

JAMES CHURCH

KELLER WILLIAMS · COMMERCIAL · LAND · RESIDENTIAL

FOR SALE — ASSEMBLAGE

KELLERWILLIAMS
LAND

KW COMMERCIAL

TWO-TRACT LAND ASSEMBLAGE · NEW PROVIDENCE CORRIDOR

Balgemann 153 ± Acres

A contiguous land position in Clarksville's New Providence growth corridor.

CLARKSVILLE, TENNESSEE 37042 · MONTGOMERY COUNTY

PACKAGE PRICE

\$2,489,900

TOTAL ACRES

152.86±

TRACTS

2 Adjoining

ZONING

AG · R-1

OFFERING
MEMORANDUM

CONFIDENTIALITY & DISCLAIMER

Contents & Disclosure

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01

Investment Overview

The position, the price, and why this assemblage stands apart in the Clarksville growth corridor.

THE OFFERING

Two tracts, *one rare assemblage.*

The Balgemann assemblage offers 152.86± acres of contiguous Tennessee land along Clarksville's New Providence corridor — held by one family across two title structures and offered together or separately. The Beech Street tract carries 102.67± acres with secondary R-1 residential zoning over its AG base, the canvas for a subdivision or mixed-use highest-and-best-use study. The Knox Lane tract brings 50.19± acres of paved-frontage entry, anchoring the assemblage's road access.

Clarksville has been among the fastest-growing cities in the nation — anchored by Fort Campbell, sustained Nashville migration along I-24, and major industrial investment (LG Chem, Dongwha). The residential pipeline has not kept pace with demand, and contiguous acreage of this scale within the corridor's primary residential-extension path is increasingly difficult to assemble. For developers, 1031 buyers, and long-hold land investors, this is a clean, single-family-controlled position in the corridor's growth band.

The package is offered AS-IS at \$2,489,900 — Beech Street at \$1,990,000 (≈\$19,383/acre) and Knox Lane at \$499,900 (≈\$9,961/acre), blending to ≈\$16,290/acre across the combined 152.86± acres.

PACKAGE PRICE	
— PACKAGE	\$2.49M
BEECH ST (SALE)	\$1,990,000
KNOX LN (SALE)	\$499,900
BLENDED \$/AC	≈ \$16,290
TOTAL ACREAGE	152.86±
TRACTS	2 Adjoining
ZONING BASE	AG (Agricultural)
ZONING UPSIDE	R-1 (Beech St)
AVAILABILITY	Immediate

152.86± TOTAL ACRES	2 ADJOINING TRACTS	\$2.49M PACKAGE PRICE	AG · R-1 ZONING BASE + UPSIDE
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Acreage figures from Montgomery County Assessor record. Pricing reflects asking; final terms subject to negotiation. Per-acre values are blended references — net developable acreage shaped by topography, drainage, and survey.

INVESTMENT HIGHLIGHTS

Why this *assemblage*.

Rare Contiguous Position

Two adjoining tracts under one family, offered together — 152.86± acres of single-family-controlled contiguous land in a growth corridor where assemblage of this scale is increasingly difficult to source.

Residential Upside

Beech Street carries secondary R-1 (Single-Family Residential) over its AG base — supporting a subdivision or mixed-use highest-and-best-use study, subject to entitlement.

Flexible Acquisition

Buy the 102.67-acre development tract, the 50.19-acre frontage tract, or both. One listing, multiple ways in — for developers, 1031 buyers, and land investors alike.

Path of Growth

Clarksville is among the fastest-growing U.S. cities — driven by Fort Campbell, major industrial investment (LG Chem, Dongwha), and northward Nashville migration along the I-24 corridor.

Paved Frontage Anchor

Knox Lane's urban-paved frontage adjoins the larger interior Beech Street tract — together they form a single contiguous holding with road access (buyer to confirm by survey).

Single-Family Control

Held by one owning family across two title structures (joint personal + self-directed IRA) — clean motivated seller with a clear close pathway.

