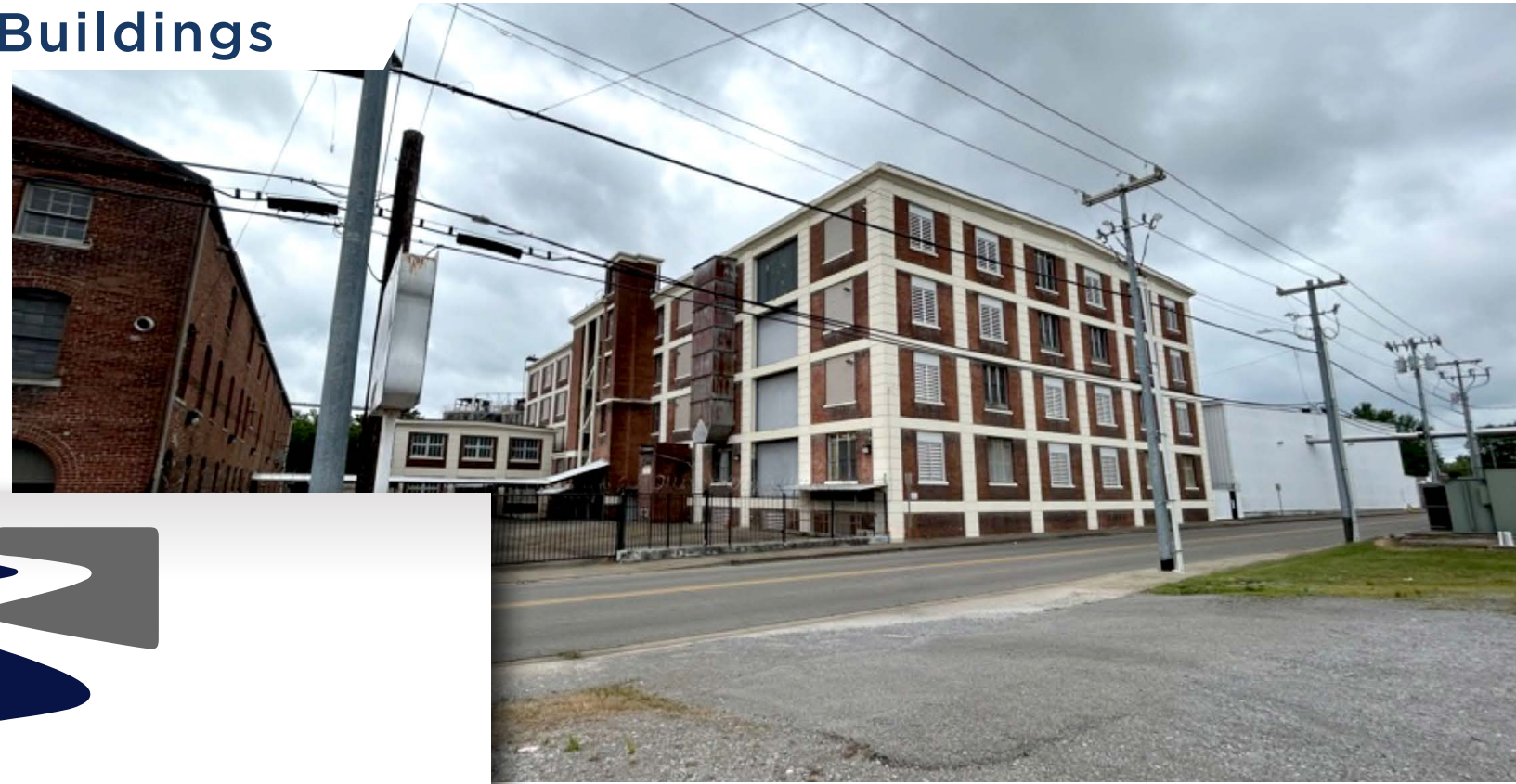


Existing Buildings



CUMBERLAND
CROSSING
CLARKSVILLE, TN



Proposed Buildings

+/- 9.77 ACRES
MIXED-USE REDEVELOPMENT OPPORTUNITY

CUMBERLAND CROSSING OVERVIEW



Clarksville's rapid growth is driving significant demand for housing and commercial spaces, beyond the supply of the city's current and planned developments. Cumberland Crossing, a 1.1 million SF mixed-use redevelopment opportunity, aims to bridge this gap, offering much-needed residential options alongside retail, dining, and office spaces—all within a walkable urban environment. This redevelopment is designed to meet the demand for convenient, accessible living while boosting the local economy, enhancing lifestyle opportunities, and creating a vibrant downtown hub.

CLARKSVILLE STATISTICS

ECONOMIC GROWTH

\$5 billion in capital investment in the last 20 years

JOB GROWTH

7,500 additional jobs since 2000

POPULATION GROWTH

22,000 in 5 years - 15% increase

HOUSEHOLD GROWTH

6,000 in 5 years - 11% increase

TOURISM

\$371 million visitor spending in 2022

EDUCATION

11,000+ students enrolled in local universities

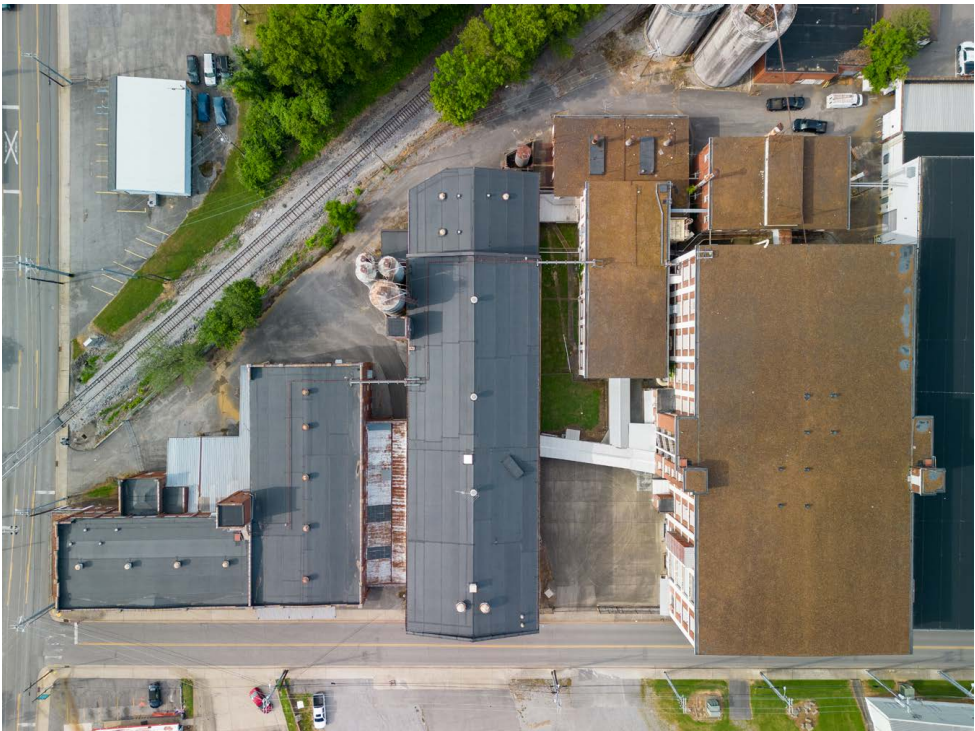
FORT CAMPBELL

36% of veterans and military families remain in the Clarksville area, generating demand for an additional ~180 homes per month

