



# Campbell Crossing Leasing Guide



**CAMPBELL CROSSING  
LEASING OFFICE**

2702 Michigan Avenue  
Fort Campbell, KY 42223

Phone: 931.431.9003  
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Monday through Friday  
8:00 AM to 5:00 PM

[www.campbellcrossingllc.com](http://www.campbellcrossingllc.com)

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## **Community and Amenity Maps**

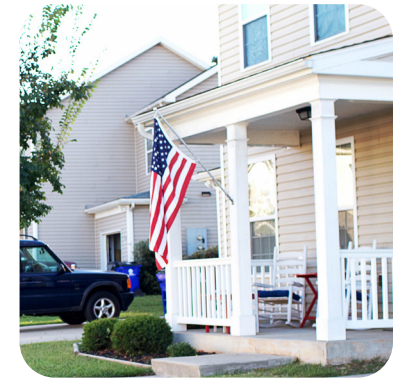
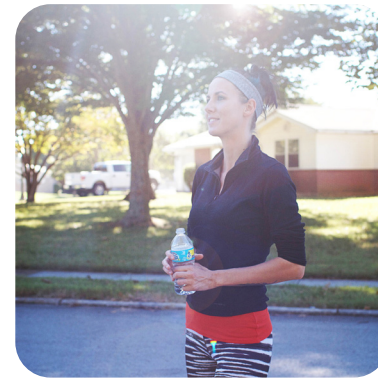
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# Welcome to Fort Campbell



Fort Campbell's families are important to us. Those who choose to make Campbell Crossing the place to call home can expect to be supported by a professional team that is eager to serve our military families, retirees, and government contractors.

Campbell Crossing features over 4,000 homes, four community centers, the first Zero Energy Multi-Family home, and the first Boundless Playground on a military installation.



# A Community Beyond Comparison

Living on post with Campbell Crossing makes great financial sense and good family sense! We offer convenience to work, schools, the Exchange, Commissary, and all the important services your family has come to depend on. Take a look at how we compare in value, savings, and services.

	Campbell Crossing	Off-Post
Electricity, water (apartment)	Allowance included in BAH	\$220 monthly average
Electricity, water (house)	Allowance included in BAH	\$375 monthly average
Security deposit, application fee	No	Minimum 1-month rent
Complimentary front and side lawn service	Yes	No
Home and Garden Self Help Center	Yes	No
Pet-friendly*	Yes	Yes
Free 24/7 dependable maintenance service located on-site	Yes	No
On-site property management team	Yes	Yes
Multi-purpose community centers, fitness facilities & pools	Yes	Yes
Monthly community activities & special events	Yes	No

\*Some breed restrictions apply.



# More than a Place to Live

Fort Campbell offers the ability to be close to both work and play. Located right outside your door, the Fort Campbell Town-Center offers shopping and entertainment for the whole family, while acres of natural forest and wildlife are only a short drive from your home.

Campbell Crossing is divided into four communities across the installation. Each community has quaint neighborhoods and homes that feature traditional and modern details such as open floor plans, Energy Star appliances, and updated finishes. Click on Our Communities below to learn more or check out our property search to find your perfect home!

Campbell Crossing also offers family-focused amenities including splash parks, over 80 playgrounds and one boundless playground, miles of walking and biking trails, fitness centers, and basketball courts. We have free monthly events and programs for the whole family to enjoy.



[Our Communities](#) →

[Property Search](#) →

[Calendar of Events](#) →

# 3 Ways to Get Started

Our friendly leasing team is committed to finding you a home and community that suits your family's lifestyle. We have a variety of homes available for families of all sizes. The more information you can share with us the better service we can provide for you and your family. We offer a variety of ways to apply for a home.

## Applying for a home is easy with our online application!

Access our online application by clicking the Apply Now button.

## Questions?

Visit our Campbell Crossing Leasing Center located at 2702 Michigan Ave, Fort Campbell, KY 42223 to speak one-on-one with a leasing consultant. Monday - Friday, 8:00 am – 5:00 pm.



