

FOR SALE

A site of this scale deserves a big idea

±55 ACRES

**Rufus Johnson Road + Memorial Drive
Clarksville, TN 37043**



A LANDMARK DEVELOPMENT OPPORTUNITY

LAND FOR A BIGGER VISION.

*A Landmark Development
Opportunity*

THE OPPORTUNITY

A rare canvas for a major user, destination development or phased mixed-use program.

Cushman & Wakefield is pleased to present ± 55 acres located at Rufus Johnson Road and Memorial Drive in Clarksville, Tennessee. Offering significant scale, strong visibility and convenient access to established retail, growing residential communities, educational institutions, healthcare facilities and major employment centers, the property is well positioned for a variety of development opportunities. Potential uses may include regional retail or big-box development, an office or flex campus, institutional or medical facilities, multi-family housing, or a thoughtfully planned mix of uses.

±55
Acres

2
Parcels

**C-5 /
MLUD**
Zoning

CENTRAL
Clarksville
Location



THE SITE



Mathews
NISSAN
CLARKSVILLE, TN

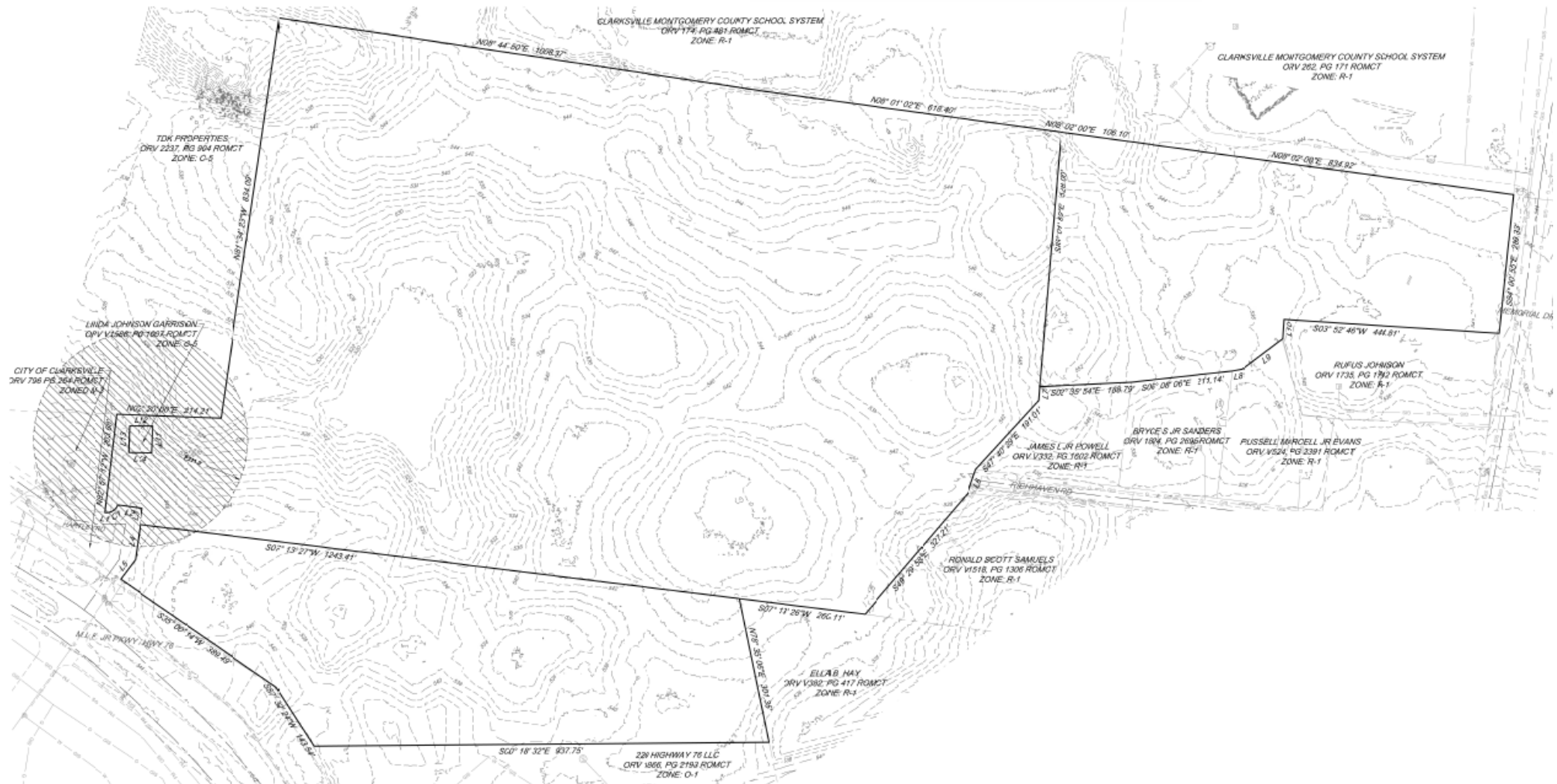
MLK JR PKWY
22,128 AADT



PROPOSED
TRAFFIC
SIGNAL

Walmart *

THE PROJECT WILL COMPLETE IN ONE PHASE



ZONING

Parcel 1

C-5

HIGHWAY + ARTERIAL COMMERCIAL

Potential positioning may include retail, restaurants, lodging, offices, services and other corridor-oriented uses, subject to the City's use tables and site standards.



Parcel 2

MLUD

MIXED LAND USE DISTRICT

A coordinated mixed-use framework may allow complementary residential and nonresidential uses under an approved plan, with density and dimensional standards determined through review.



POTENTIAL DEVELOPMENT SPECTRUM

RETAIL

MEDICAL

OFFICE

FLEX

MULTI-FAMILY

MIXED-USE

LOCATION OVERVIEW



WHY CLARKSVILLE?

Clarksville offers a strong combination of workforce availability, strategic location, and economic growth that makes it an attractive market for expansion. As one of Tennessee's fastest-growing communities, the city provides access to a growing labor pool, supported by a steady pipeline of skilled military veterans and professionals from nearby Fort Campbell.

Located along I-24 and less than an hour from Nashville, Clarksville offers convenient access to major transportation and distribution networks. The region continues to attract significant investment from companies such as LG Chem and Hankook Tire, reinforcing its reputation as a growing manufacturing and business hub. Combined with a lower cost of living and business-friendly environment, Clarksville is well positioned to support long-term operational growth and talent acquisition.

24% Population Growth Since 2010

Clarksville-Montgomery County Economic Development

200,000+ Residents in Montgomery County

Clarksville-Montgomery County Economic Development

\$5 Billion+ in Capital Investment

Clarksville-Montgomery County Economic Development

10,000 New Jobs Projected by 2030

Clarksville-Montgomery County Economic Development Council/WKRN

4,000 Military Veterans Transition into the Civilian Workforce Annually

Fort Campbell Economic Impact Report



PADUCAH

DRIVING DISTANCES

Downtown Nashville	42 Miles
BNA	50 Miles
Franklin	63 Miles
Paducah	98 Miles
Bowling Green	66 Miles

**FORT CAMPBELL
MILITARY BASE**

CLARKSVILLE

Located off Exit 11,
Clarksville's closest exit
to Nashville

KENTUCKY

TENNESSEE

NASHVILLE

MT. JULIET

BOWLING GREEN

FOR MORE INFORMATION, PLEASE CONTACT:

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