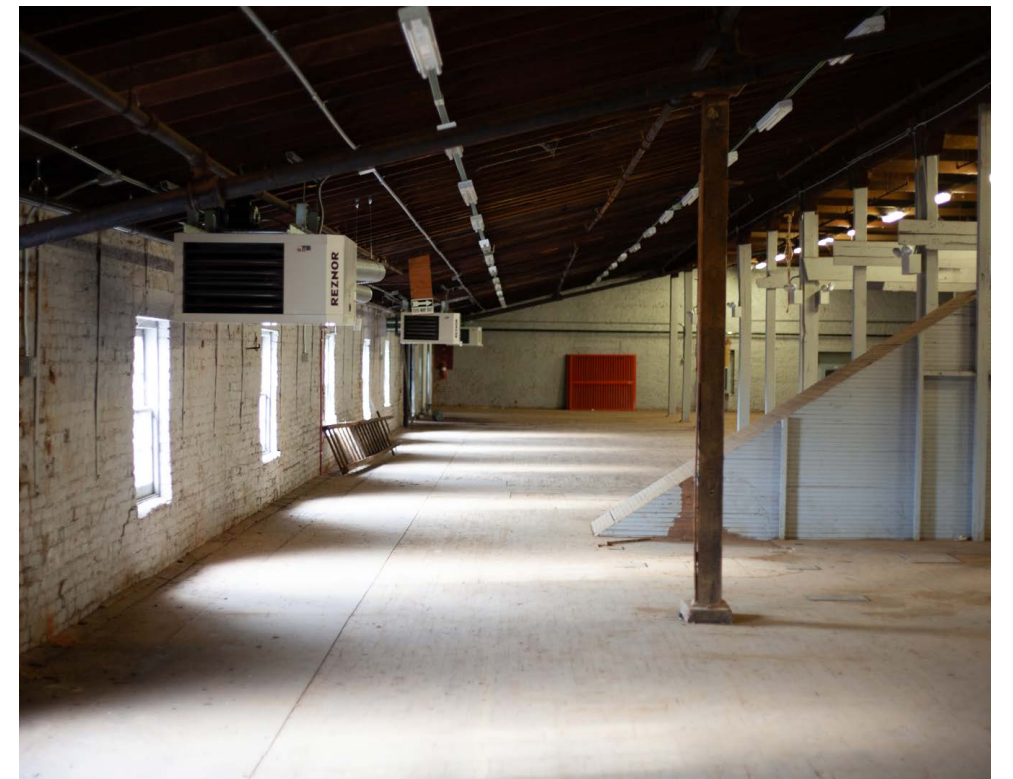
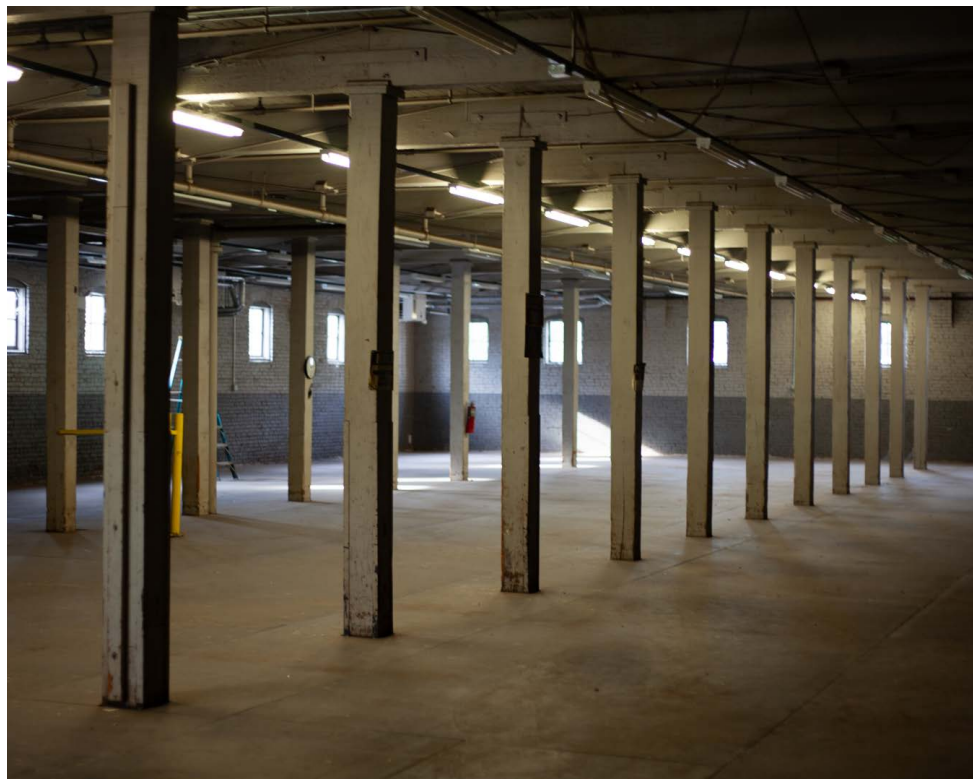
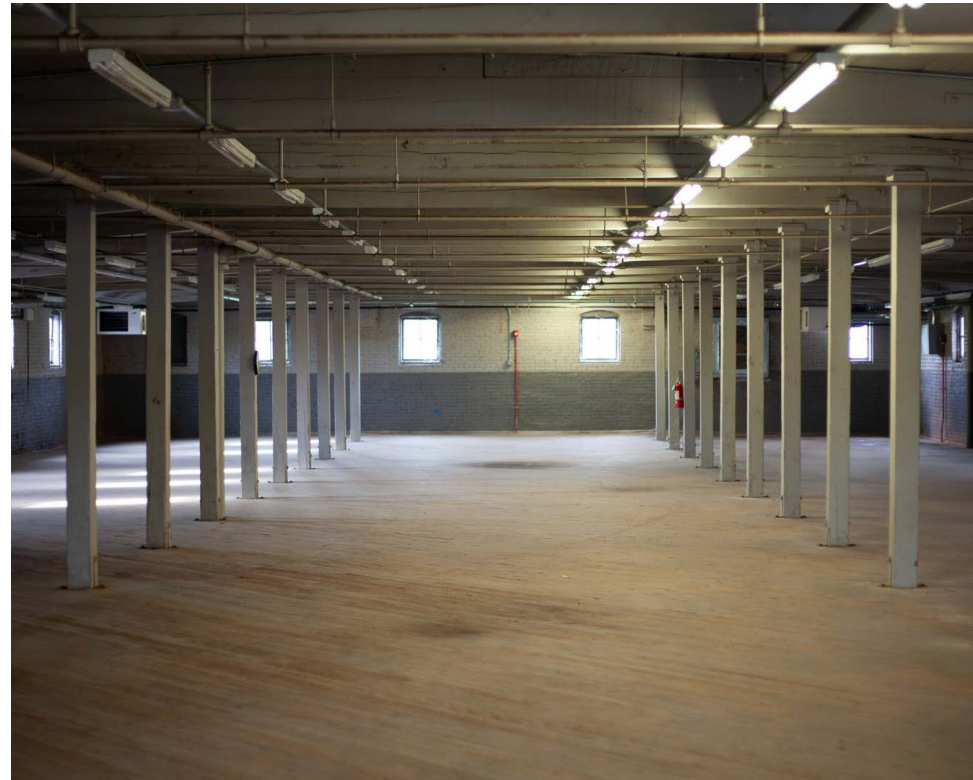
EXISTING BUILDING PHOTOS



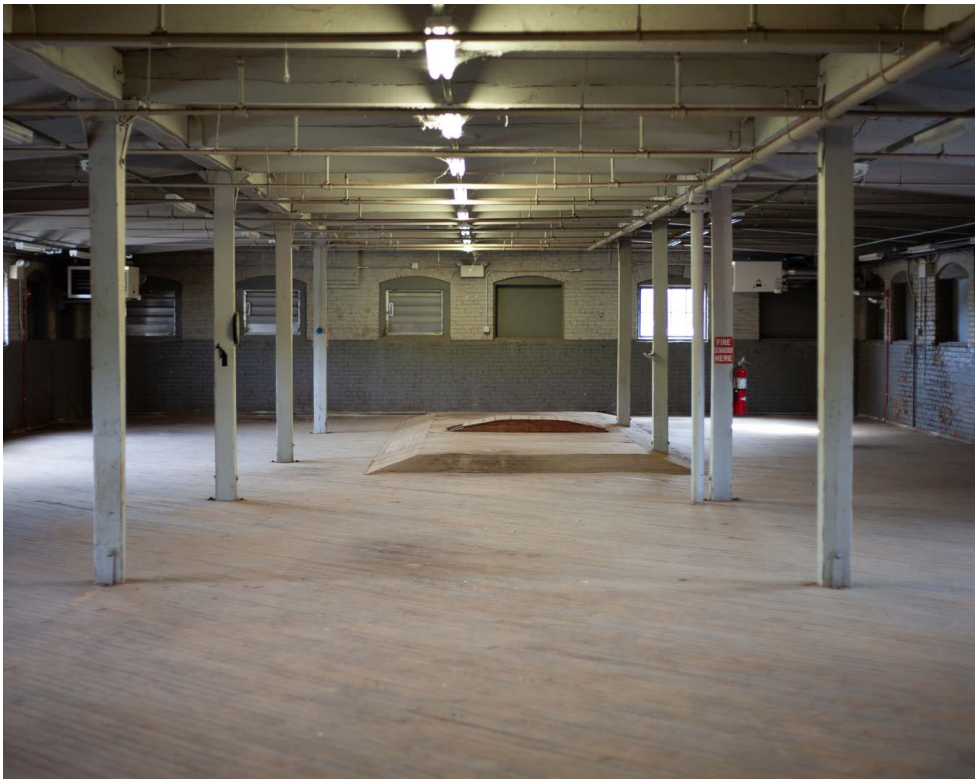
EXISTING BUILDING PHOTOS



EXISTING BUILDING PHOTOS



EXISTING BUILDING PHOTOS



PARCELS

North of Commerce	
935 Commerce	0.34
937 Commerce	0.33
820 Franklin	0.47
824 Franklin	0.42
804 Franklin	1.79
919 Commerce	0.47
929 Commerce	0.32
915 Commerce	0.61
Total	4.75



South of Commerce	
740 Commerce	0.97
820 Commerce	0.75
Commerce St	1.23
Commerce St	1.38
Commerce St	0.69
Total	5.02



Grand Total: 9.77 Acres

POTENTIAL MASTER PLAN



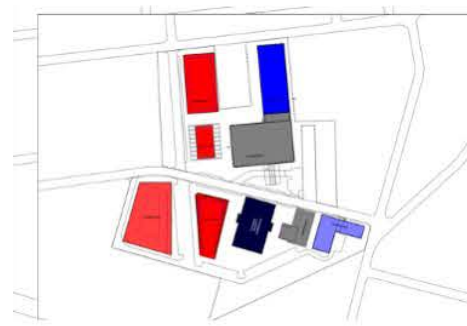
BULK USES

- Retail Strip with Housing on-top
- Parking (internal)
- Parking (street)
- Parks and urban squares
- Office with parking component underneath
- Hotel
- Heritage Core – Conference and Offices
- Heritage Core – Craft Units and Residential
- Craft Units and Residential
- Road / Pedestrian Connector to south

