

**Clarksville, TN**

# *Riverpoint Shopping Center*

**55,000sf of Retail Space adjoining** **Walmart** 

**A Bright-Meyers Development Project**

Fletcher Bright Company  
(423)755-8830

Meyers Brothers Properties LLC  
(404)252-1499

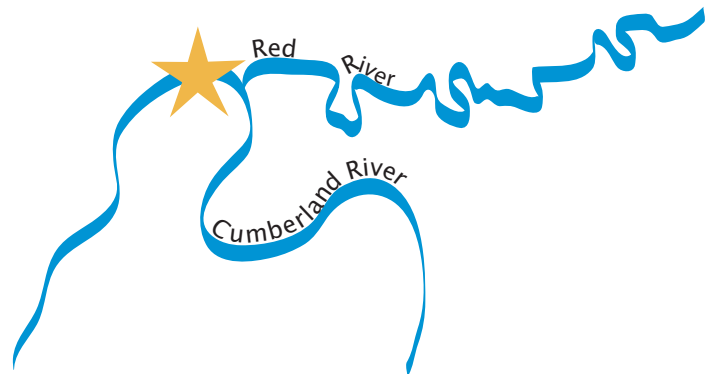
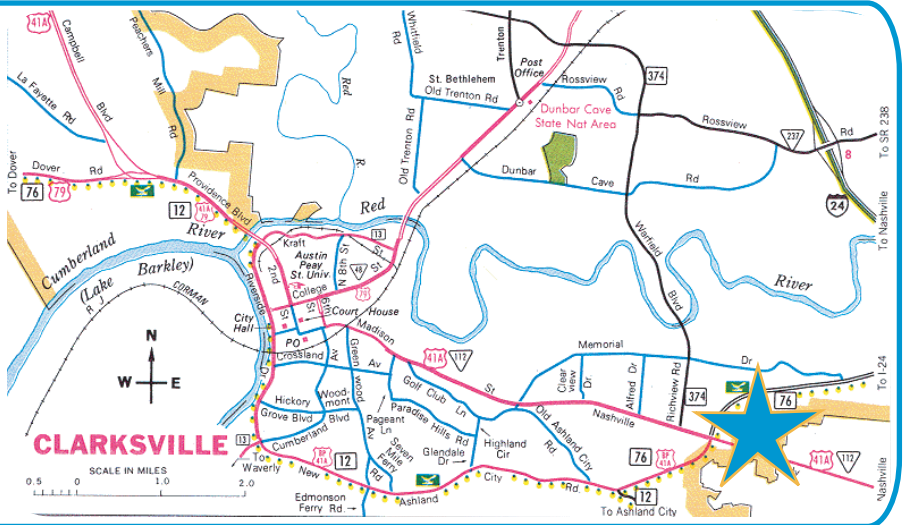
# Clarksville, TN

## Riverpoint Shopping Center

A shopping center featuring a  
204,000 square foot

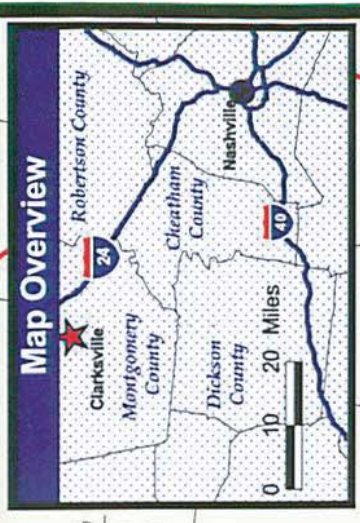
**Walmart** 

with additional retail space  
available. Located on Hwy 41A  
at the intersection of Hwy 76 in  
Clarksville - a booming market  
just 30 minutes north of Nashville.



