



Sneed Point Apartments | All-Brick Construction



10092 Sneed Road

LYLES, TN 37098

PROPERTY DESCRIPTION



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SVN | Accel Commercial Real Estate proudly presents Sneed Point Apartments, consisting of 3 all-brick duplexes, located in Lyles, Tennessee, just west of Nashville. All 6 units feature an identical two-bedroom, one-and-a-half-bath townhome-style layout with bedrooms and a full bath upstairs, and a spacious living room, kitchen, utility area, and half bath on the main level.

The property's all-brick construction ensures long-term durability and low maintenance costs. All units are leased annually with weekly rent collection, delivering stable cash flow and minimal vacancy. The asset serves a consistent tenant base of workforce residents seeking affordable, quality housing in the fast-growing Hickman County area.

With 100% occupancy and a strong income history, Sneed Point represents an ideal value-add opportunity through interior modernization and rent optimization. This can be bought as a portfolio of 27 units or separately.

LOCATION DESCRIPTION

Discover the charming community of Lyles, TN, where the property is nestled amongst lush greenery and serene surroundings. This idyllic location offers a peaceful respite for employees and visitors. Nearby, the pristine Piney River provides a picturesque backdrop for recreational activities and relaxation. The property in Lyles benefits from its proximity to the historic Lyles Station, offering a glimpse into the area's rich heritage. With convenient access to local dining establishments and retail amenities, the location presents an enticing opportunity for office building investors seeking a tranquil yet accessible setting for their next investment venture. Explore the potential of this thriving locale for your next office investment.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Highlights:
- 6 two-story, all-brick townhome units (2BR/1.5BA each)
- Located in Lyles, TN (Hickman County)
- 100% occupied; weekly rent collection with annual leases
- Low-maintenance construction and strong local demand
- Stable cash flow with upside potential



PROPERTY DETAILS

SALE PRICE \$960,000

PROPERTY INFORMATION

PROPERTY TYPE Multifamily

PROPERTY SUBTYPE Single Family Rental Portfolio

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

LOCATION INFORMATION

BUILDING NAME Sneed Point Apartments | 6 Units | Lyles, TN | All-Brick Construction

STREET ADDRESS 10092 Sneed Road

CITY, STATE, ZIP Lyles, TN 37098

COUNTY Dickson

BUILDING INFORMATION

BUILDING SIZE 2,600 SF



BRIAN TRUMAN

Advisor

brian.truman@svn.com

Direct: **615.671.4544** | Cell: **615.260.2121**

PROFESSIONAL BACKGROUND

Since joining Accel Group in 2016, Brian Truman has carved out a formidable niche in multi-family and investment sales, as well as business brokerage. His dedication to helping clients achieve generational wealth is not just a passion—it's a mission. Leveraging his deep understanding of business and building owner mindsets, Brian consistently delivers results that align with his clients' long-term financial goals.

With an impressive 24-year track record in consultative sales and change management, Brian brings a wealth of experience to the table. He has successfully negotiated numerous high-stakes deals in both the public and private sectors, often working with C-level executives and business owners on transactions worth hundreds of millions. His tenure in the public sector, serving as a City Councilman and Board of Zoning and Appeals member, further underscores his commitment to community service and strategic development.

Under Brian's leadership, the SVN | Accel commercial team has significantly expanded its reach and deal size. His team, composed of knowledgeable and results-driven advisors, is supported by cutting-edge technology that sets a new standard in the commercial real estate industry. Together, they inspire and guide their clients in creating, growing, and preserving generational wealth through savvy investments in commercial real estate and business transactions.

Education and empowerment are central to Brian's approach. He leads the Multifamily Focus Group for REIN (Real Estate Investors In Nashville), the largest investor group in the Southeast, and regularly contributes to the community through monthly meetings and the Generational Wealth Series. He is also a board member of CCC (Contractors, Closers, and Connections of Nashville) and is a sought-after podcast guest and speaker. Brian is a recognized thought leader in his field.

A resident of Middle Tennessee since 2006, Brian enjoys life with his wife and their four sons, who all live locally. His blend of professional expertise and personal dedication continues to drive success for his clients and enrich the broader community.

EDUCATION

BS - Communication and Family Financial Counseling - Brigham Young University

MEMBERSHIPS

SVN | Accel Commercial Real Estate

7003 Chadwick Dr Suite 111
Brentwood, TN 37027



KUNAL PATEL

Advisor

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PROFESSIONAL BACKGROUND

Kunal Patel is a highly accomplished hospitality and multifamily investment sales advisor with SVN | Accel Commercial Real Estate, where he specializes in hotel and multifamily transactions across Tennessee. Since beginning his brokerage career in 2022, Kunal has successfully closed over \$60 million in commercial real estate sales, a testament to his drive, expertise, and commitment to delivering value for his clients.

Kunal earned the Certified Multifamily Specialist designation from SVN International, a distinction awarded to only the top-performing multifamily advisors worldwide. With over a decade of hands-on experience in hotel operations and property management, he brings a 360° understanding of the real estate cycle—from acquisition and construction to marketing, design, and disposition. As a Certified Hotel Owner (CHO), Kunal bridges the gap between investor and operator perspectives, providing his clients with strategic and practical insights that maximize returns and reduce risk.

Kunal values long-term client relationships built on transparency, education, and trust. His deep knowledge of local, state, and regional markets, strengthened by his experience living and working across West, East, and Middle Tennessee, allows him to serve as a trusted advisor to investors and developers across the state.

Kunal is a Certified Commercial Investment Member (CCIM) and holds an MBA in Project Management from Trevecca Nazarene University, a B.S. in Supply Chain Management and International Business from the University of Tennessee, Knoxville, and a Post-Baccalaureate Certificate in Construction Management from Louisiana State University. He is currently pursuing his Tennessee BC Combined Residential/Commercial/Industrial Contractor's License and is a fellow of Amazon's Real Estate Developer (RED) Academy.

EDUCATION

University of Tennessee at Knoxville - Dual Major: Supply Chain Management and International Business
Trevecca Nazarene University - MBA: Project Management
Louisiana State University - Post Baccalaureate: Construction Management

MEMBERSHIPS

AAHOA (American Asian Hotel Owner's Association)
REIN (Real Estate Investors of Nashville)

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