- ① - 25,066 SF
- ② - 7,963 SF
- ③ - 31,182 SF
- ④ - 14,912 SF
- ⑤ - 22,458 SF
- ⑥ - 11,493 SF
- ⑦ - 8,645 SF
- ⑧ - 3,931 SF
- ⑨ - 25,151 SF
- ⑩ - 37,912 SF

TOTAL: 188,713 SF
ground floor coverage only

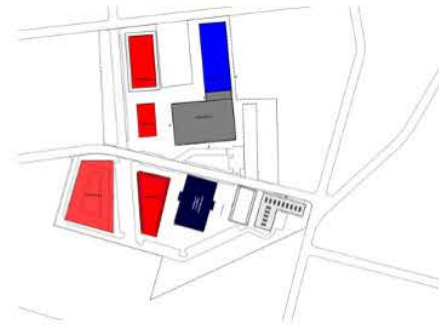
POTENTIAL FLOOR PLAN



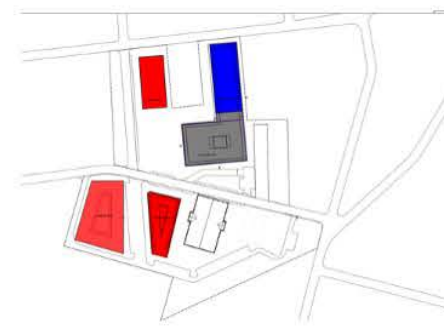
1ST FLOOR (GROUND)



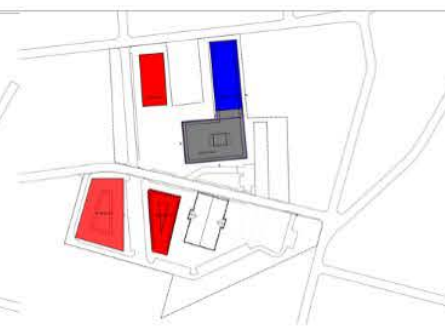
2ND FLOOR



3RD FLOOR



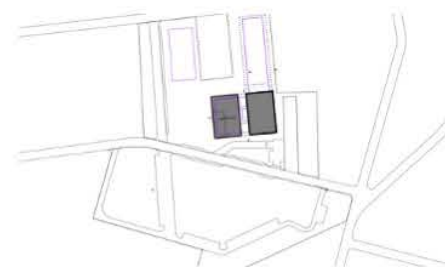
4TH FLOOR



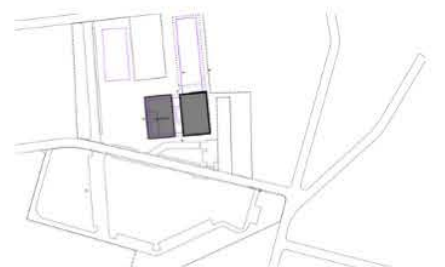
5TH FLOOR



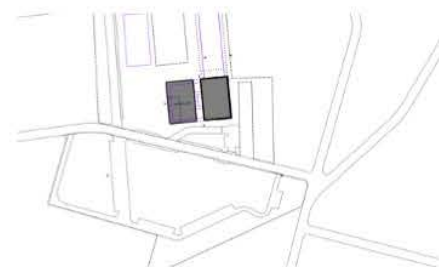
6TH FLOOR



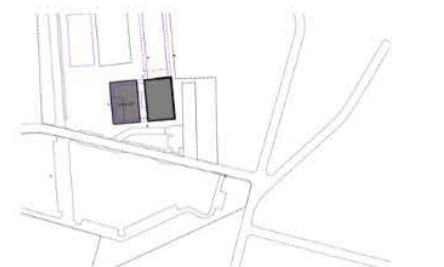
7TH FLOOR



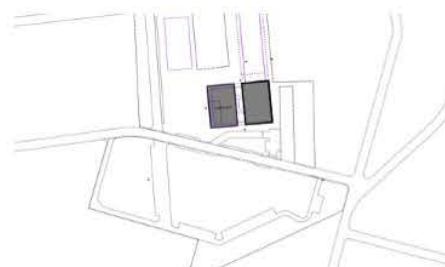
8TH FLOOR



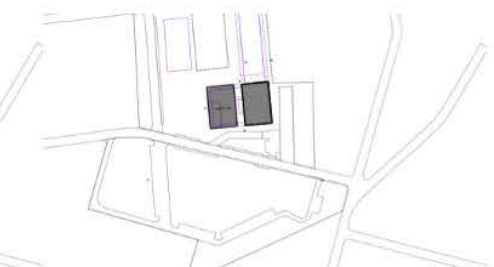
9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

GROSS DEVELOPABLE BUILDING ENVELOPE

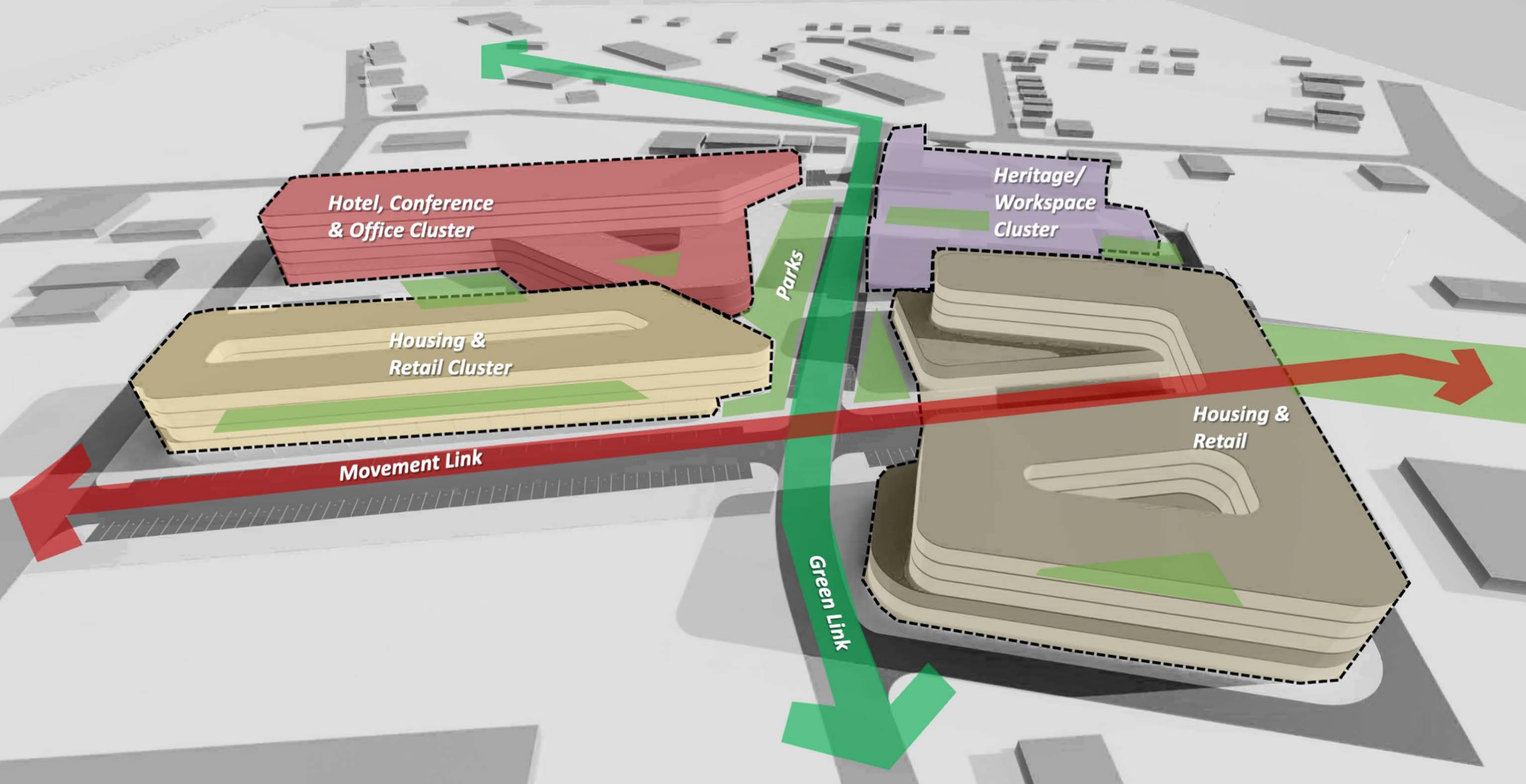
Square feet per floor

Building No.	FLOOR 1 (GROUND)	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	FLOOR 6	FLOOR 7	FLOOR 8	FLOOR 9	FLOOR 10	FLOOR 11	FLOOR 12
1	25,066 sqf	25,066 sqf	25,066 sqf	25,066 sqf	25,066 sqf	25,066 sqf						
2	7,963 sqf	7,963 sqf	7,963 sqf									
3	31,182 sqf	31,182 sqf	31,182 sqf	31,182 sqf	31,182 sqf	31,182 sqf						
4	14,912 sqf	14,912 sqf	14,912 sqf	14,912 sqf	14,912 sqf	14,912 sqf						
5	22,458 sqf	22,458 sqf	22,458 sqf									
6	11,493 sqf											
7	8,645 sqf											
8	3,931 sqf											
9	25,151 sqf	25,151 sqf	25,151 sqf	25,151 sqf	25,151 sqf	25,151 sqf						
10	37,912 sqf	37,912 sqf	37,912 sqf	37,912 sqf	37,912 sqf	37,912 sqf	29,994 sqf	29,994 sqf	29,994 sqf	29,994 sqf	29,994 sqf	29,994 sqf
	188,713 sqf	164,644 sqf	164,644 sqf	134,223 sqf	134,223 sqf	134,223 sqf	29,994 sqf	29,994 sqf	29,994 sqf	29,994 sqf	29,994 sqf	29,994 sqf

