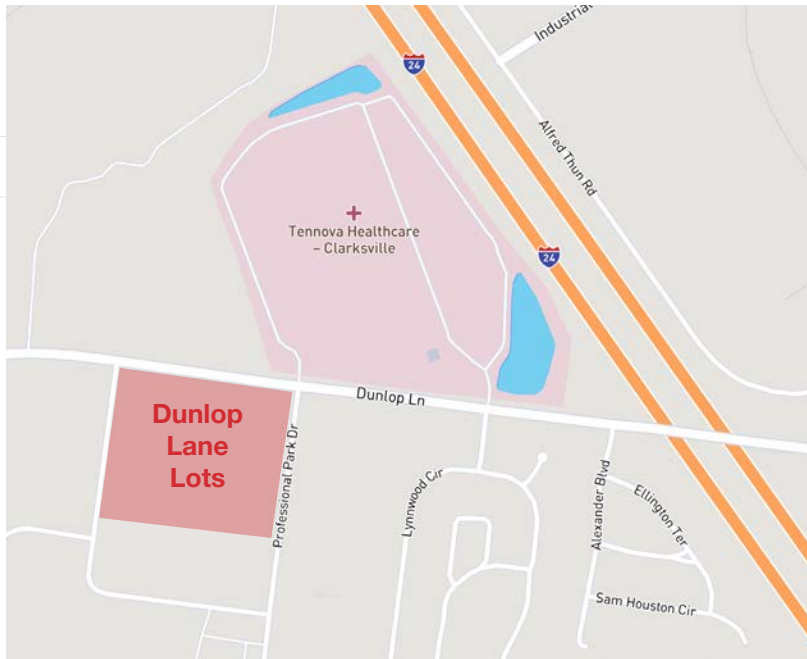


Dunlop Lane Lots

Clarksville, TN 37040

Property **Features**

- Office/Retail/Medical Office
- Lots Available For Sale or Build-to-Suit
- Lot for limited-service hotel
- 5/1000 SF ratio for Medical Office Parking
- Located 45 minutes away from Nashville, Clarksville is the 5th largest city in the state
- Directly across the street from Tennova Healthcare Hospital
- Tenant equity participation an option
- Convenient access to interstate and restaurants



For more information:

✉ **Chris Huskey**

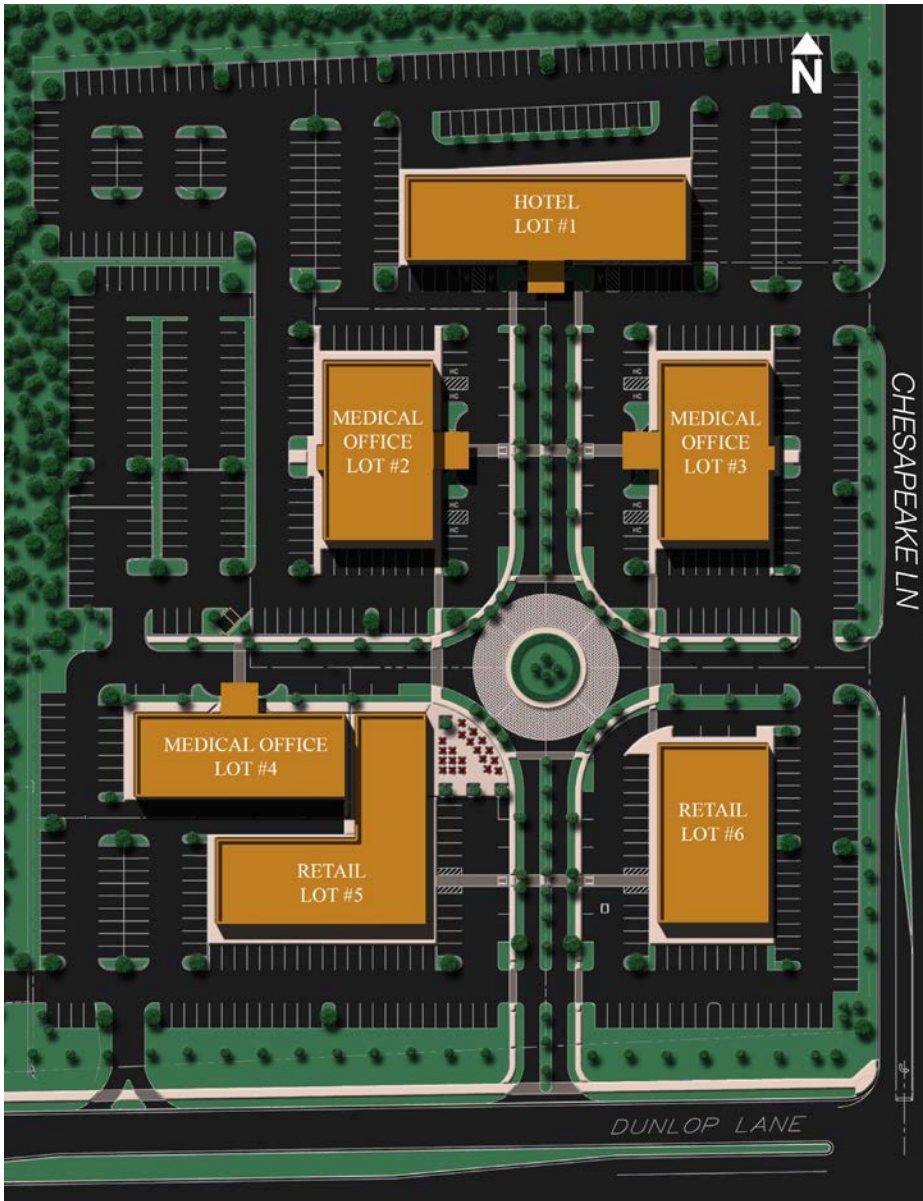
chris@hbmre.com
615.208.4112

✉ **Allen Bolden, CCIM**

allen@hbmre.com
615.208.9635

Lots Available

Development Information



Lot #1

- 1.64 Acres (71,435 SF)
- Three Story Hotel (Limited Service)
- Possible 31,500 SF Building

Lot #2

- 1.99 Acres (86,550 SF)
- Existing 30,156 SF Medical Office Building
- 10,000 SF Currently Available

Lot #3

- 1.55 Acres (67,367 SF)
- Two Story Building
- Possible 20,053 SF Building

Lot #4

- 1.60 Acres (69,799 SF)
- Two Story Building
- Possible 18,000 SF Building

Lot #5

- 1.80 Acres (78,630 SF)
- One Story Building (Retail)
- Possible 13,553 SF Building

Lot #6

- 1.42 Acres (61,790 SF)
- One Story Building (Retail)
- Possible 10,000 SF Building

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For Sale or Build-to-Suit

Lots Available

Surrounding Area



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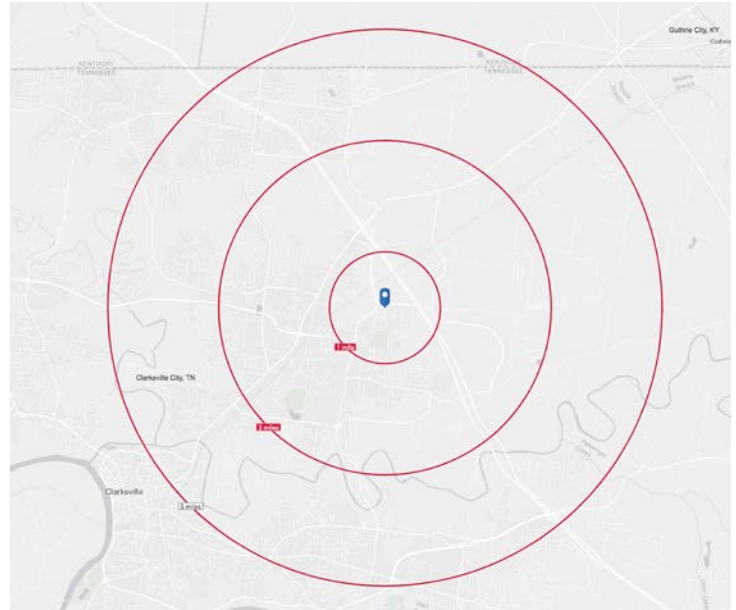
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For Sale or Build-to-Suit

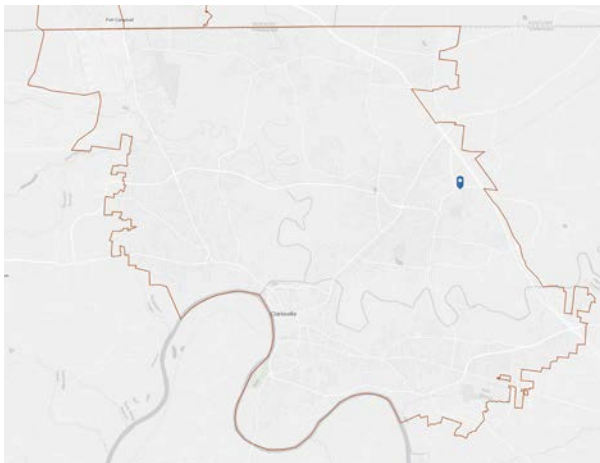
Lots Available

Demographics | Clarksville, TN

	1 MILE	3 MILE	5 MILE
2017 POPULATION	4,002	21,749	61,952
POPULATION GROWTH 2017-2022	3.50%	2.727%	2.48%
AVG. INCOME	\$67,199	\$67,406	\$71,908
TOTAL HOUSEHOLDS	1,601	8,307	23,367
MEDIAN AGE	32.4	32.4	33.2



About Clarksville, TN



- #6 County for investment coming into TN *Smart Asset*
- #19 U.S. City for job growth in 2016 *Wall St./MSN.com*
- #6 City where millennials are moving for bigger paychecks *Time*
- In 2017, Hankook Tire opened an \$800MM plant in Clarksville
- LG Electronics broke ground in 2017 on a \$250MM plant
- In 2015, Google acquired a site for a \$600MM data center
- Outpatient Care Centers expected to grow 18% by 2021, *ECD*
- Health practitioner's offices expected to grow 20% by 2021, *ECD*

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