**APPLY NOW!**

## Documents You Need

### For Active Duty Service Members:

- PCS orders to Fort Campbell
- Verified DD form 1172 (DEERS enrollment). This is only needed if dependents' names are not listed in the orders.
- Current end of month LES
- Approved PCS Absence Leave Form
- FC form 1906
- Counseling Checklist

### For Other Eligible Residents:

- Non-Military Rental Requirements
- DD214 (Member-4) (Military Retirees Only)
- DFAS Retiree Account Statement (Military Retirees Only)
- Standard Form 50 (DoD Civilians Only)
- Civilian Leave and Earnings Statement (DoD Civilians Only)
- FC form 1906

Additional documents may be required. Please call our Leasing Office at 931.431.9003 for more information.

# Understanding the Wait List

We understand that the process of moving into a new home can often be overwhelming. We aim to provide as much information and transparency with our application process as possible. As always, if you have any additional questions or concerns, the staff at the Leasing Center is happy to help.

## What determines my position on the waitlist?

There are two important factors in determining the position on the waitlist – eligibility date and priority.

## How is an eligibility date determined?

Your eligibility date is the date of sign out from your last duty station (verified by your PCS Absense Leave form), or application date if the application is submitted more than 30 days past your report date on your orders to Fort Campbell. For questions on your eligibility date, do not hesitate to ask your leasing consultant.

## What are the different priorities?

After eligibility date is established, the next factor in your position on the wait list is priority. Priorities are determined using a five-tiered system (See Chart 1). For questions on your priority, please see our website ([www.campbellcrossingllc.com](http://www.campbellcrossingllc.com)) or call the Leasing Center at 931.431.9003 to speak to your Leasing Consultant.

## Will my number go up and down?

The only time that your wait list number would go down is if someone with a higher priority or earlier eligibility date submits their application. Any additional waitlist changes you may experience would be due to homes being leased or added to our availability (based on the current resident giving ‘notice’ to move out). For the most up to date information on your waitlist location, we encourage you to contact your leasing consultant.

### Example:

If **Ralph** calls to check his position, he would be **3** on the list and **2nd to be offered** (See Chart 2).

Kathy and Sam are lower on the list, even though their eligibility dates are better, because their priority is lower. As a lower priority, priority 3 and priority 4, anyone who applies as a priority 2 or higher will go above you on the wait list, regardless of your eligibility date.