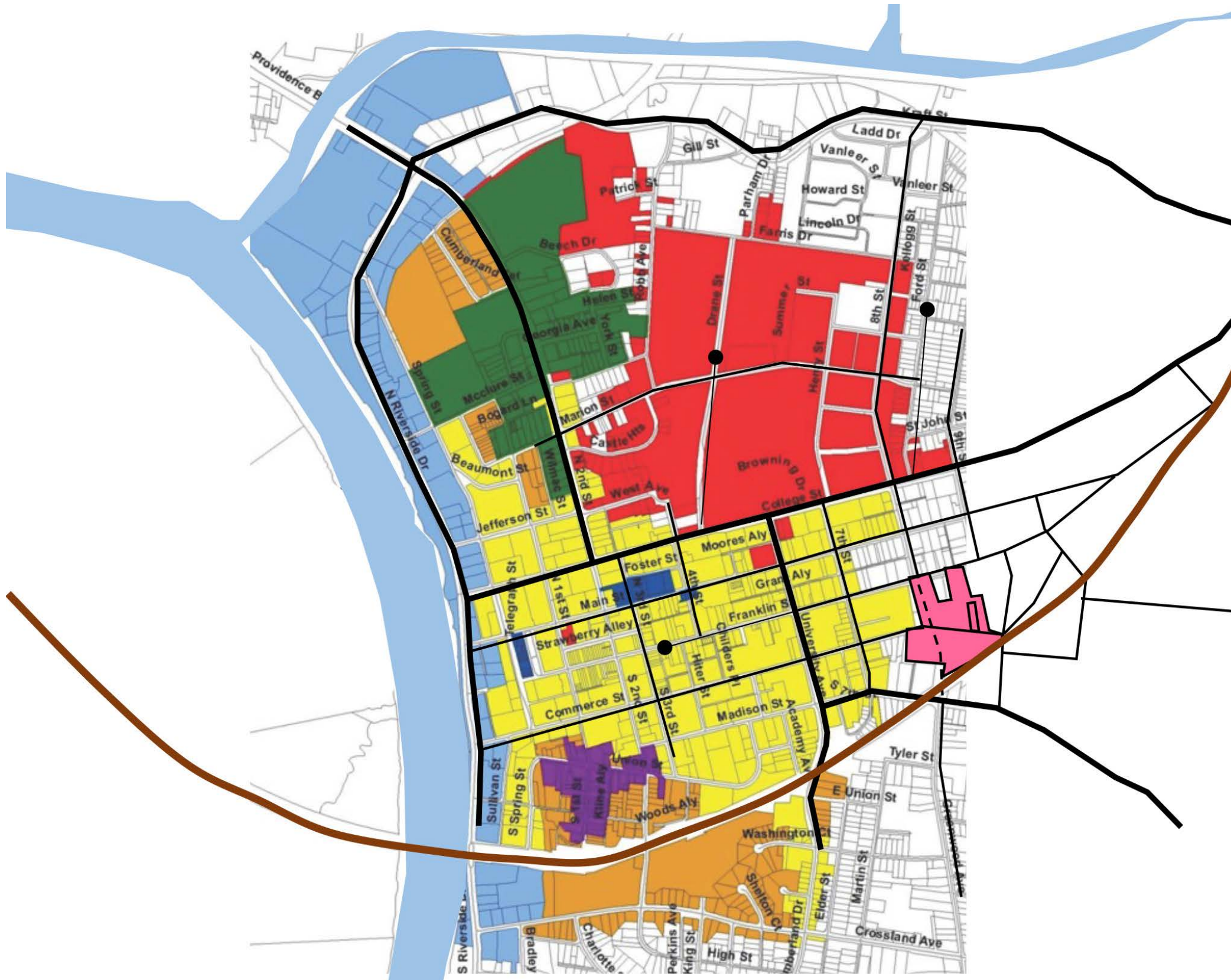
TOTAL DEVELOPMENT BULK

1,100,634
SQUARE FEET

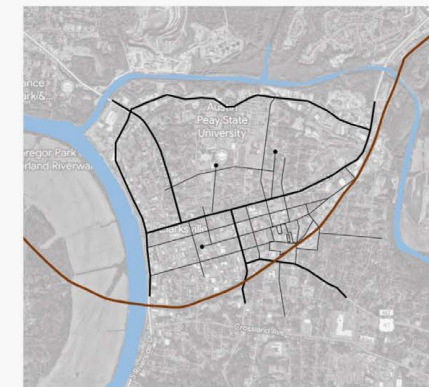
MASTER PLAN STRUCTURING



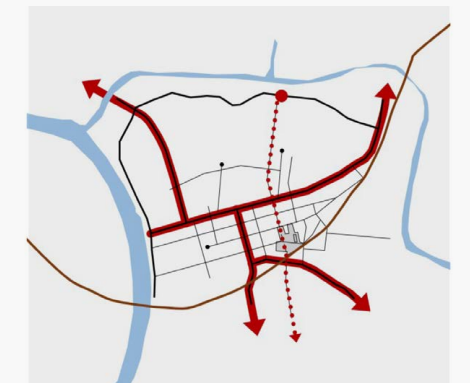
STRUCTURE & LAND USE



BIG MOVES



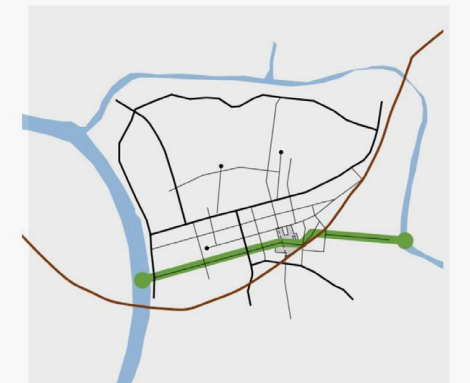
Understand structure



Link the mobility



Link the creativity



Link the river

MASTER PLAN RENDERING



BUILDING RENDERING



BUILDING RENDERING



BUILDING RENDERING



BUILDING RENDERING

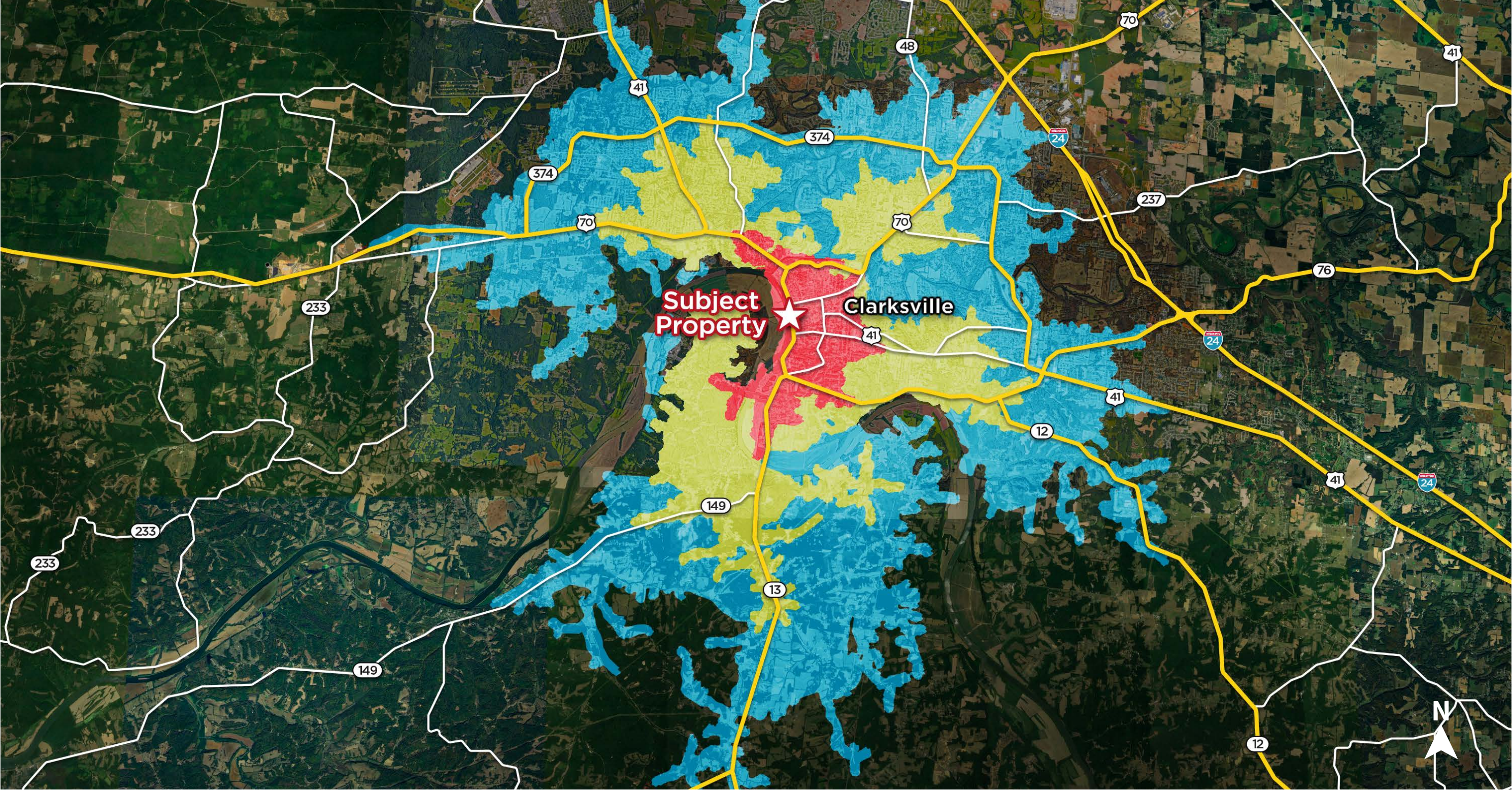




CUMBERLAND
CROSSING
CLARKSVILLE, TN

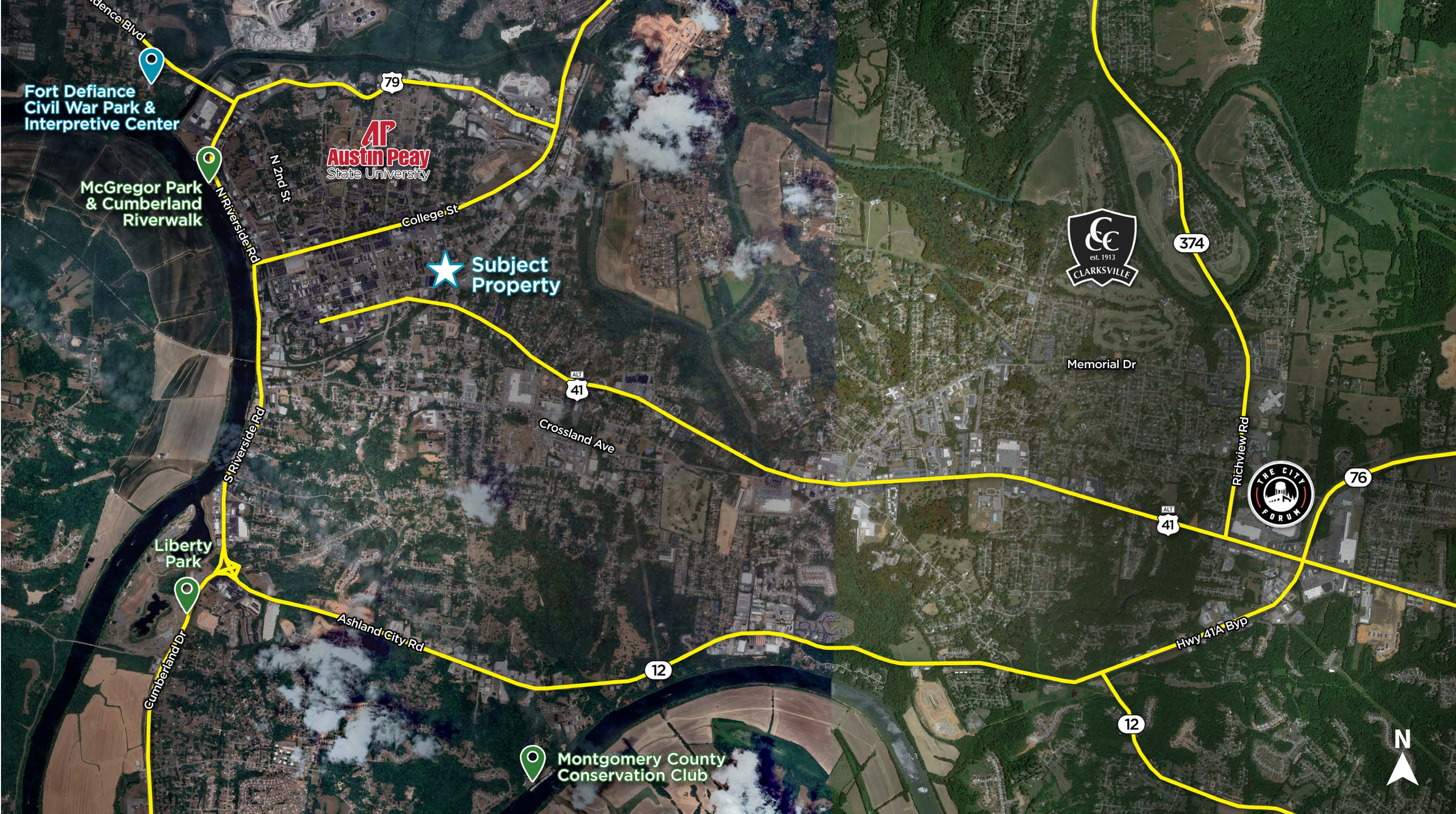
PROPERTY POSITIONING

MULTI-MODAL CONNECTIVITY



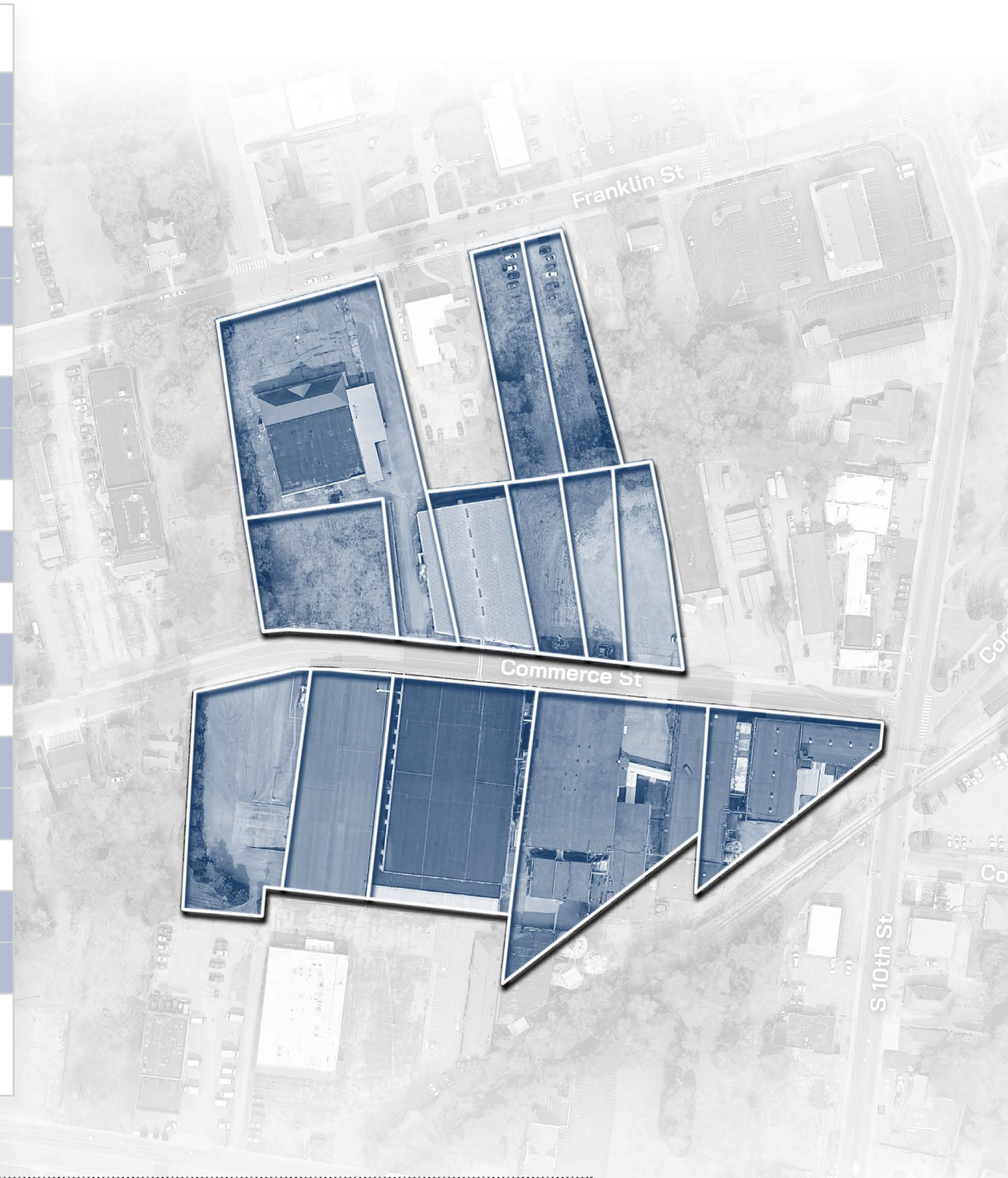
DRIVE TIME KEY: ■ 5 MINUTES ■ 10 MINUTES ■ 15 MINUTES

LOCAL AMENITIES



ZONING – CBD

INSTITUTIONAL, OFFICE AND CENTRAL BUSINESS DISTRICT	
ZONING	CBD
Minimum/Maximum Area For New Zone Distric	N/A
Minimum Lot Area (See Section 4.1.3 For Exceptions)	
• Dwelling and Accessories Thereto	N/A
• Other Principal Uses	N/A
Minimum Lot Width (At The Front Setback Line)	
• Dwellings and Accessories Thereto	N/A
• Other Principal Uses	15 feet
Minimum Frontage Requirement	
• All Uses (See Section 4.2)	See Section 4.1.1
Minimum Front Yard Setbacks (See Section 4.1.1 For Exceptions)	
• All Uses	N/A
Minimum Rear Yard Setbacks (See Section 4.1.1 For Exceptions)	
• All Uses	N/A (1)
Maximum Lot Coverage (All Combined Uses)	N/A
Maximum Height of Structures (See Section 4.1.2 for Exceptions)	
• All Uses	75 feet
Site Plan Required (See Section 5.10 For Site Plan Requirements)	Yes
NOTES:	
(1) Twenty-five (25) feet adjoining a residential district.	