For leasing information please call **1-800-446-3289**

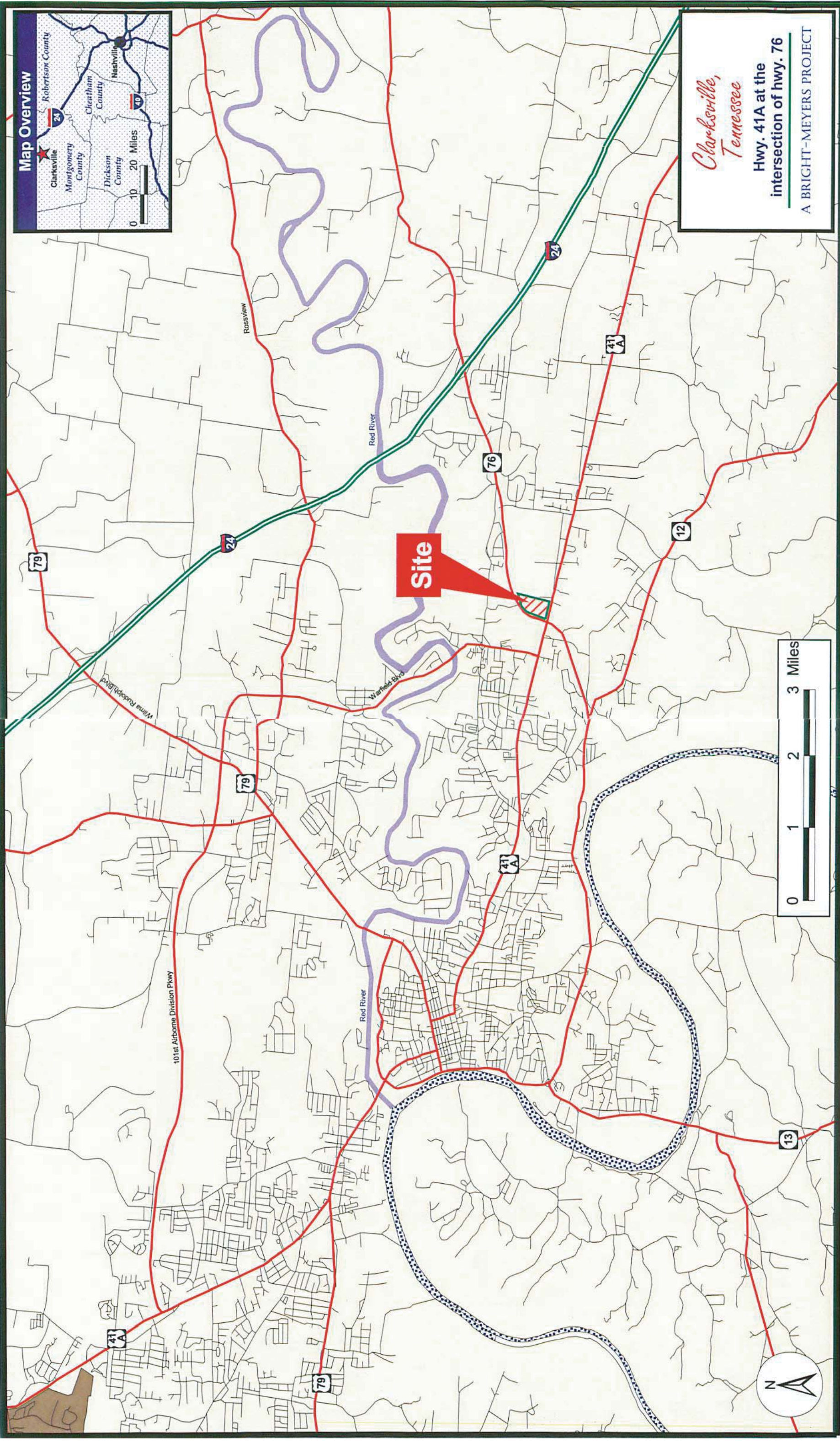




*Clarksville,  
Tennessee*

Hwy. 41A at the  
intersection of hwy. 76

A BRIGHT-MEYERS PROJECT





# Clarksville, Tennessee

**SITE**

Highway 76

Highway 41A

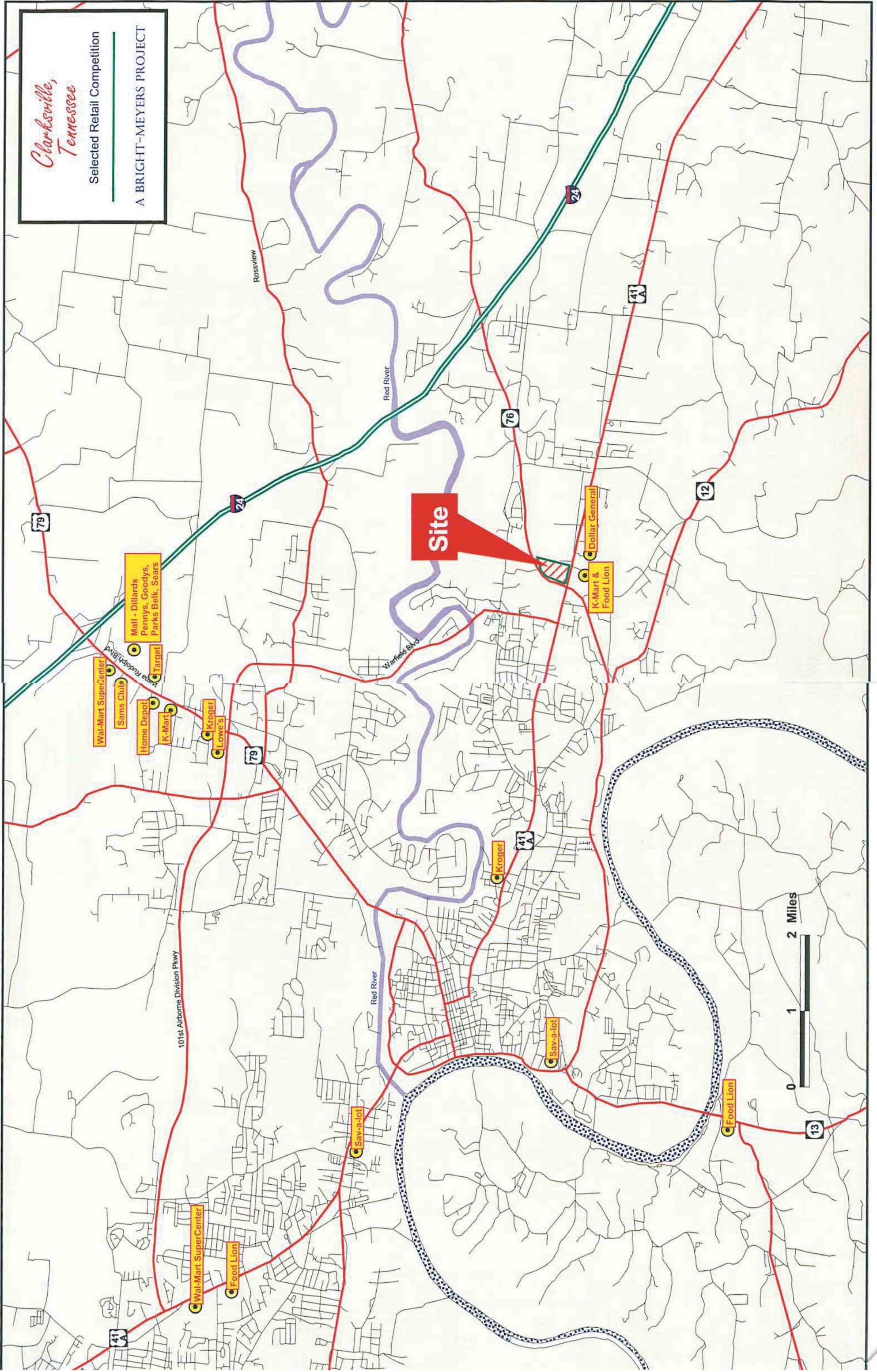




Clarksville,  
Tennessee

Selected Retail Competition

A BRIGHT-MEYERS PROJECT





# Clarksville, Tennessee

## Daily Traffic Counts

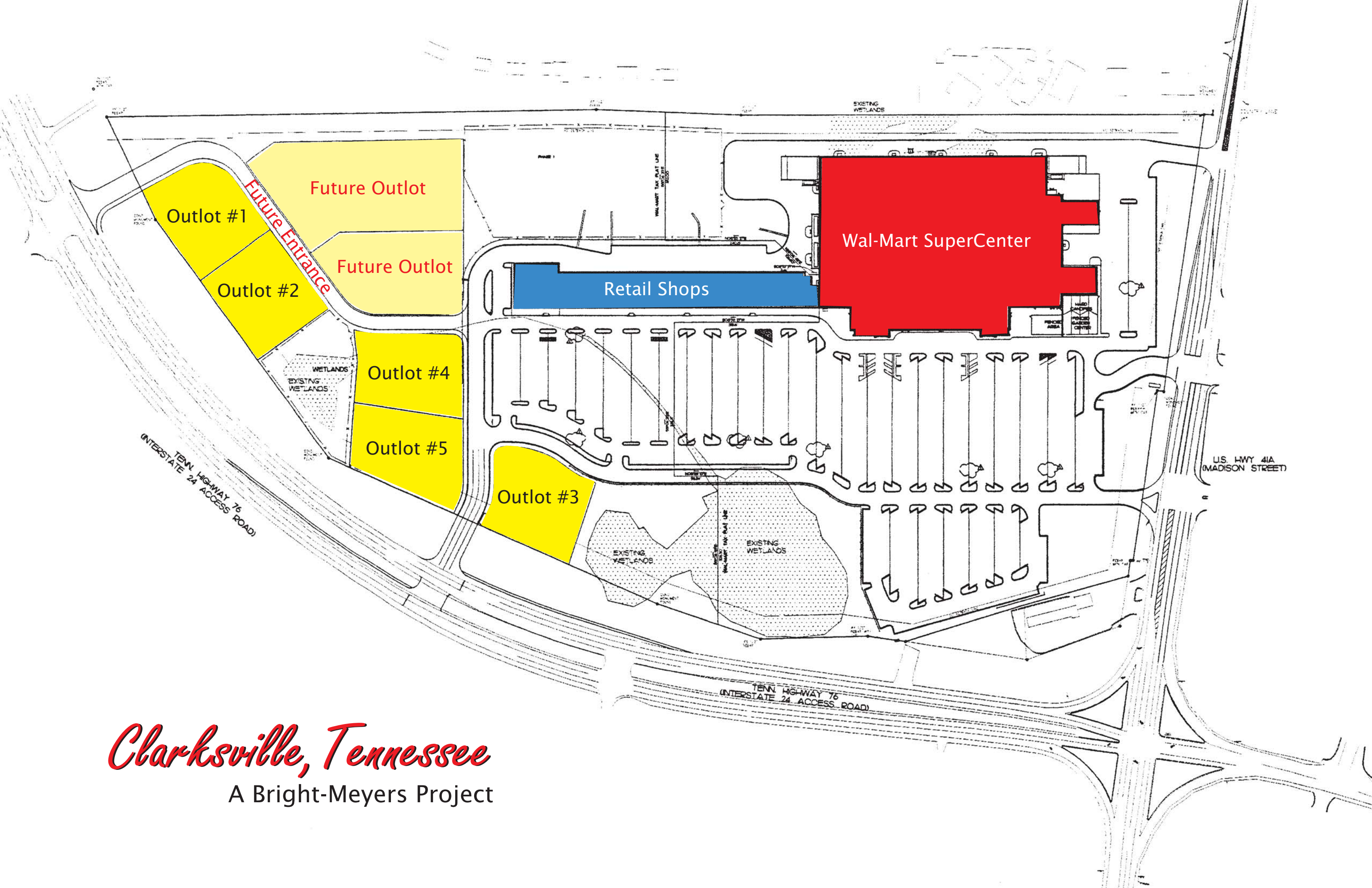


Source: Tennessee Department of Transportation

## CLARKSVILLE, TN DEMOGRAPHICS

	3 MI RING	5 MI RING	10 MI RING
<b>2012 Population</b>	22,830	53,525	143,240
<b>2000 Population</b>	18,200	41,078	102,715
<b>00-12 % Population Change</b>	25%	30%	39%
<b>2012 Households</b>	9,481	21,436	53,752
<b>2012 Average Household Income</b>	\$69,406	\$63,986	\$58,547

Coordinates: 36.5109, 87.2697



*Clarksville, Tennessee*  
A Bright-Meyers Project



# Introduction

Situated in the rolling hills of Middle Tennessee, Clarksville is one of the fastest growing cities in the Southeast. With a heritage spanning over 200 years, Clarksville/Montgomery County has continued to grow and adapt, becoming the state's fifth largest city. Area and business leaders have worked hard to build on our community's strengths with a vision of a vibrant, prosperous future.

Clarksville is an award-winning city having received numerous rankings and recognitions over the past few years. Our area was ranked the 38th Family-Friendly city by *Reader's Digest* magazine and the 57th Best Place to Live by *Money Magazine*. Other recognitions that Clarksville/Montgomery County has received include: Blue Ribbon School District, *Expansion Management Magazine*; 10th Best City for New College Grads, *National Business Employment Weekly*; One of the Best Places to Own a Business, *Entrepreneur*; and Best Place to Retire, *Where to Retire*.