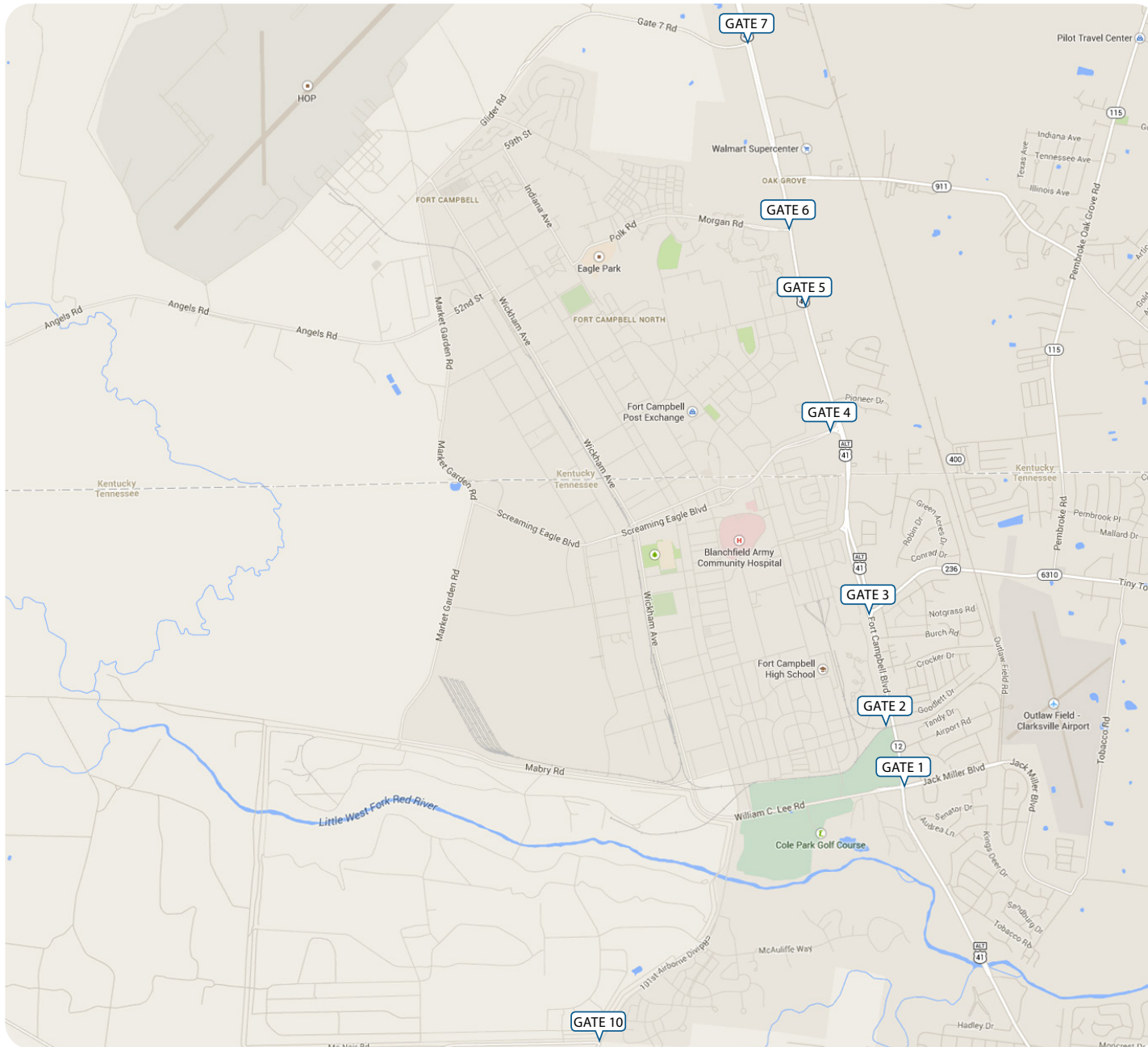
Chart 1

Key & Essential	As determined by Commanding General
<b>Priority 1</b>	-Any Soldier newly assigned to Fort Campbell and eligible for family housing -Active duty newly eligible for family housing, including: - Pregnant Soldiers once they become eligible to receive BAH - Newly Married Soldiers can apply 30 days prior to expected date of marriage -First time applicants who have been stationed at Fort Campbell for more than 60 days -Previous residents are eligible 6 months after previous move out date
<b>Priority 2</b>	-Single Service Members and Geographical Bachelors, first time applicants
<b>Priority 3</b>	-Current residents with a gain in rank structure -Current residents with a gain in family member -Retired Military applicants
<b>Priority 4</b>	-DoD Civilian applicants
<b>Priority 5</b>	- DoD Contractor applicants -National Guard and Reserves who are not activated

Chart 2

Name	Eligibility Date	Priority	Status
1. Tom	10/1/17	2	Offered
2. Sally	10/5/17	2	Waiting
<b>3. Ralph</b>	<b>10/6/17</b>	<b>2</b>	<b>Waiting</b>
4. Kathy	7/5/16	3	Waiting
5. Sam	6/5/16	4	Waiting

# Map of Fort Campbell



## WORK LOCATIONS

- 1st BCT
- 2nd BCT
- 3rd BCT
- 101st SUST BDE
- 5th SFG
- 101st CAB
- 160th SOAR