BENEFITS OF WALKABLE CITIES AND DOWNTOWNS

Physical Health and Well-Being:

- **Encourages Physical Activity:** Living in a walkable city encourages people to walk more, leading to better cardiovascular health, weight management, and reduced risk of chronic diseases
- **Safe and Attractive:** Well-maintained sidewalks, dedicated pedestrian crossings, and appealing public spaces make walking enjoyable and convenient

Economic Prosperity:

- **Boosts Local Businesses:** Pedestrian-oriented areas attract more customers, resulting in higher retail sales. In London, foot-friendly zones have seen up to 40% more spending, while New York City experienced a retail increase of over 170% after repurposing parking spaces for pedestrians
- **Job Creation:** Thriving high streets mean more jobs, not only in retail but also in design, construction, and maintenance.

Social Benefits:

- **Promotes Active Living:** Walkable places benefit people of all ages by incorporating physical activity into daily routines³
- **Community Interaction:** Safe pathways encourage social interactions, friendships, and the development of social skills
- **Child-Friendly Spaces:** Car-free areas provide safe spaces for children to play and explore

Environmental Impact:

- **Reduces Pollution:** Walkable cities decrease car usage, leading to fewer pollutants and cleaner air
- **Sustainable Solution:** By prioritizing walking over driving, cities contribute to a more sustainable environment

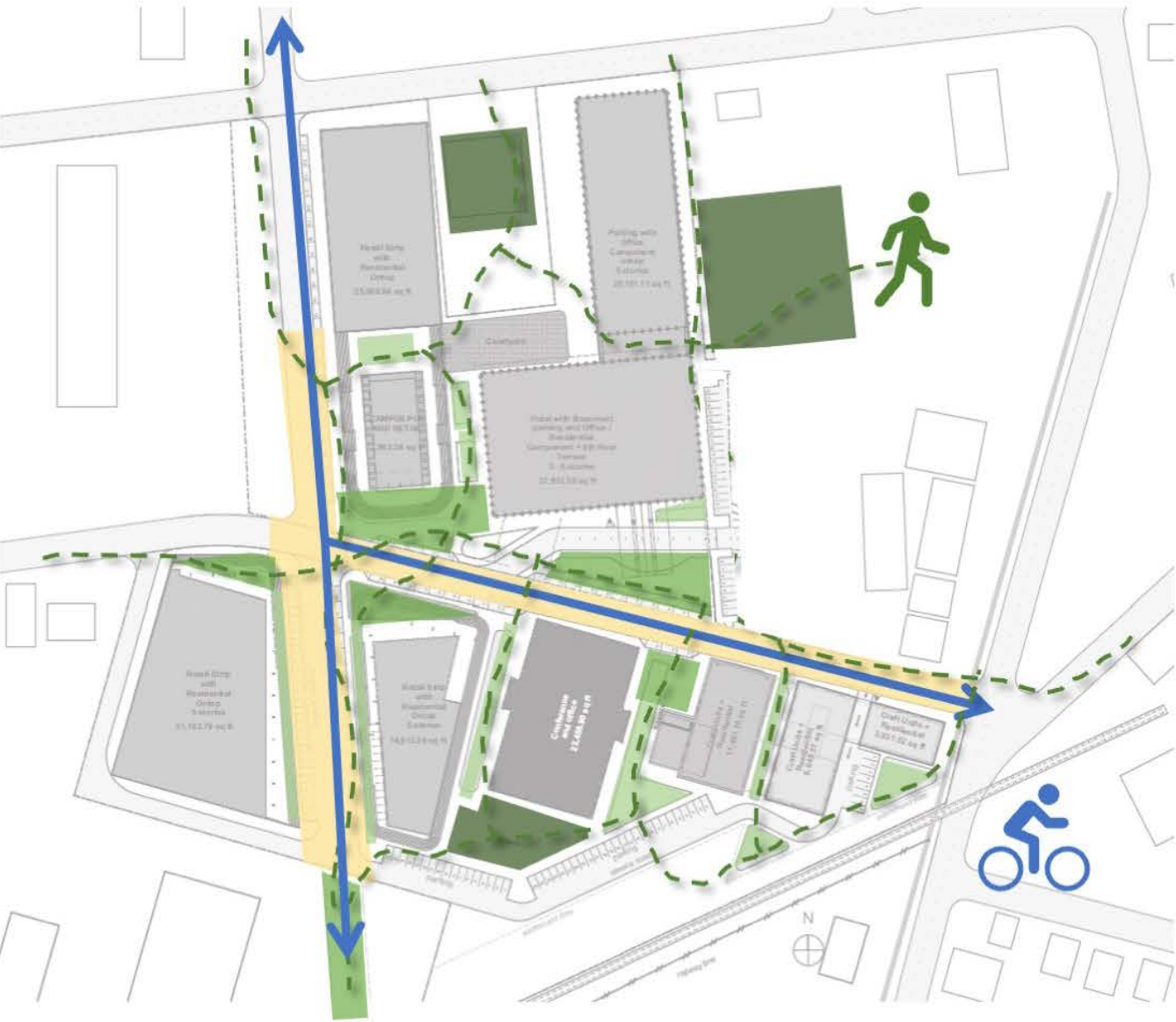
Quality of Life:

- **Less Traffic Congestion:** Fewer cars on the streets mean less congestion and smoother traffic flow
- **Improved Mental Health:** Walking promotes mental well-being, reduces stress, and provides time for reflection
- **Access to Amenities:** Foot-friendly neighborhoods make it easier to access shops, restaurants, and services

