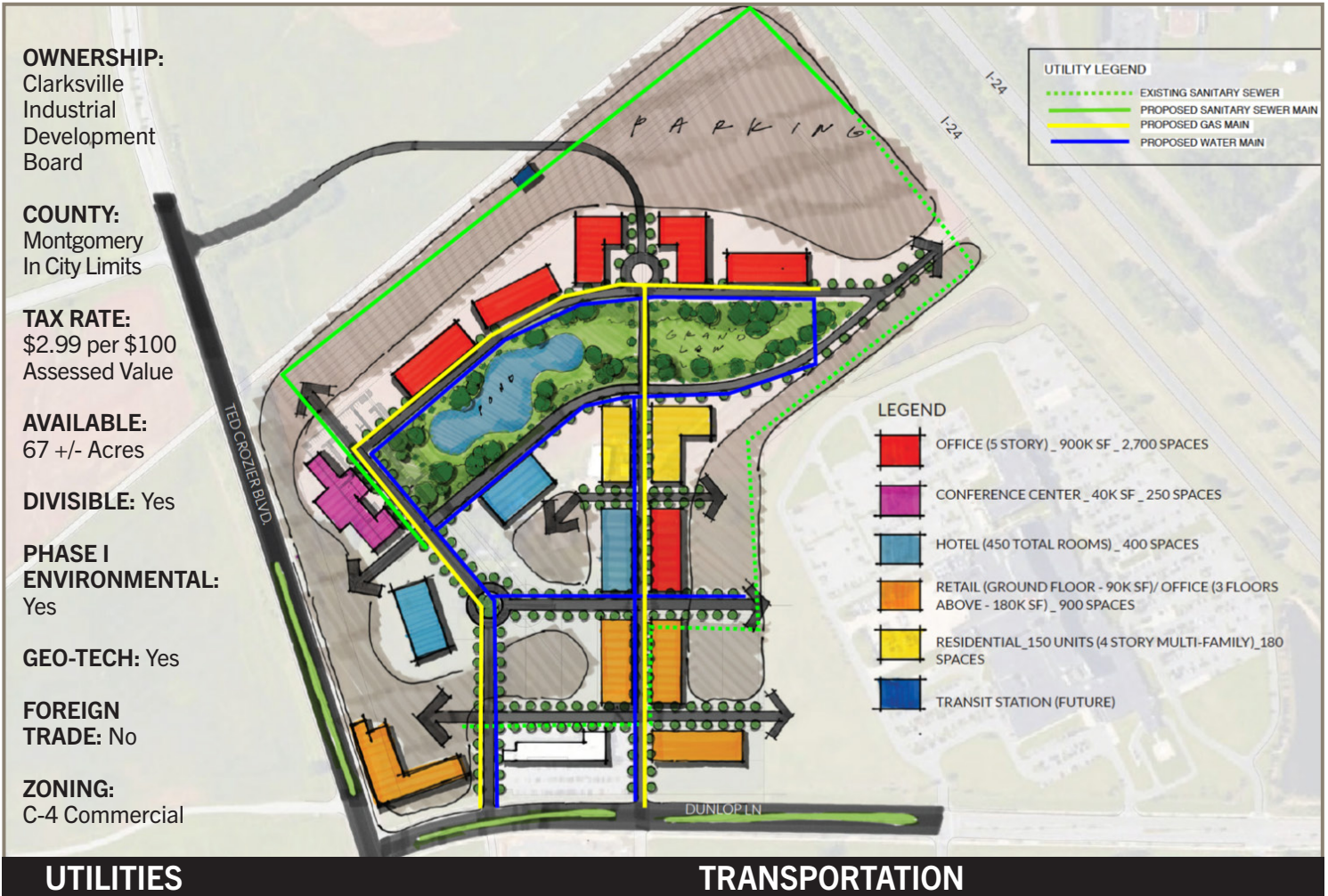


67 ACRE CONFERENCE CENTER & CORPORATE OFFICE PARK



ELECTRIC: CDE Lightband

GAS/WATER/SEWER: Clarksville Gas & Water
Water = 24" (2,000,000 Gallon Water Tank On-Site)
Sewer = 18" / Natural Gas = 6" High Pressure

INTERNET: CDE Lightband, Charter. AT&T

DISTANCE TO AIRPORT: 40 miles to BNA

DISTANCE TO INTERSTATE: 2 miles to I-24
From Exit 4

CLARKSVILLE-MONTGOMERY COUNTY BY THE NUMBERS

#1 *Clarksville, TN*
BEST PLACE TO LIVE -2019 Money.com

#9
MSA
Economic Strength

205,950
County Population

30 **Average Age**
Young Vibrant Community

400
Soliders ETS Monthly

47% **stay local**
with employment

1 DAY'S
Drive from
76% of U.S. Cities
Distribution within
1 day shipping