

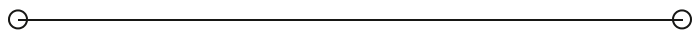


BROCHURE

1828 Jefferson Street

1828 JEFFERSON STREET

Nashville, TN 37208



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$800,000
LOT SIZE:	0.16 Acres
PRICE/SF	\$114.78
ZONING	CS

PROPERTY DESCRIPTION

Prime 0.16-acre commercial-zoned lot located at 1828 Jefferson St in the thriving North Nashville area. This property offers a unique investment opportunity with **in-hand and approved grading permit, site plan, and architect plans for the construction of five non-owner-occupied short-term rental townhouses**. The location is in high demand for housing due to its proximity to nearby universities, including Meharry, Fisk University, and Tennessee State University, as well as easy access to downtown Nashville. This is a perfect opportunity to tap into Nashville's booming short-term rental market, with development plans ready for immediate execution.

LOCATION DESCRIPTION

1828 Jefferson St is situated in the heart of North Nashville, a vibrant area known for its rich cultural heritage and ongoing revitalization. Just one block from Meharry Medical College and close to Fisk University and Tennessee State University, this prime location benefits from a strong demand for housing. Downtown Nashville is just minutes away, and the property offers **quick, one-minute access to major interstates**, making it highly convenient for commuting and accessing the city's many amenities. Surrounded by expanding retail, dining, and entertainment options, this location is ideal for both residential and commercial development in one of Nashville's most dynamic neighborhoods.