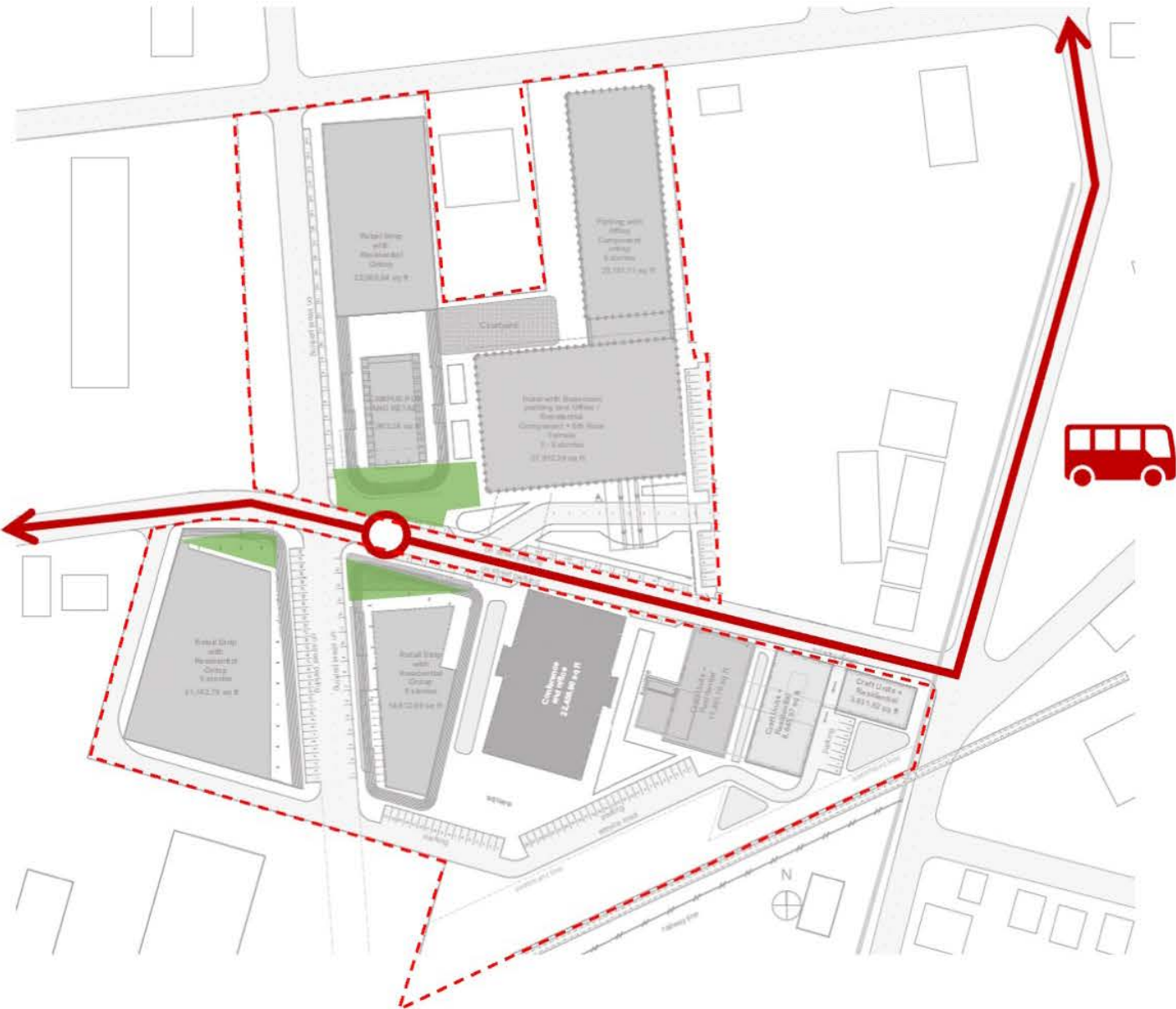


BENEFITS OF WALKABLE CITIES AND DOWNTOWNS

Non-motorized transport



Public transport



POTENTIAL PARKING STRATEGY

Surface Parking

187 surface parking bays



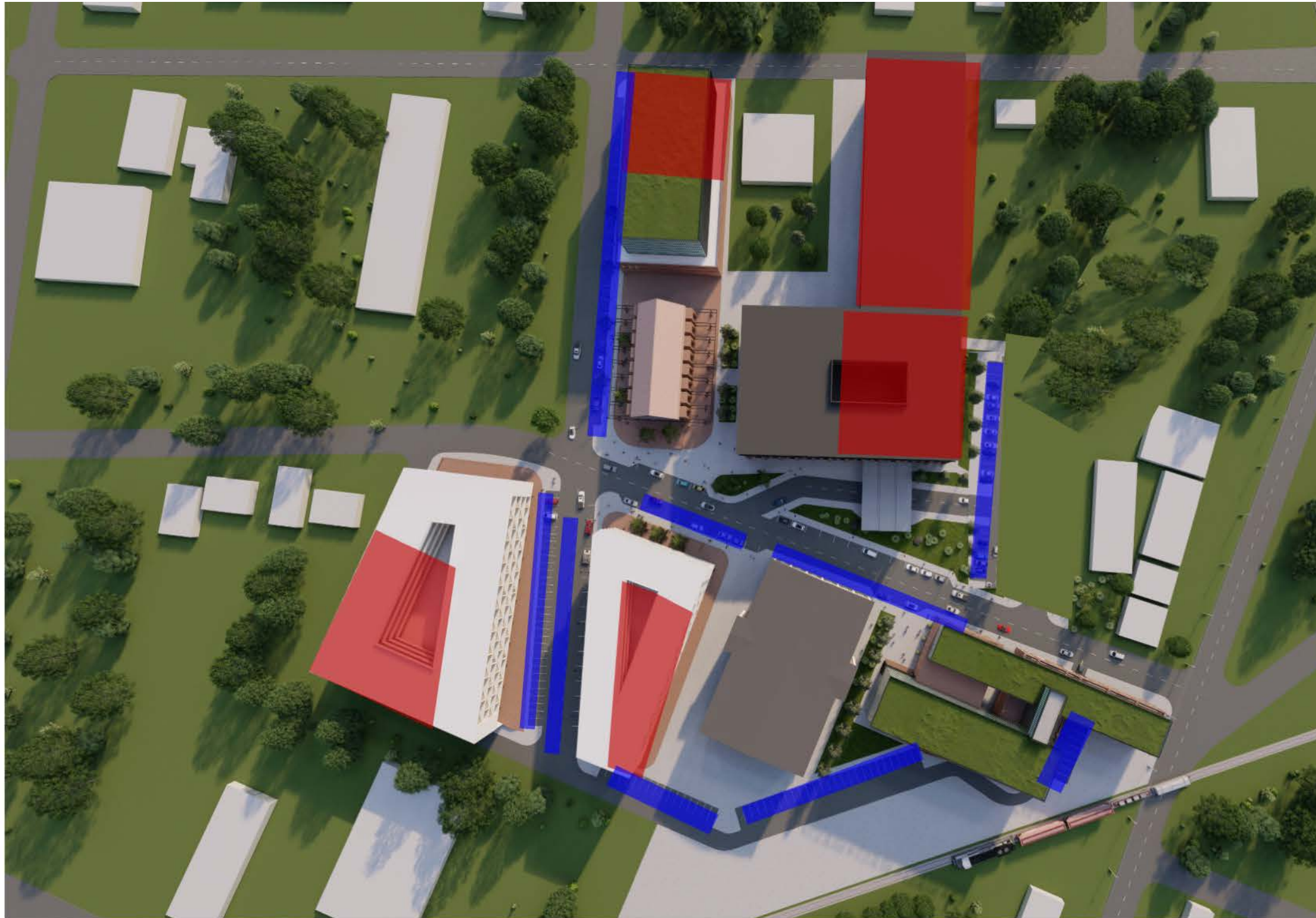
Structured Parking

314 covered or basement parking (if 1 level basement parking)
628 covered or basement parking (if 2 level basement parking)



1. 45 parking bays (15,100 sqf x 1 level)
 2. 65 parking bays (21,520 sqf x 1 level)
 3. 26 parking bays (8,500 sqf x 1 level)
 4. 105 parking bays (34,930 sqf x 1 level)
 5. 73 parking bays (24,100 sqf x 1 level)
- (330 sqf req per parking bay and egress)

POTENTIAL PARKING STRATEGY



187

surface parking bays

314

*covered or basement parking
(if 1 level basement parking)*

628

*covered or basement parking
(if 2 level basement parking)*

Total

799 parking bays

(surface parking + 2 level basement parking)



CUMBERLAND CROSSING

CLARKSVILLE, TN

LOCATION & MARKET OVERVIEW

CLARKSVILLE OVERVIEW

CLARKSVILLE, TN

Clarksville, Tennessee, offers a unique blend of small-town charm and urban amenities, with a rich history and vibrant community. Clarksville boasts a dynamic downtown area, scenic beauty along the Cumberland River, and a thriving arts community. The city is home to Austin Peay State University, providing a youthful energy and educational opportunities. Its strategic location near Fort Campbell Army Base adds to its economic stability and diverse population. With a strong sense of community and continuous growth, Clarksville is an attractive destination for businesses, residents, and visitors alike.

DEMOGRAPHICS:

- **Population:** Approximately 160,000 as of 2023, making it the fifth-largest city in Tennessee.
- **Growth Rate:** One of the fastest-growing cities in Tennessee, with a population increase of over 20% in the past decade.
- **Median Age:** Around 30 years, indicating a relatively young population.

STRATEGIC ADVANTAGES:

- **Location:** Proximity to Nashville (about 50 miles northwest) offers access to a larger metropolitan market while maintaining a more affordable and manageable environment.
- **Transportation:** Well-connected by major highways, with easy access to interstates and proximity to Nashville International Airport.



COMMUNITY VISION STATEMENT



Together, the City of Clarksville and Montgomery County will strive to develop as a highly desirable and cohesive community, embracing smart and balanced growth, and ensuring a prosperous future. Clarksville-Montgomery County will offer attractive, complete neighborhoods – where all residents of all ages can live close to work while enjoying easy access to everyday goods, services, entertainment, and recreational amenities.

GUIDING PRINCIPLES

Guiding Principles reflect the values of the Clarksville-Montgomery County community. The Guiding Principles run thematically through chapters, policies, and recommendations, driving what the community can become following the Comprehensive Plan. The overarching purpose of the Comprehensive Plan is to help the City and County aspire to reflect the Guiding Principles, ensuring movement in the right direction.

BALANCED AND PLANNED GROWTH

Clarksville-Montgomery County is growing quickly. In the face of steady demand for new housing and economic growth, Clarksville-Montgomery County will be proactive in planning for future development. A focus on infill will be key to making the best use of existing facilities and infrastructure. Strategic outward growth will include diverse housing, a connected transportation system, and incremental infrastructure extension that aligns with new development.

IMPROVED QUALITY OF LIFE

Current development trends have placed residents further away from key amenities that instill a sense of place and community, straining existing neighborhoods and roadways. Clarksville-Montgomery County will ensure that future development not only accommodates a growing population but also prioritizes community character and sense of place while promoting complete walkable neighborhoods with ease of access to daily services and amenities in a healthy environment.

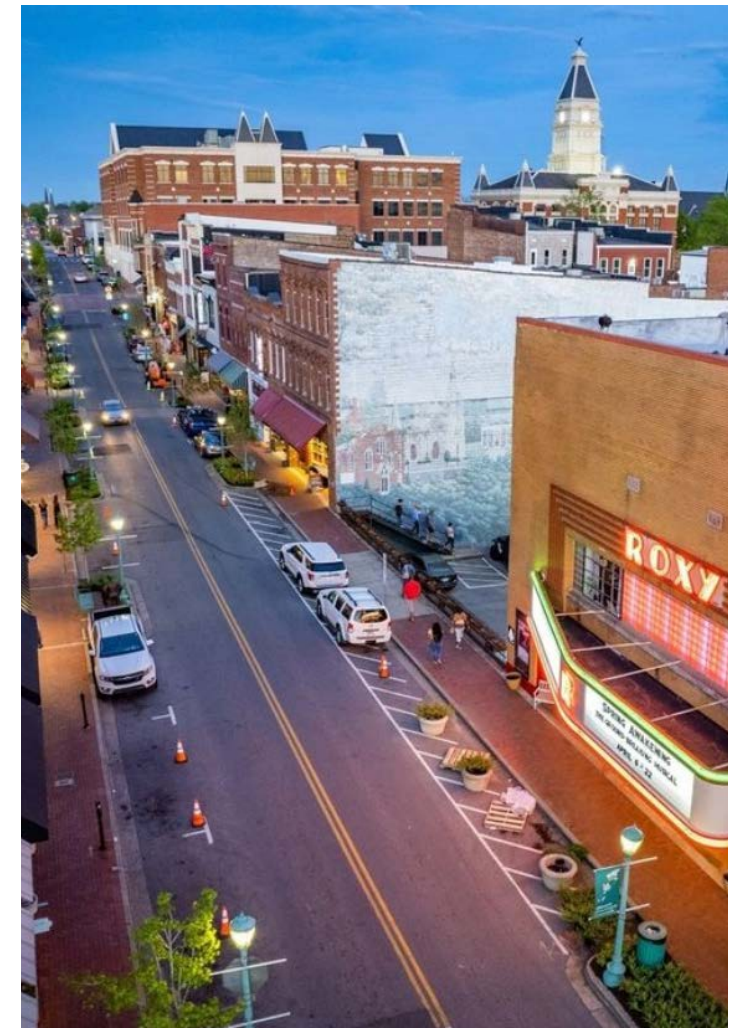
EQUITY AND PUBLIC ENGAGEMENT

Communities thrive when citizens are invested in their future. People throughout the community care about their neighborhoods and it is this spirit of stewardship that will guide the future of Clarksville-Montgomery County. A focus on improving communication and collaboration with community groups, key stakeholders, local businesses, and new and long-time residents will help the City and County make decisions that are in

