

SALE

199 Little Green Street

199 LITTLE GREEN STREET

Nashville, TN 37210

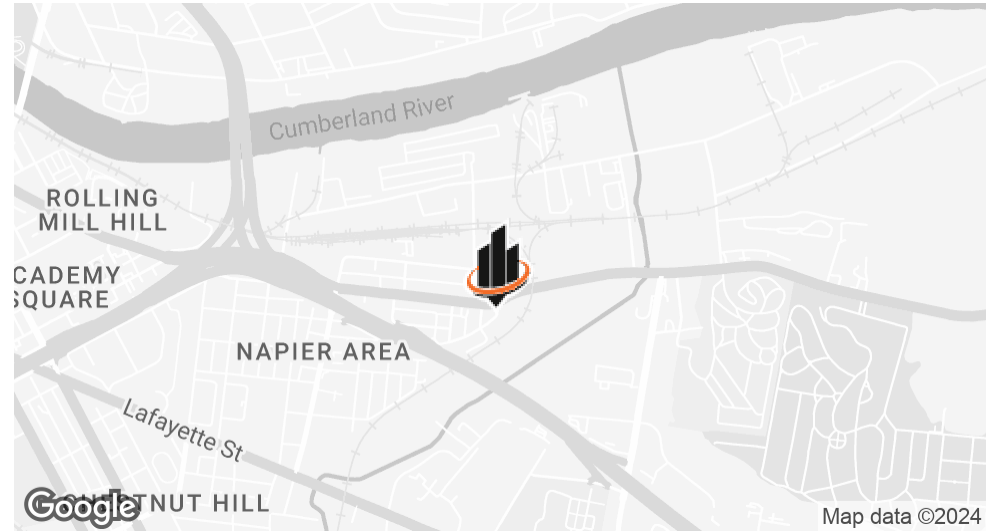
PRESENTED BY:

BRANDON KOECHLIN

O: 615.671.4544

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$360,000
LOT SIZE:	0.15 Acres

PROPERTY DESCRIPTION

Prime Investment Opportunity: Versatile Vacant Lot Near Downtown Nashville

Seize the opportunity to invest in a highly sought-after location just miles from downtown Nashville. This 0.15-acre vacant lot, zoned MUN-A, comes with approved plans for a 3,000 SF STR Triplex featuring stunning skyline views. The flexible zoning also allows for various commercial and residential concepts, including Live/Work spaces, offices, and more.

Don't miss out on this rare chance to develop a property in a thriving area with endless possibilities. Contact us today to learn more and secure this prime investment!

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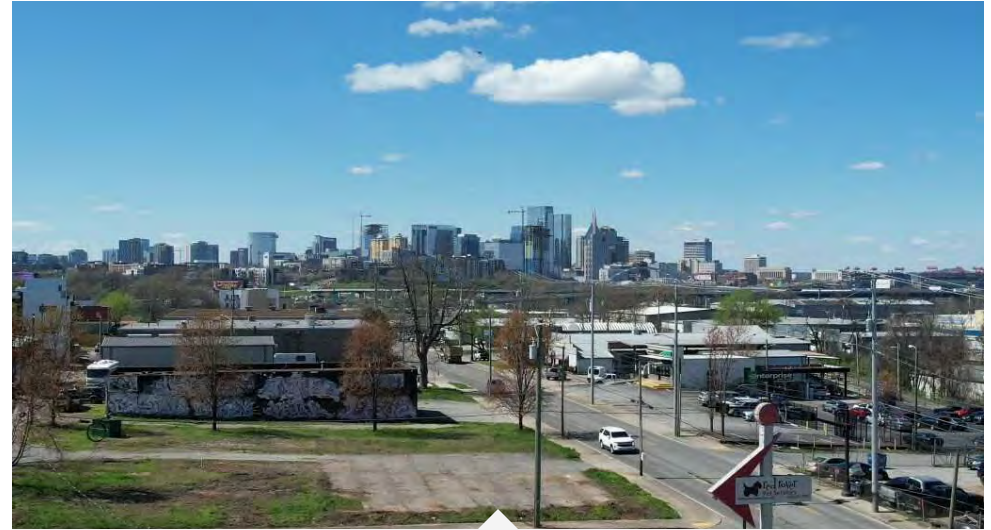
PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	199 Little Green Street
PROPERTY TYPE	Land
PROPERTY SUBTYPE	Multifamily
LOT SIZE	0.15 Acres
NUMBER OF LOTS	1