Founded in 1784, Clarksville is named in honor of General George Rogers Clark, a Revolutionary war hero from the area. It was established as a town in 1785 by the North Carolina Assembly and was made the county seat of Tennessee County. Upon Tennessee's statehood in 1796, Tennessee County was divided into present-day Montgomery and Robertson Counties.

Clarksville began as an agricultural town with tobacco being a major source of income for the local community. Since then, Clarksville's economic base has boomed and now includes a diversified mix of manufacturing, government, finance, state university, military installation, and retail.

In recent years, our leadership has taken a more pro-active stance to economic and community development by forming the Economic Development Council. The EDC, formed in 1995, combines the

talents of The Clarksville Area Chamber of Commerce, The Clarksville/ Montgomery County Tourist Commission, and the Montgomery County Industrial Development Board to implement the Aspire 2000 program

**Aspire  
2000**

- a four year, \$2.4 million marketing and economic development program. Aspire 2000 was created as a partnership between the public and private sectors to establish the foundation and develop plans for the area's growth. Together, the agencies will market the area to the nation and create jobs. Because of the rapidly expanding economy, Aspire 2000 is designed to build a strong economic future.

Fort Campbell Military Post, the home of the famed 101st Airborne Division (Air Assault), borders Clarksville/

Montgomery County and is actively involved in the growth of Clarksville. Activated in 1942, the Screaming Eagles of Fort Campbell were the first Americans to land at Normandy on D-Day. More than 23,000 soldiers and their families are stationed at Fort Campbell, with many living in Clarksville. Our community offers military spouses, dependents and retirees numerous job opportunities and an excellent quality of life.

Clarksville is also home to Austin Peay State University and several vocational/trade schools. APSU, founded in 1927, is the designated liberal arts university of all Tennessee public institutions and is the regional state-supported institution of higher learning.

From superior schools and health care to an abundance of parks and recreational activities, Clarksville/Montgomery County offers many opportunities for its residents to improve their quality of life. The area features housing for varied lifestyles, including established homes, modern subdivisions, apartment and condominium complexes and cluster developments. There are also over 200 churches to serve the spiritual needs of nearly every denomination and faith.

Today, Clarksville continues to lead the region in health care, business, education, and agriculture. Its natives have led state government and its athletes have competed against the world. For over 200 years, Clarksville has been building on the tradition of a proud past. The future looks even brighter as the vision of a progressive future becomes a reality. Clarksville/Montgomery County, the Gateway to the New South, a great place to live, work and enjoy.



*Famous  
Clarksvillians  
(and some that  
have lived here  
in the past)...*

Wilma Rudolph

Gov. Austin Peay

Pat Head Summitt

Frank Sutton  
(Sergeant Carter)

Roy Acuff

Colin Powell

Jimi Hendrix

Charles Schultz

Gen. William  
Westmoreland

Mason Rudolph





# Location

Clarksville/Montgomery County, Tennessee is nestled on the banks of the Cumberland and Red Rivers, 45 miles northwest of Nashville. The area is 500' above sea level and covers 543 square miles.

Located just off I-24 (Exits 1, 4, 8, & 11), Clarksville is the first city south of the Mason-Dixon line on the I-24 corridor with a population of more than 100,000 -- making the Clarksville area the "Gateway to the New South."

The Clarksville region is approximately 250 miles from the population center of the United States and within one day's travel to 76% of the major United States

cities.

The area's unique location offers the amenities of a large metropolitan area (Nashville), yet the atmosphere and safety of a mid-sized town.

Once you've experienced Clarksville/Montgomery County, you will understand why the "Gateway to the New South" is a great place to be!