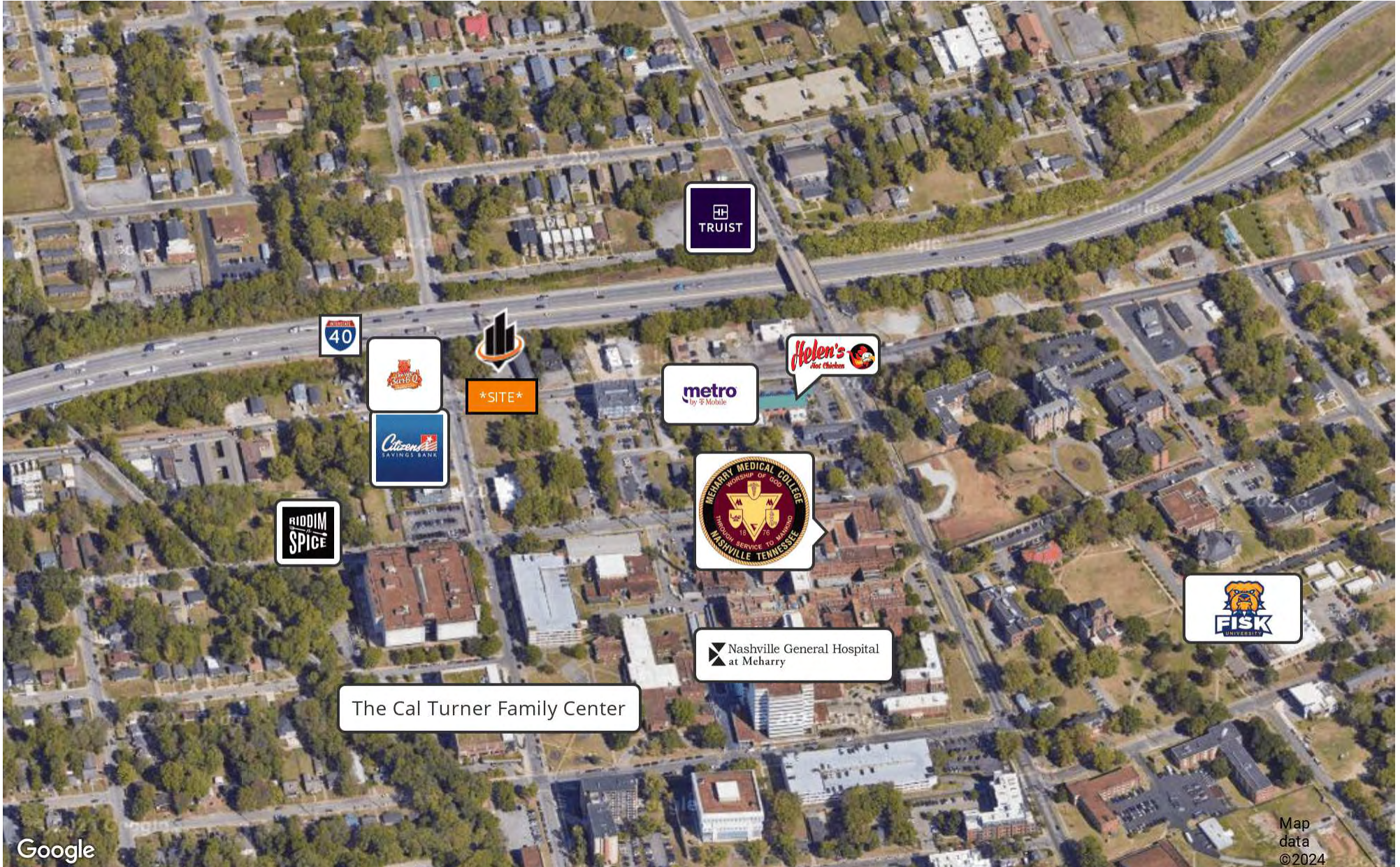
PROPERTY HIGHLIGHTS



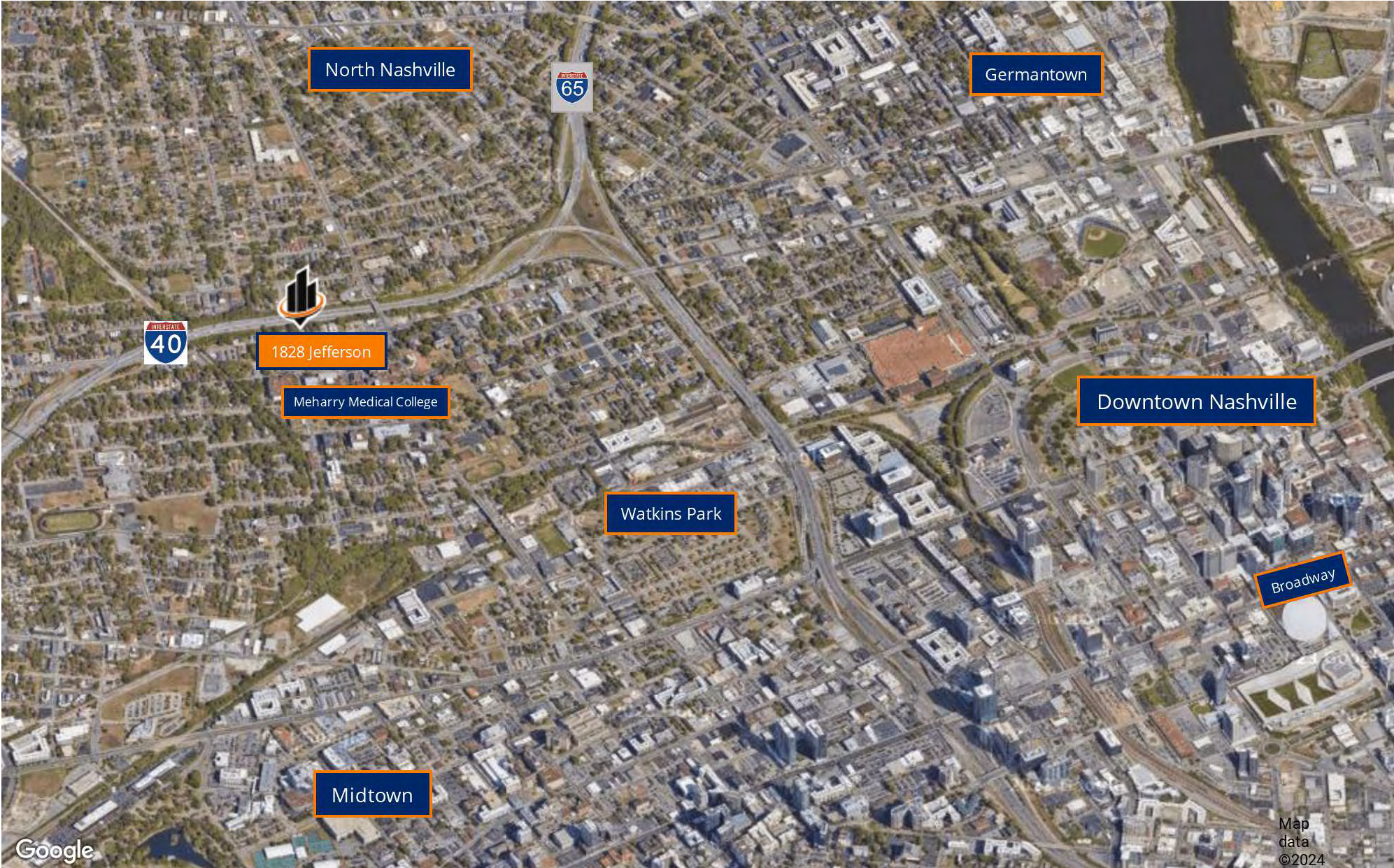
COMPLETE HIGHLIGHTS

- **Prime Commercial-Zoned Lot:** 0.16-acre property located at 1828 Jefferson St in North Nashville, just one block from Meharry Medical College.
- **Ready-to-Build Opportunity:** Comes with approved grading permit, site plan, and architect plans for five non-owner-occupied short-term rental townhouses.
- **Strong Housing Demand:** Surrounded by major universities like Meharry, Fisk, and Tennessee State, ensuring consistent demand for housing.
- **Proximity to Downtown:** Minutes from downtown Nashville with one-minute access to major interstates, making it highly convenient for commuting and accessing city amenities.