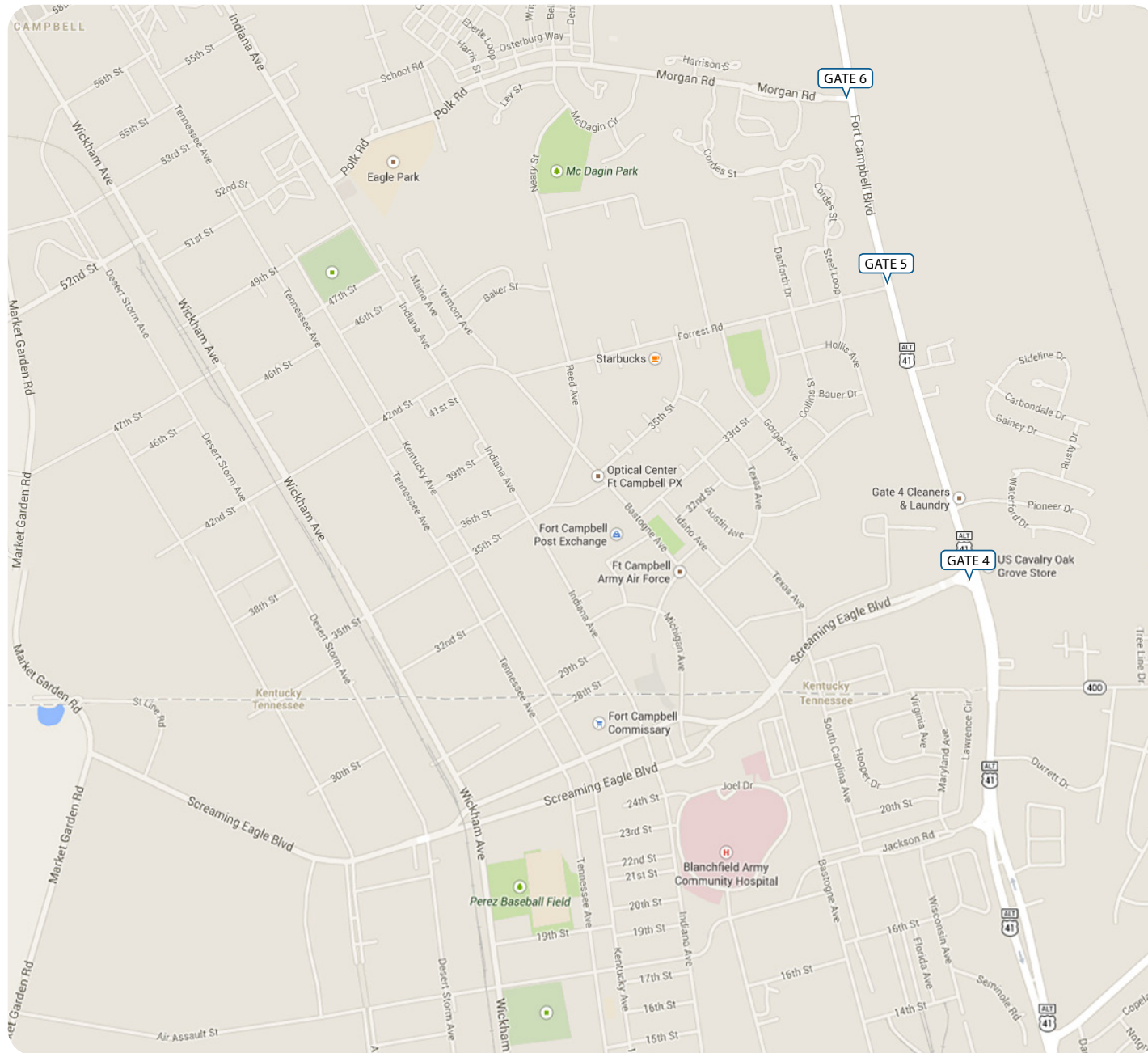
## BASE ATTRACTIONS

- Blanchfield Army Community Hospital
- Fort Campbell Post Exchange
- Fort Campbell Commissary
- IHG Army Hotels-Fort Campbell
- KALSU Replacement Company
- Army Community Service (AS)

## CAMPBELL CROSSING

- Village Commons at Hammond Heights
- The Commons at Pierce Village
- The Commons at Werner Park
- The Commons at the Woodlands
- Campbell Crossing Leasing Center

# Village Commons at Hammond Heights



## ATTRACTIONS

- Community Office
- Splash Park
- Gas Station / Shoppette
- Fort Campbell Post Exchange
- Fort Campbell Commissary
- Community Town Center
- Starbucks
- Taylor Youth Center
- Gertsch Fitness Center
- Fratellenico Fitness Center
- Lozada Fitness Center