## Gateway To The New South



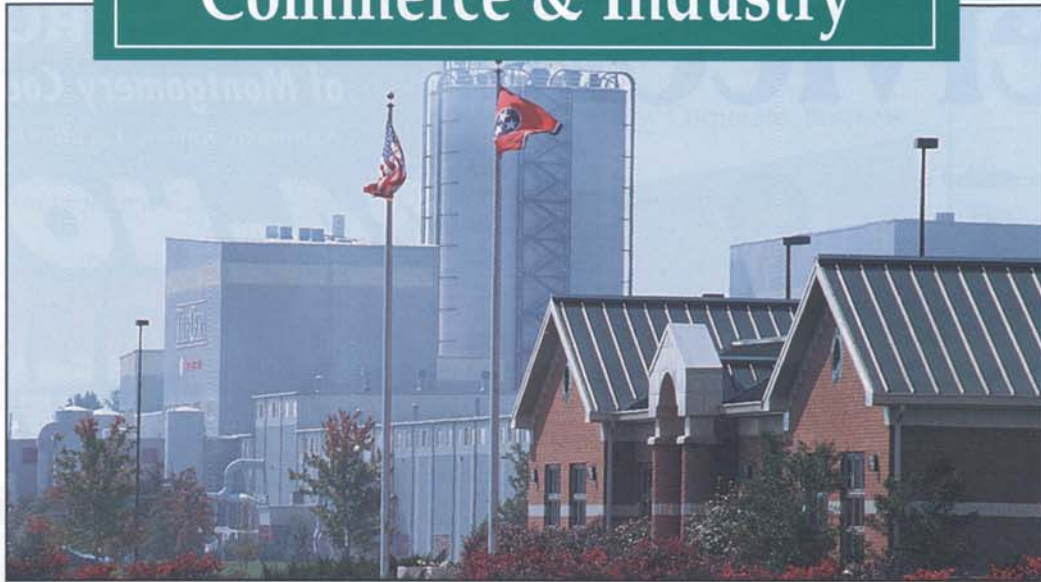
## How far is Clarksville from...

	Mi
Asheville, NC	336
Atlanta, GA	290
Barkley Lodge, KY	48
Birmingham, AL	233
Bowling Green, KY	65
Branson, MO	440
Charlotte, NC	467
Chattanooga, TN	178
Chicago, IL	432
Dallas, TX	619
Des Moines, IA	693
Evansville, IN	100
Gatlinburg, TN	269
Huntsville, AL	156
Indianapolis, IN	244
Kansas City, MO	524
Knoxville, TN	225
LBL	40
Lexington, KY	220
Little Rock, AR	350
Louisville, KY	189
Madison, WI	582
Marion, IL	150
Memphis, TN	198
Metropolis, IL	115
Miami, FL	955
Montgomery, AL	323
Mt. Vernon, IL	195
New Orleans, LA	527
New York, NY	947
Panama City, FL	550
Pittsburgh, PA	617
Richmond, VA	631
St. Louis, MO	260
Tallahassee, FL	537
Tampa, FL	747
Topeka, KA	581
Washington, D.C.	708





# Commerce & Industry



## We're on a Roll...

Clarksville/Montgomery County's recent population growth is a telltale sign of a strong economy. Traveling from one side of town to the other, new buildings and several construction projects are not unusual sights. Comments most often heard these days are - "Ten years ago there was very little if nothing out in the Governors Square Mall area...Now look at it!" or "The changes in Clarksville/Montgomery County are unbelievable, we've grown so much."

Over the past 8 years, commercial/industrial construction permits in Clarksville/Montgomery County have risen 54% and are expected to continue on the upward trend. The key to this success is strong community leadership. Area leaders work closely with existing industry, area businesses leadership, and prospective industries to ensure continuous, stable growth of the area's economic base. With a solid base established, area leaders are looking not only to traditional industries but targeted industries and white collar companies for future growth.

From 1988 to 1995, Clarksville/Montgomery County experienced a phenomenal job creation rate of 52.8%. The most rapid growth occurred in the service sector which grew 182.5%, followed by transportation (96.9%), construction (65.9%), retail trade (16.7%) and manufacturing (9.9%). These figures show that not only is Clarksville/Montgomery



County's service and retail sector booming, but jobs are being created in all sectors.

Traditional industry in Clarksville/Montgomery County is no stranger to tremendous job growth. Since the Clarksville/Montgomery County Corporate Business Park was developed in 1967, 10 companies have located in the park creating more than 3,000 new jobs, bringing approximately \$503,750,000 in new investments to the community.

An essential part of Clarksville/Montgomery County's economic mix are existing industries which continue to expand their operations. In turn, area industry benefits from the resources of the area.