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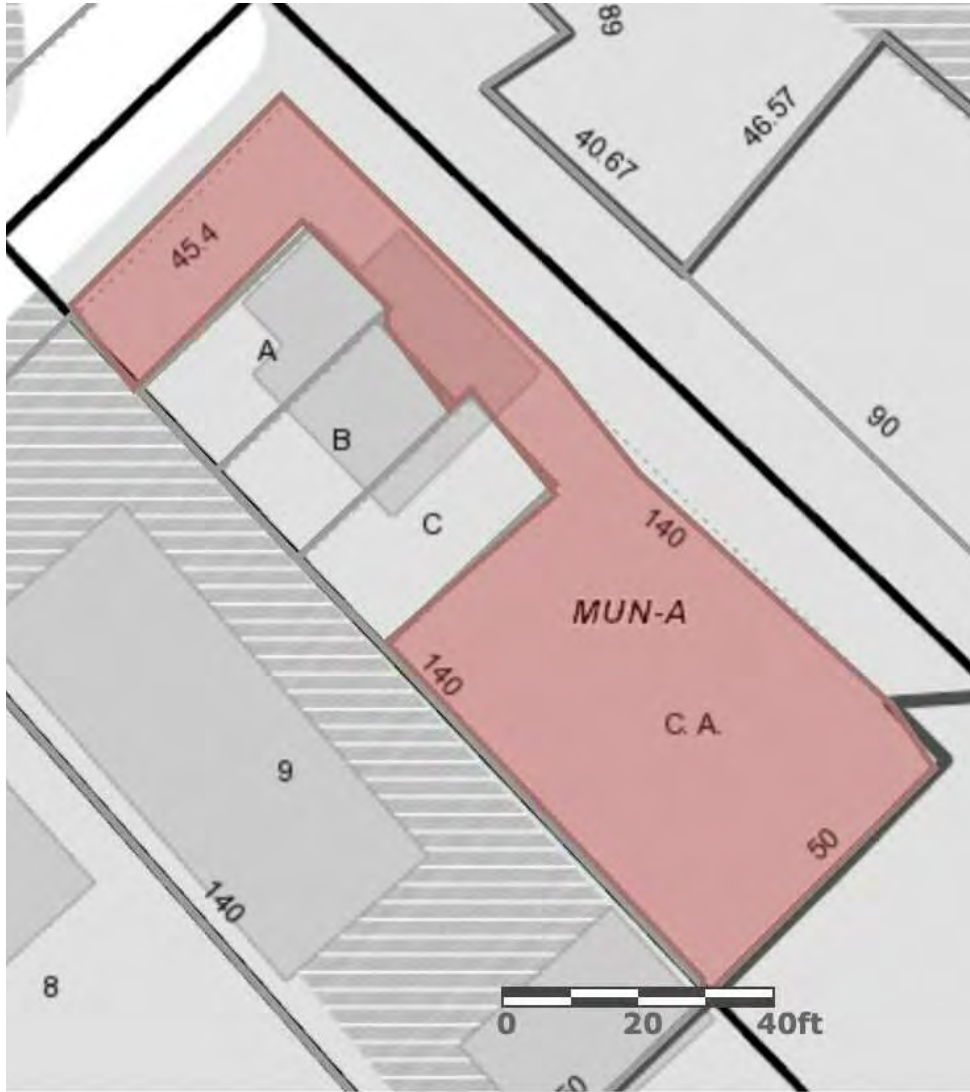
- Vacant Lot (.15 Acres), 3000SF Buildable
- Approved Plans for STR Triplex w/ Skyline Views
- MUN-A Zoning, opportunities for Live/Work, Office, Commercial
- Just miles to Downtown Nashville