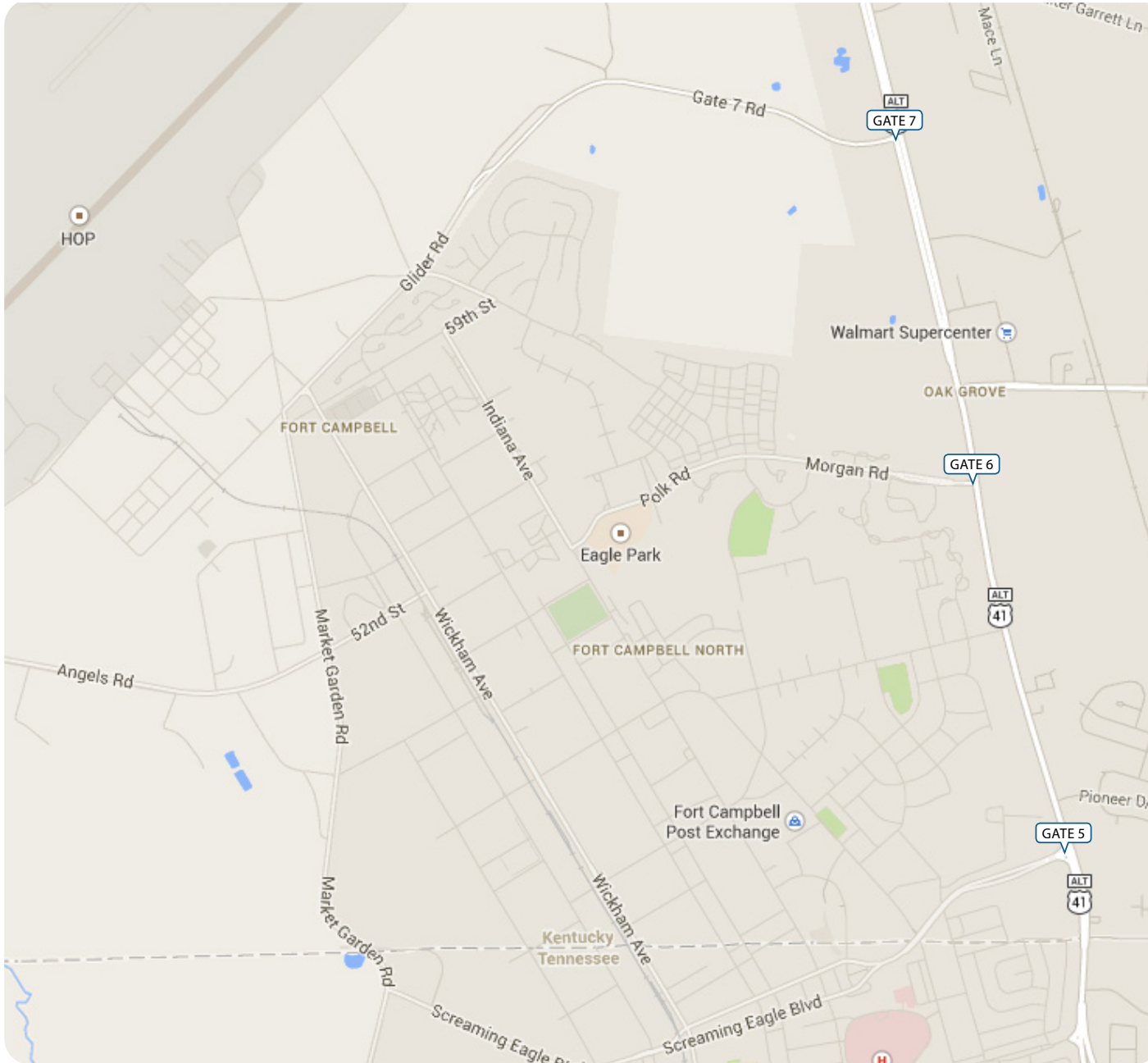
## NEIGHBORHOODS BY RANK

- Zahn Park / SNCO
- McAuliffe Park / CGO
- Summers Park / CGO
- Taylor Village West / JNCO
- Taylor Village East / JNCO
- Hammond Heights Townhomes / JNCO
- Hammond Heights Multiplex / JNCO
- Hammond Heights Duplex / JNCO