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Property Information

Specifications, photography, and the parcel-by-parcel composition of the two-tract assemblage.

PROPERTY SPECIFICATIONS

The land & the *position*.

ADDRESSES	Beech Street & Knox Lane · Clarksville, TN 37042 (Civil District 07, Ringold area)
OWNERSHIP	Robert T. & Angelia R. Balgemann (Beech St, joint personal) · NDTCO Trust as Custodian FBO Robert Balgemann IRA (Knox Ln)
TRACTS	Two adjoining parcels under common family control — offered together or individually
PARCEL ID — BEECH ST	055 00101 00007055 (Montgomery County PVA)
PARCEL ID — KNOX LN	042 04400 000 (Montgomery County PVA)
DEED ACRES	102.67± (Beech St) · 50.19± (Knox Ln) · 152.86± combined
APPROXIMATE SF	≈ 4,472,309 SF (Beech St) · ≈ 2,186,279 SF (Knox Ln) · ≈ 6,658,562 SF combined
ZONING — BASE	AG · Agricultural Production District (both tracts)
ZONING — UPSIDE	Secondary R-1 (Single-Family Residential) on Beech St
ROAD ACCESS	Knox Ln: urban paved frontage · Beech St: interior position, access enhanced by acquiring Knox Ln
EXISTING LAND USE	Vacant farm land · AGFM classification · No structures
TAX & ASSESSMENT	Agricultural / Farm (AGFM) — buyer to verify greenbelt and rollback eligibility with Assessor
UTILITIES	Buyer to verify on-site (water, electric, septic)
FLOOD ZONE	Buyer to verify per current FEMA mapping
SURVEY	Available on request — boundary, soils, topography from spatial-analysis package
LISTING TERM	Six (6) months · 30-day off-market mobilization period · then MLS launch
AVAILABILITY	Immediate — vacant land, no occupants
OFFERED	Package \$2,489,900 · Beech St \$1,990,000 · Knox Ln \$499,900

AERIAL PHOTOGRAPHY

From the sky.



Full aerial reel and high-resolution stills available on request.

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PARCEL & SITE PLAN

Two contiguous parcels, one frontage.

TRACT	PARCEL ID	OWNER OF RECORD	ACRES	PRICE	\$/AC
Beech St · Development Tract	055 00101 00007055	Robert T. & Angelia R. Balgemann	102.67±	\$1,990,000	≈ \$19,383
Knox Ln · Frontage Tract	042 04400 000	NDTCO Trust as Custodian FBO Robert Balgemann IRA	50.19±	\$499,900	≈ \$9,961
Combined Assemblage · Package Pricing			152.86±	\$2,489,900	≈ \$16,290

Title structure note: Beech Street is held jointly by Robert T. and Angelia R. Balgemann (personal); Knox Lane is held by NDTCO Trust as Custodian FBO Robert Balgemann IRA. A buyer pursuing the assemblage will engage with one family across two title structures — closing pathway is clean and motivated.

Frontage & access: Knox Lane carries urban-paved frontage that adjoins the larger interior Beech Street tract. Acquired together, the two tracts form a single contiguous 152.86± acre holding with paved-road access. Beech Street's interior position has its access materially enhanced by acquiring Knox Lane in the same transaction.

Acreage from Montgomery County Assessor record. Parcel polygons and contiguity confirmed via Montgomery County GIS; final boundary and net developable area subject to survey.

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Location & Market

The corridor, the growth drivers, the land-market context, and corridor comparable sales.

CORRIDOR & GROWTH DRIVERS

The corridor the demand is *built around*.



Clarksville Growth

One of the fastest-growing U.S. cities — driven by Fort Campbell, sustained Nashville migration along I-24, and major industrial investment (LG Chem, Dongwha) anchoring sustained residential demand.

New Providence Corridor

The west-side residential extension spine of Clarksville. Adjacent subdivisions continue to absorb acreage on the path between the existing residential edge and the corridor.

R-1 Residential Upside

Beech Street's secondary R-1 zoning over its AG base — scale and classification supporting a subdivision or mixed-use highest-and-best-use study, subject to entitlement and survey.