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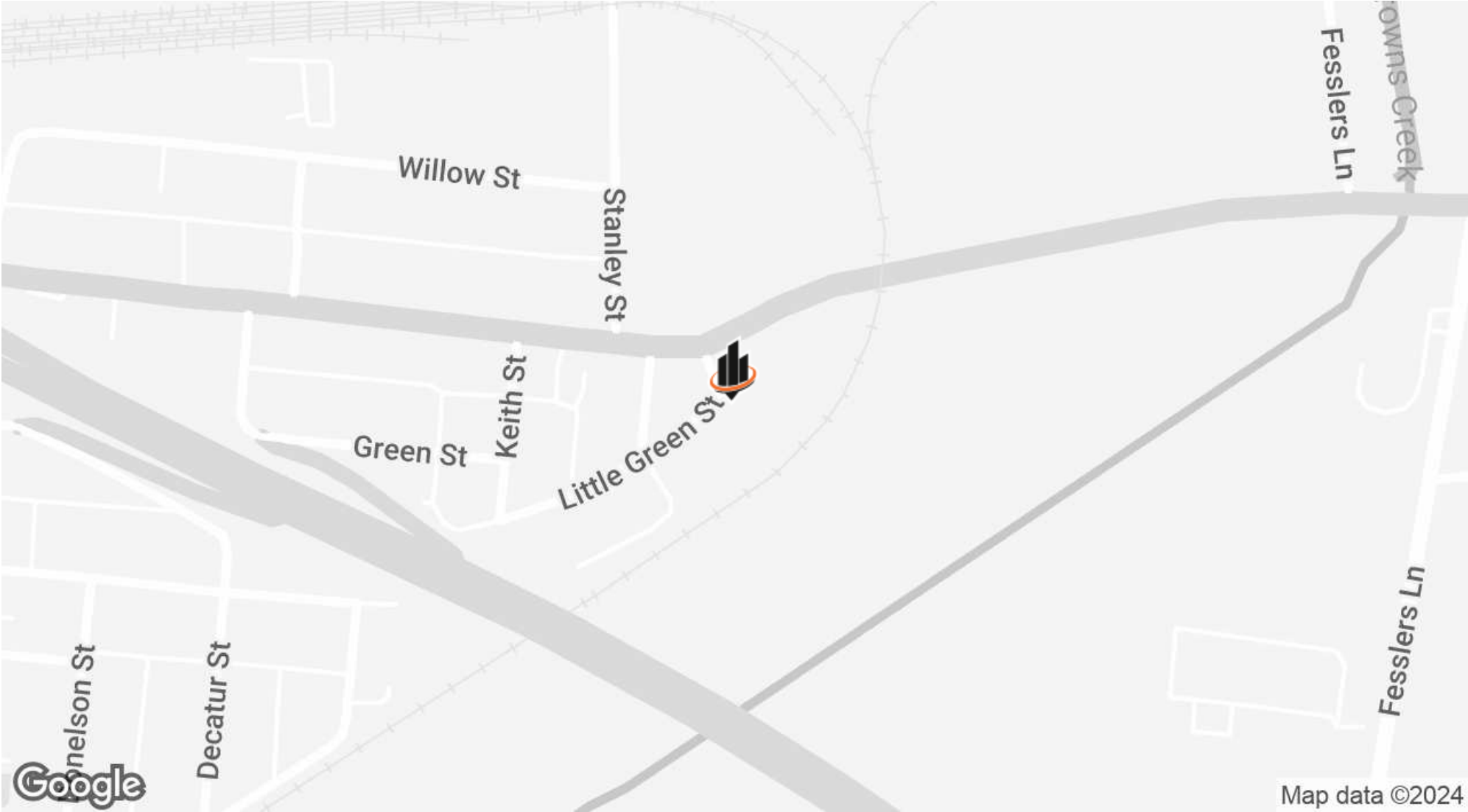
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