## SCHOOLS

- Barkley Elementary
- Marshall Elementary

# The Commons at Pierce Village



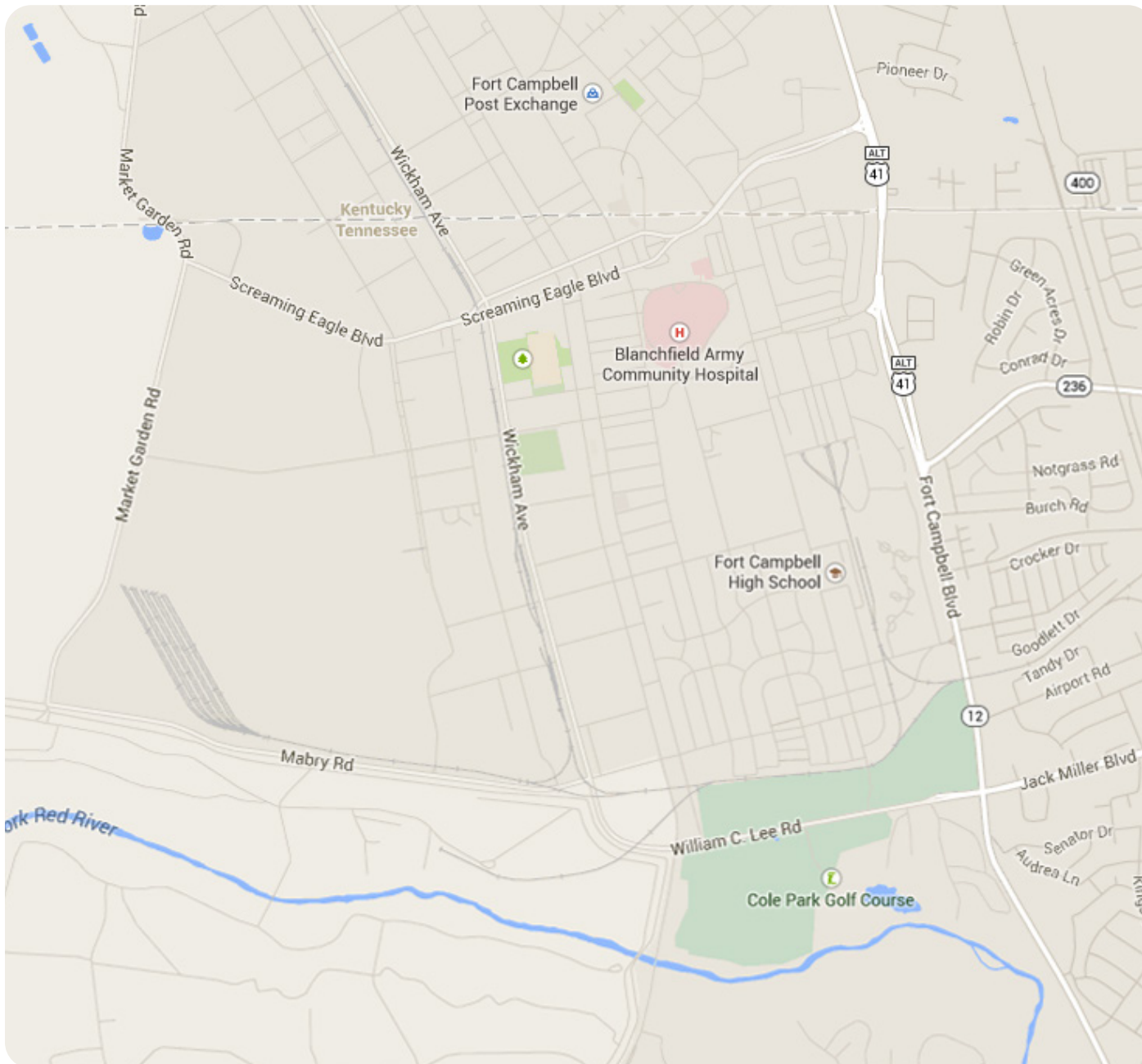
## ATTRACTIONS

- Community Office
- Schools
- Gas Station / Shopette
- Gertsch Fitness Center
- Fratellenico Fitness Center
- Freedom Fighters Fitness Center

## NEIGHBORHOODS BY RANK

- Barkers Court / JNCO
- LaPointe Village / JNCO
- Pierce Village / JNCO
- Lee Park / SNCO