In the past 10 years, existing industry alone have invested over \$275,185,000 additional dollars in their Clarksville facilities. These expansions have added more than 1,419 jobs to the existing job market.

Two recent examples, adding a combined total of \$110 million in investments and 420 new jobs, are TileCera Inc. and Bridgestone Metalpha U.S.A. These expansion projects not only generate revenues for the companies, they mean a great deal to Clarksvillians - more jobs, more income, and a boost to the economy.

Clarksville offers a great deal to business and industry - reasonable utility rates; central location; a supportive Chamber of Commerce; a cooperative Industrial Development Board and local government; a growing infrastructure; a large and talented work force; training

**"I didn't know that was made in Clarksville."**

Budweiser labels -  
Precision Printing

Money Magazine -  
Quebecor

Tile used in kitchens &  
bathrooms - Tile Cera

Yearbooks - Jostens

Paper cups used at fast  
food restaurants and  
gas stations - Letica  
Corp.

Wine - Beachaven  
Winery

Anti-lock brakes -  
Bosch Braking Systems





# Commerce & Industry

availability; tremendous quality of life; low cost of living; strong community leadership; and most of all, a vision to continue to lift Clarksville/Montgomery County to new heights.

With so many exciting things happening in Clarksville/Montgomery County, our area is fast becoming a regional hub - not only for retail and shopping, but for jobs as well. Clarksville/Montgomery County businesses and industries draw labor from a 10 county region - Stewart, Houston, Robertson, Cheatham, Dickson and Montgomery counties in Tennessee, and Trigg, Christian, Todd and Logan counties in Kentucky - a total population of 350,000 people. Employers also look to Fort Campbell and Austin Peay State University for quality potential employees. Recent APSU graduates; retiring military; and military spouses and dependents strengthen the area's workforce by bringing qualified, educated, potential employees in to the labor pool.

Fort Campbell, one of the largest employers in Tennessee, has a significant impact on the economy of Clarksville/Montgomery County. During fiscal year 1995, Fort Campbell's payroll was approximately \$701,020,927 which includes more than 23,000 soldiers and 4,149 civilian employees. A large portion of the soldiers live in Clarksville/Montgomery County with their spouses and dependents.

By creating Aspire 2000, the Economic Development Council's four-year \$2.4 million economic and community program, area leaders have placed top priority on creating jobs and increasing new capital investments. Through this aggressive program, area leaders have developed a focused economic development effort and identified new target industry such as call centers and white collar prospects. Other Aspire 2000 plans which enhance Clarksville/Montgomery County's business development include:

- \* Expanding the Clarksville/

Montgomery County Corporate Business Park.

- \* Identify a location and develop a new business campus for white collar companies.

- \* A direct mail campaign to targeted companies looking to relocate or expand.

- \* Infrastructure planning and improvement.



- \* Build upon Clarksville/Montgomery County's position as a regional hub by encouraging further growth.

- \* Continue to work closely with existing industry and identify future needs for the companies.

- \* Support the needs and continue to create growth opportunities for small business.

- \* Continue strong support of Fort Campbell to ensure the post's long-time viability.

Over all, community leaders share a vision of creating a prosperous future for Clarksville/Montgomery County business. This vision coupled with the current forward momentum will thrust our community to the forefront of economic development and create a growing economy for many years to come.



## Largest Employers & Manufacturers

### Over 1,500 Employees

Fort Campbell	4,149
C/MC School System	2,100
The Trane Co.	2,000

### 1,000 to 1,500 Employees

Cls Memorial Hospital	1,068
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### 500 to 1,000 Employees

Austin Peay State Univ.	550
City of Clarksville	741
Jostens Printing & Pub.	500
Quebecor Printing	900

### 100 to 500 Employees

Averitt Lumber	260
Bridgestone Metalpha	216
Bosch Braking Systems	200
CEMC	190
Integrity Private Security Sys.	337
Ft. Campbell Credit Union	105
Jackson Oil Company	145
Jenkins & Wynne	170
K-Mart	257
Kroger	355
Leaf Chronicle	132
Letica Corp.	260
Metal Forge	120
Orgain Bldg. Supply	140
Parks Belk	115
Precision Printing & Pkg.	104
Savage Zinc Co.	240
Sears, Roebuck & Co.	210
TileCera Inc.	400
UCAR Carbon	216
Vulcan Corp.	125
Walmart Super Centers	400