the community's best interest. Clarksville-Montgomery County will continue on its trajectory of embracing residents from all backgrounds and walks of life. The community will be known for fairness and inclusion – a place where anyone can succeed regardless of their starting point. Whether choosing a place to live or simply going about a daily routine, all residents will enjoy easy access to the essential services and amenities that make a place home.

FISCALLY RESPONSIBLE DECISION MAKING

Clarksville-Montgomery County is home to key partners such as Fort Campbell and Austin Peay State University. The community also boasts many large industries that support a thriving economy, and it is home to local businesses that help meet the everyday needs of residents. The community will prioritize attracting higher-wage jobs, maintaining a balance of employment, and offering a variety of attainable and affordable housing choices. Clarksville-Montgomery County will be known as a great place to live with a diverse thriving economy and economic prosperity.



TENNESSEE

Tennessee is situated in the northern heart of the Southeast. The state is bounded by Kentucky, Virginia, North Carolina, Georgia, Alabama, Mississippi, Arkansas and Missouri. Tennessee's population is estimated to be 6,975,000.

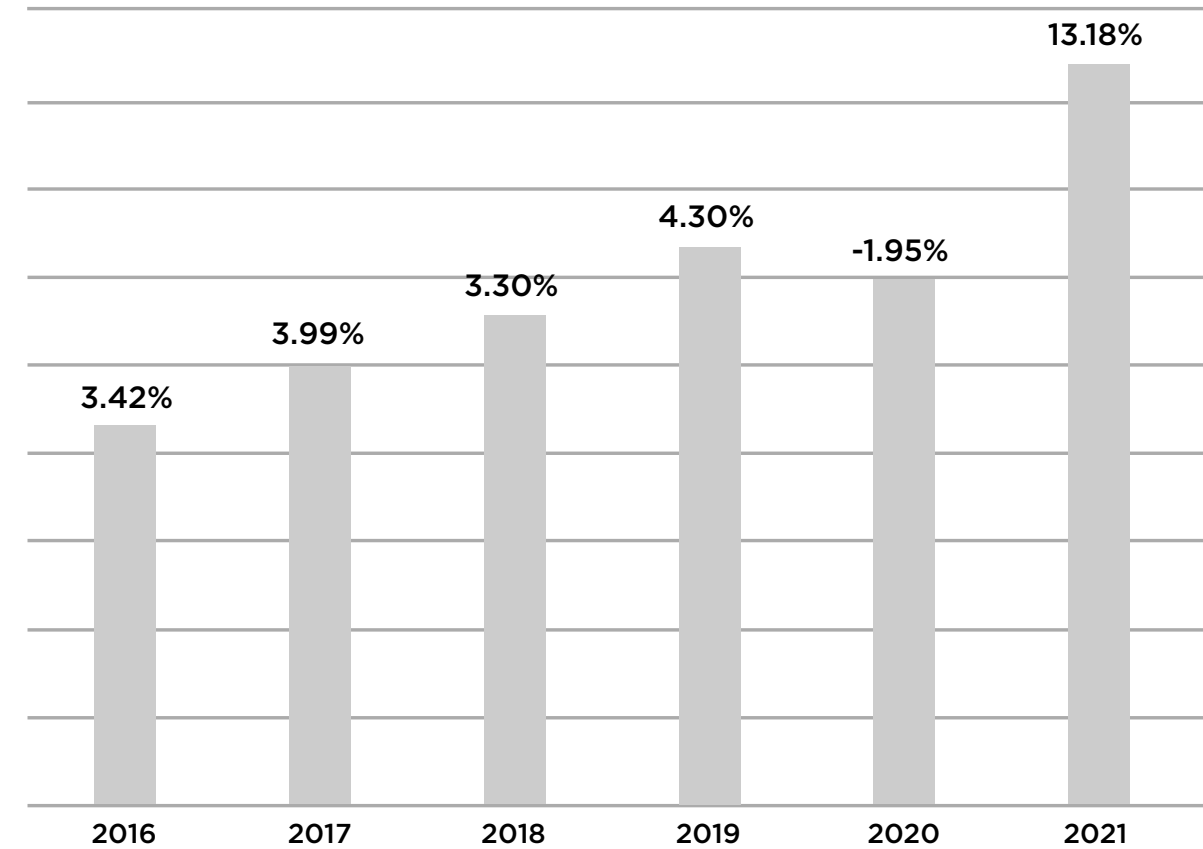
Economic Diversity

Tennessee has a diverse economy with logistics, healthcare, grocery, packaging, finance, manufacturing, automotive assembly, music/entertainment, tourism and research/higher education sectors. Many of these sectors are represented in the following list of 10 Fortune 500 companies that have selected Tennessee for their corporate headquarters. The other sectors are highlighted on the following page.

Tennessee Fortune 500 Headquarters

F 500 Ranking	Company	Business
39	FedEx	Time specific deliveries
62	HCA Healthcare	Health care services
106	Dollar General	Discount grocery chain
164	International Paper	Packaging
249	AutoZone	Auto parts retail chain
294	Tractor Supply	Farm & ranch supply
304	Community Health	Hospital chain
317	Unum Group	Insurance company
346	Delek US	Petroleum refining
349	Eastman Chemical	Specialty materials

Tennessee Annual GDP Growth



State Rankings Comparison For Fastest YOY GDP Growth

State	YOY Growth	Q4 2020	Q4 2021
4 Tennessee	7.60%	\$326,954,300,000	\$351,709,500,000
5 Florida	7.50%	\$962,585,800,000	\$1,034,362,400,000
9 Texas	6.40%	\$1,768,145,600,000	\$1,881,751,000,000
10 Georgia	6.40%	\$545,920,700,000	\$580,626,800,000
11 N. Carolina	6.30%	\$511,616,000,000	\$544,023,200,000
12 Colorado	6.30%	\$350,893,800,000	\$373,097,400,000
15 New York	5.40%	\$1,438,242,100,000	\$1,515,818,900,000

TENNESSEE (cont)

Automotive Industry – GM, Nissan, and Volkswagen each have auto assembly plants in Tennessee that collectively manufacture over 900,000 cars per year. The following companies are making large financial commitments to manufacture EVs and related parts in Tennessee.

- » Ford has started construction of its \$5.6 billion plant named Blue Oval City near in Stanton, TN to build its new Lightning F150 electric truck.
- » GM plans to build a \$2.3 billion battery manufacturing plant for EVs near Spring Hill, TN.
- » Volkswagen intends to begin producing EVs at its Chattanooga, TN plant this year.

Manufacturing – Memphis, Jackson, Nashville and Knoxville have many large and small manufacturing companies. Stanton will join these areas when Ford finishes its Blue Oval City F-150 EV assembly plant and Ford Tier 1 and 2 parts suppliers locate facilities near Blue Oval City.

Music & Entertainment – Nashville is the national capital of song writing and music production for a variety of genres including country, blues, soul, and gospel.

Tourism – In addition to Nashville, the Smokey Mountains National Park south of Knoxville is a very popular tourist destination. More vacationers visit the Park than any other National Park in the U.S.

Research & Higher Education – The Oak Ridge National Laboratory described in more detail in the following page is a national engineering powerhouse for energy and defense related research. Vanderbilt University in Nashville and the University of Tennessee in Knoxville are also well-regarded research schools.

Tennessee’s industries, and research institutions are fueling Tennessee’s growth in the 21st Century.



MIXED-USE REDEVELOPMENT OPPORTUNITY



CUMBERLAND CROSSING CLARKSVILLE, TN

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This Offering Memorandum was prepared by The Company and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Company or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner and The Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. The Company is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of The Company and may be used only by parties approved by The Company and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Cushman & Wakefield / Commercial Advisors immediately upon request of The Company or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Company and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

This is not an offer and no party shall be bound by any terms, conditions, proposals or agreements described herein or otherwise until a legally binding agreement(s) is fully executed and distributed. Cushman & Wakefield / Commercial Advisors ("Broker") makes no representations or warranties as to the accuracy of this information and interested parties bear the entire burden of investigating every aspect of the subject property/transaction before entering into any binding agreement(s).



**CUSHMAN &
WAKEFIELD**



**COMMERCIAL
ADVISORS**