# The Commons at Werner Park



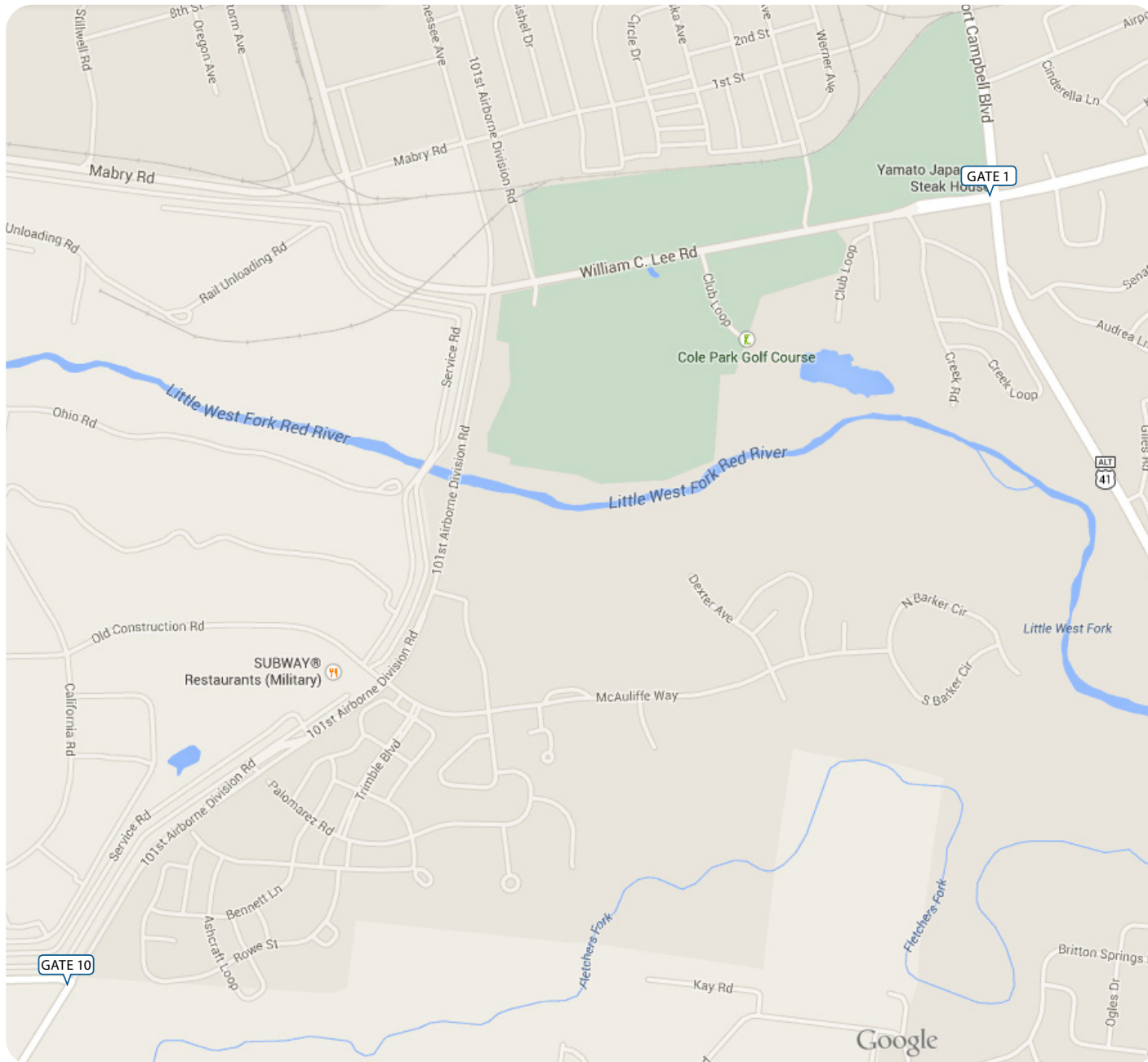
## ATTRACTIONS

- Community Center
- Schools
- Warrior Garden
- Campbell Crossing Leasing Center
- Estep Wellness Center Fitness Center
- Blanchfield Army Community Hospital
- Hooper Bowling Center
- Dog Park
- Cole Park Commons
- Cole Park Golf Course
- Dolan Pool
- Gas Station / Shoppette
- Gardner Indoor Pool
- Baldanado Pool
- Fort Campbell Commissary
- APSU Educational Center
- Family Resource Center
- Olive Fitness Center
- Troop Mini Mall Food Court

## NEIGHBORHOODS BY RANK

- Cole Park / SO
- Harper Village / FGO
- Werner Park / JNCO and SNCO
- Turner Loop / FGO
- Drennan Park Duplex / JNCO
- Drennan Park Townhomes / CGO
- Stryker Village / JNCO

# The Commons at the Woodlands



## ATTRACTIONS

- Clarksville Base Fitness Complex
- Community Office
- Schools
- Starbucks
- Splash Park
- Gas Station / Shoppette

## NEIGHBORHOODS BY RANK

- Senior Leadership Community / SNCO
- The Woodlands / SNCO
- Gardner Hills Back Loop / JNCO
- Gardner Hills Phase I & II / JNCO
- Gardner Hills Phase II & III / SNCO

**Thank you for considering Campbell Crossing to meet the housing needs of you and your family. We look forward to serving you.**

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