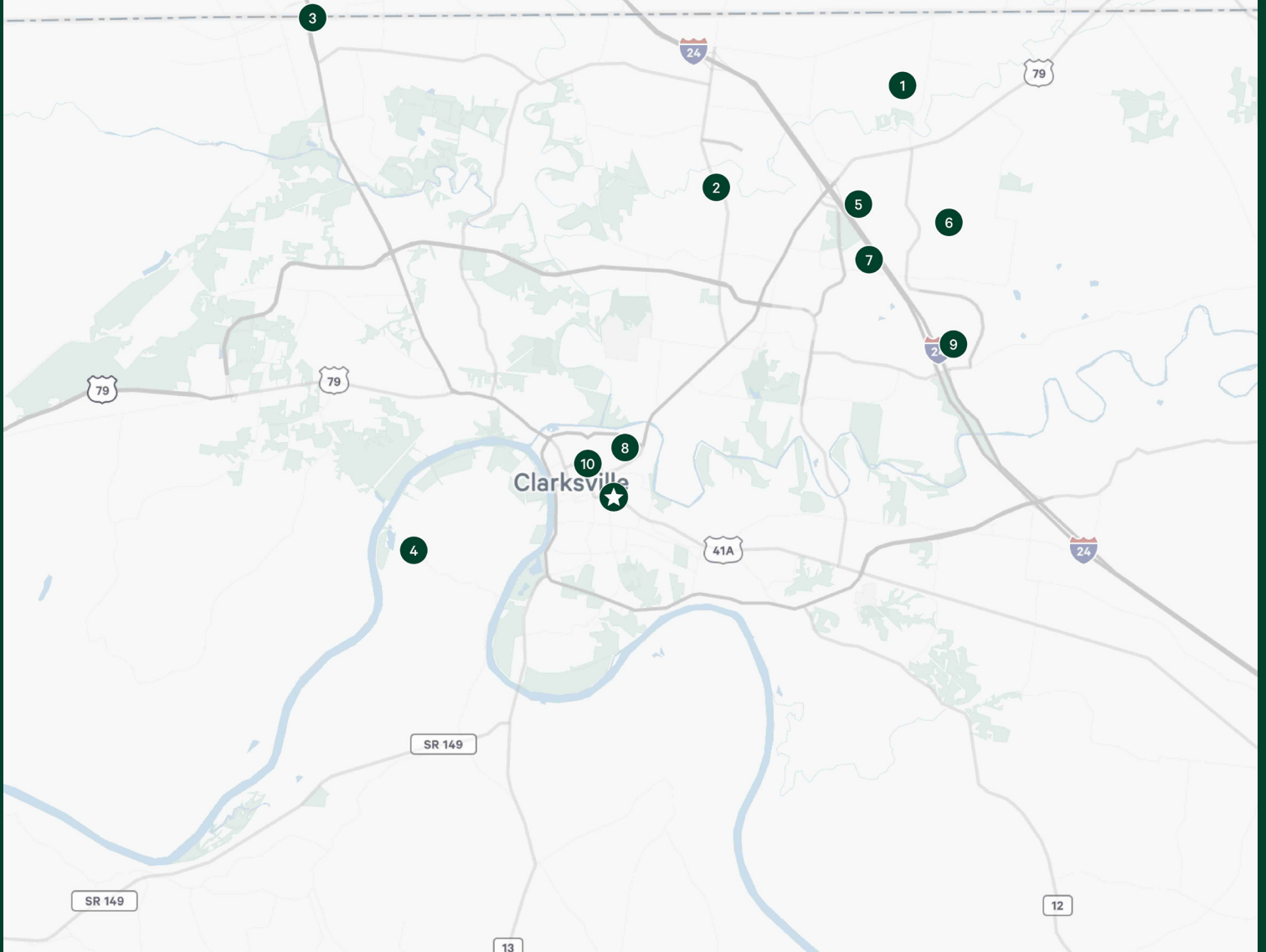


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800-830 Commerce St

Clarksville | Montgomery County, TN

# Location



Map legend on following page.

## Clarksville Overview

Clarksville is one of the fastest-growing cities in the state, with a population of approximately 185,000–190,000 residents as of 2024–2025 estimates. The city has experienced rapid expansion, growing by more than 11% since 2020 and nearly 40% since 2010, driven by its proximity to Fort Campbell and regional economic opportunities. As Tennessee’s fifth-largest city, Clarksville continues to attract new residents with strong job growth, affordability, and a young, diverse population.

## ★ 800-830 Commerce St

**1. Google's "Aurora" Data Center:** A large hyperscale facility in Montgomery County that supports core services such as Google Cloud, search, and digital applications. The campus, developed on a site of more than 1,000 acres, represents a major investment of approximately \$600 million and is powered with 100% renewable energy through partnerships with the Tennessee Valley Authority (TVA).

**2. Spring Creek Parkway:** A \$49.5 million capital investment project aimed at developing and expanding this crucial roadway corridor to support the city's rapidly expanding footprint.

**3. Fort Campbell:** Fort Campbell is a major U.S. Army installation located on the Kentucky-Tennessee border, best known as the home of the 101st Airborne Division (Air Assault). The installation supports a large community, with roughly 30,000 active-duty soldiers and a total population (including families and civilians) exceeding 40,000 people. It plays a critical role in military training and rapid deployment while also serving as a major economic driver for the surrounding region.

**4. Korea Zinc Smelter:** Valued at over \$6.6 billion, this is the largest private manufacturing investment in Tennessee history. Located on a nearly 1,200-acre site on Moore Road, the advanced facility will produce critical metals and strategic minerals, creating 420 high-wage jobs with salaries ranging from \$83,000 to \$196,000

**6. LG Chem Cathode Plant:** This \$3.2 billion project is one of the largest industrial investments in state history. Situated on 80 acres, the massive facility will produce cathode materials for EV batteries, creating 860 direct jobs.

**7. Ascension St. Thomas Hospital:** A \$148.5 million full-service hospital is under development in Clarksville, bringing a new emergency room and comprehensive medical care to the area.

**8. Frosty Morn Revitalization:** A \$30 million revitalization effort is transforming the historic Frosty Morn property into a new community and arts hub.

**9. Hankook Tire Expansion:** A major expansion aimed at doubling the plant's production from 5 million to 11 million tires annually. The expansion will double the site's workforce to over 2,200 employees, making Hankook Clarksville's largest private employer.

**11. Austin Peay State University:** Austin Peay State University is a public university in Clarksville, Tennessee, offering a wide range of undergraduate and graduate programs. The university enrolls approximately 10,000–11,000 students, including a significant population of military-affiliated and nontraditional learners. Known for its strong sense of community, APSU emphasizes academic innovation and regional engagement while supporting diverse student needs.

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