- **Booming Short-Term Rental Market:** Capitalize on Nashville's growing market, with development plans ready for immediate execution.
- **Dynamic Neighborhood:** Located in North Nashville, a revitalizing area known for its cultural heritage, with expanding retail, dining, and entertainment options perfect for residential and commercial development.

AREA MAP



LOCATION MAP



JEFFERSON STREET CORRIDOR



SALE COMPS

★ 1828 JEFFERSON STREET

Nashville, TN 37208

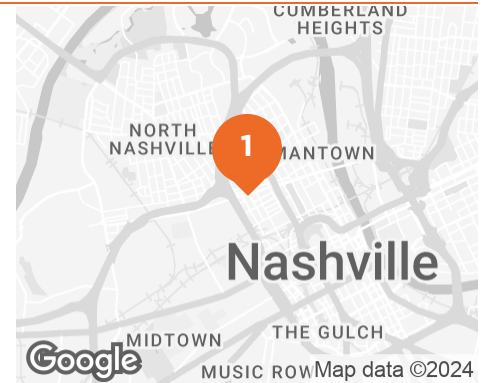
PRICE: \$800,000 **LOT SIZE:** 0.16 Acres
PRICE/SF: \$114.78



1. 1029 JEFFERSON ST

Nashville, TN 37208

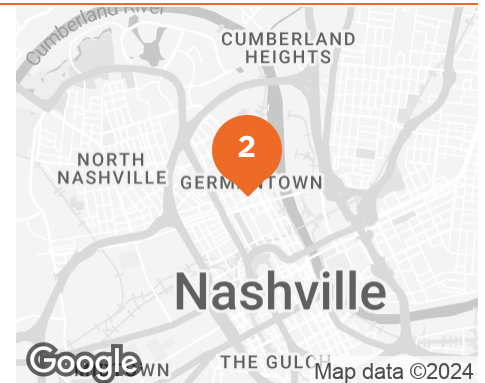
PRICE: \$1,166,792 **LOT SIZE:** 0.27 Acres
PRICE/SF: \$99.21