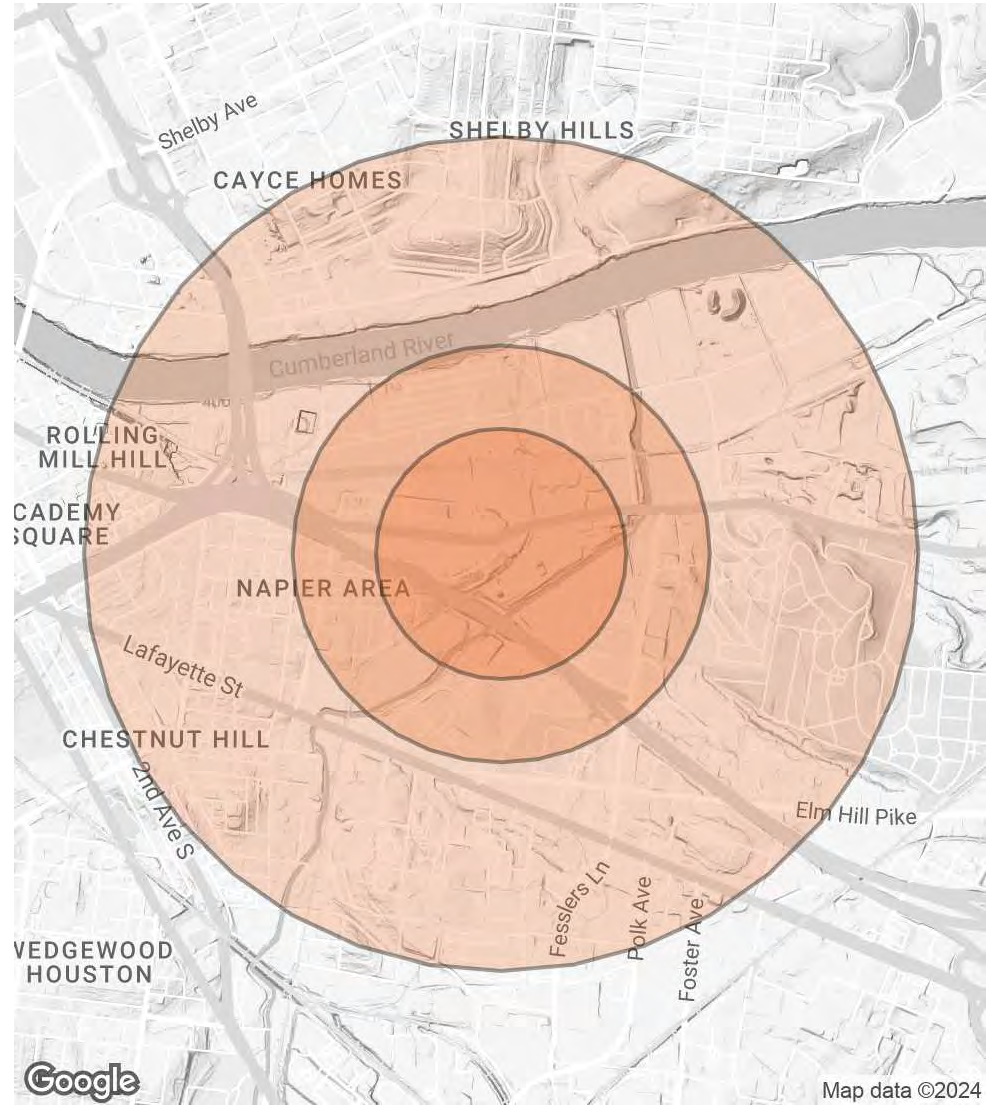
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	72	401	8,038
AVERAGE AGE	39	36	35
AVERAGE AGE (MALE)	37	35	34
AVERAGE AGE (FEMALE)	42	37	36

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	36	183	3,571
# OF PERSONS PER HH	2	2.2	2.3
AVERAGE HH INCOME	\$59,092	\$56,284	\$62,431
AVERAGE HOUSE VALUE	\$237,835	\$513,776	\$615,500

Demographics data derived from AlphaMap



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Advisor

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PROFESSIONAL BACKGROUND

Brandon Koechlin is a dedicated Commercial Real Estate Advisor at SVN Accel, specializing in advising family offices on acquiring, developing, and managing retail properties that align with their long-term financial goals, and representing and advising health and wellness businesses in finding and developing ideal spaces to enhance client experiences. Brandon also has expertise in land development deals, industrial sites, and tenant representation in the rapidly growing Nashville, TN area. With a robust background in both the fitness and hospitality industries, Brandon brings a unique blend of interpersonal skills and business acumen to the table, emphasizing the importance of trust and strong relationships in every transaction.

Driven by a passion for continuous learning and improvement, Brandon is currently pursuing a CCIM designation to further enhance his expertise and credibility in the field. His approach is grounded in a deep understanding of market dynamics, a commitment to staying ahead of industry trends, and a relentless focus on achieving the best outcomes for his clients.

Outside of his professional endeavors, Brandon is a family man, dedicated to providing a strong future for his daughter, Luna, and spending time with his wife, Connie. His personal experiences and professional journey underscore his belief in the power of resilience, networking, and strategic planning. Brandon Koechlin is poised to continue rising as a leading figure in Nashville's commercial real estate scene, helping clients navigate the complexities of real estate investment and development.

SVN | Accel Commercial Real Estate

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