DRIVER	WHAT IT BRINGS TO THE CORRIDOR
Fort Campbell	One of the U.S. Army's largest installations — sustained rooftops, retail spend, and traffic through Montgomery County
LG Chem Cathode Facility	Major industrial anchor pulling sustained residential demand into Clarksville
Dongwha & ancillary industrial	Adjacent industrial investment reinforcing the Clarksville job-growth thesis
I-24 / Nashville migration	Northward migration along the I-24 corridor — Clarksville positioned as the affordable Nashville-metro alternative
New Providence corridor	The west-side residential extension spine — adjacent subdivisions actively absorbing corridor acreage

Context is provided for general market positioning. No representation is made as to specific entitlement outcomes, infrastructure timing, or projected absorption. Buyer to verify.

LAND MARKET CONTEXT

Where the pricing sits.

Indicative middle-Tennessee land figures, shown for context. These are market indicators, not closed comparables — a verified closed-sales comp package is delivered to serious buyers during due diligence.

\$5,710 TN FARM REAL ESTATE · USDA 2024	\$11,100 MONTGOMERY CO. MEDIAN ASKING	\$8K–\$16K+ ACTIVE CORRIDOR LISTINGS	\$16,290 THIS OFFERING · BLENDED
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REFERENCE	SOURCE / CONTEXT	\$ / ACRE
Tennessee farm real estate	USDA 2024 Land Values (+10.7% YoY)	\$5,710
Montgomery County land	Median asking, large-acreage segment	≈ \$11,100
Active corridor listings	Large-acreage in the Clarksville / Fort Campbell corridor	\$8,000 – \$16,000+
Knox Ln · Frontage Tract	This offering — paved-frontage entry, 50.19± AC	≈ \$9,961
Beech St · Development Tract	This offering — 102.67± AC, R-1 upside, interior position	≈ \$19,383
Combined Assemblage · Package Blended		≈ \$16,290

Pricing reflects development and entitlement potential, not county tax assessment. Per-acre values vary materially with road access, utilities, topography, and net developable acreage.

COMPARABLE LAND SALES

Where the corridor prices.

Active and recent corridor land listings/sales drawn from James Church's direct experience in the Clarksville / Fort Campbell / Christian County corridor. Shown for market context — provided for serious buyers as a starting point in the due-diligence comp package.

LISTING	LOCATION	ACREAGE	LIST / SALE	\$/AC	STATUS
Balgemann Assemblage (subject — package)	New Providence Corridor, Clarksville TN	152.86±	\$2,489,900	\$16,290	OFFERED
Buc-ee's Adjacent · Oak Grove KY	Christian Co., KY	110.44	\$22,090,000	\$200,005	Active (commercial)
0 Cadiz Rd · Hopkinsville KY	Christian Co., KY	33.68	\$3,030,000	\$89,964	Active (commercial)
15088 / 15090 Ft Campbell Blvd	Oak Grove KY mixed-use commercial	—	\$1,200,000	—	Active
Lakeview Rd · Robertson Co. TN	Middle TN	73.74	\$1,125,000	\$15,257	Off-market (signed)
15372 Fort Campbell Blvd · Oak Grove KY	Christian Co., KY	—	\$449,900	—	Under Contract
Beech St (subject — sale only)	New Providence Corridor	102.67±	\$1,990,000	\$19,383	OFFERED
Knox Ln (subject — sale only)	New Providence Corridor	50.19±	\$499,900	\$9,961	OFFERED

Sources: James Church direct active inventory · MLS · CoStar · owner-disclosed. Mix of commercial-frontage and large-acreage land comps for corridor context. Closed-sales verified comp package available on request.

ASSEMBLAGE INQUIRIES

Let's walk the land.

Aerial reel, boundary survey, soils and topography overlays, comparable-sales package, and seller-side terms available on request. Book a time and I'll walk you through the assemblage — corridor context, R-1 upside, and the assemblage math behind the package price.

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