2. 404 MADISON AVE

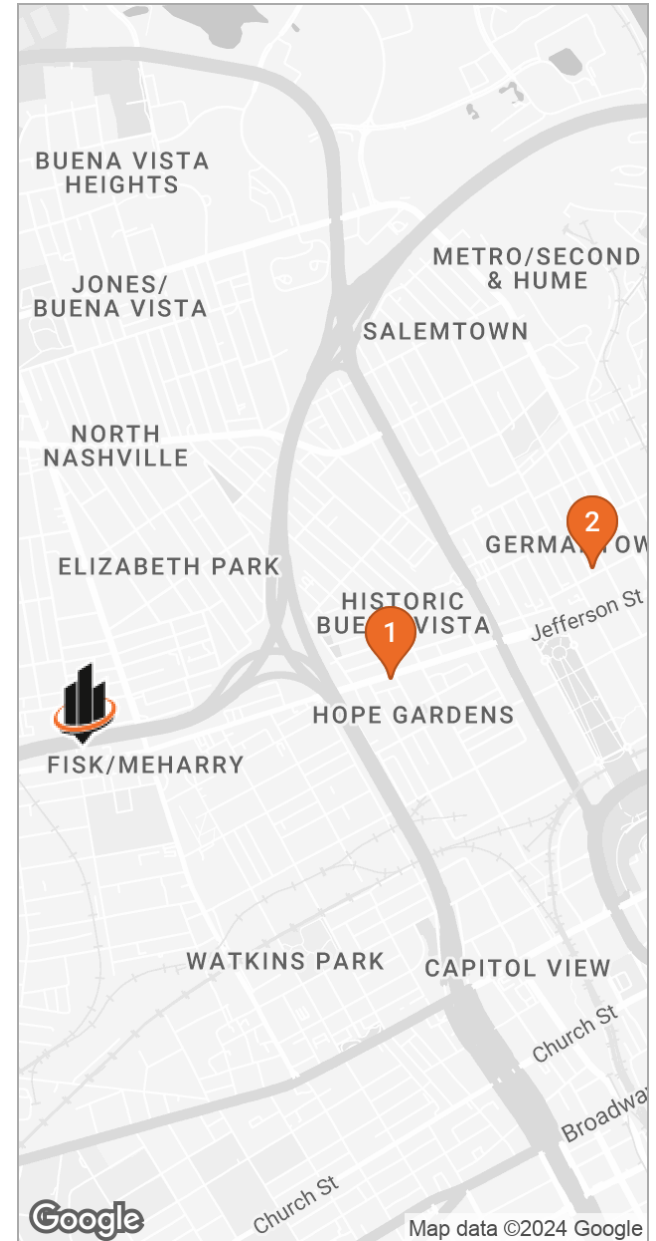
Nashville, TN 37208

PRICE: \$1,050,000 **LOT SIZE:** 0.16 Acres
PRICE/SF: \$150.65



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF
★	1828 Jefferson Street Nashville, TN	\$800,000	0.16 Acres	\$114.78
1	1029 Jefferson St Nashville, TN	\$1,166,792	0.27 Acres	\$99.21
2	404 Madison Ave Nashville, TN	\$1,050,000	0.16 Acres	\$150.65
AVERAGES		\$1,108,396	0.22 ACRES	\$124.93



ADVISOR BIO



MITCHELL FENSKE

Advisor

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TN #377256

PROFESSIONAL BACKGROUND

Mitch Fenske is driven by an unwavering commitment to excellence and a passion for facilitating success. Having a background marked by overcoming challenges and a relentless pursuit of improvement, Mitch possesses a unique set of skills and experiences that underpin his ability to deliver exceptional results.

In his role as a retail advisor, Mitch collaborates with business owners embarking on their inaugural ventures, as well as established companies seeking to expand their market presence. Additionally, he specializes in net lease investment sales, leveraging his expertise to optimize outcomes for his clients.

When engaging with Mitch, clients can expect nothing short of a tireless work ethic, unwavering positivity, and infectious enthusiasm, all underscored by meticulous attention to detail. His dedication to providing unparalleled service ensures that each client receives personalized solutions tailored to their unique needs and objectives.

SVN | Accel Commercial Real Estate

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ADVISOR BIO



JANA TRUMAN

Managing Director

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Tennessee (TN) #330542

PROFESSIONAL BACKGROUND

Jana Truman is Managing Director and Investment Advisor with SVN | Accel Commercial Real Estate, for Accel Commercial Property Management and Accel Exit Advisors. Through the Accel Group of businesses, Jana partners with investors, business owners, and entrepreneurs to grow their personal and professional wealth through advice on acquisition, disposition, and long-term strategies of commercial real estate advisement, management and businesses.

After fifteen years as a marketing and advertising professional for many well-known brands and start-ups, Jana began commercial real estate appraising in 2011, appraising all types of commercial real estate across all classes in the state of Tennessee. This experience now gives her investor clients the invaluable benefits of her valuation experience.

In 2014, Jana found that real estate was her passion, and she added a focus to commercial real estate advisement, presently as managing broker for her own brokerage. She and her husband also own Accel Exit Advisors, a business brokerage. Her real estate team consists of educated and dedicated brokers, each with distinct specialties, and a skilled operations crew. She regularly holds educational events and gives speeches on commercial real estate to associations, non-profits, investors, and other agents.

In her spare time, Jana wanders Tennessee with her husband of 30+ years, looking at properties, talking about technology with her four grown sons, soaking up as much continuing education as she can, and volunteering in her community. She is addicted to foreign language films and has a vibrant creative side. She and her husband/partner, Brian Truman, have lived in Middle Tennessee since 2006.

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