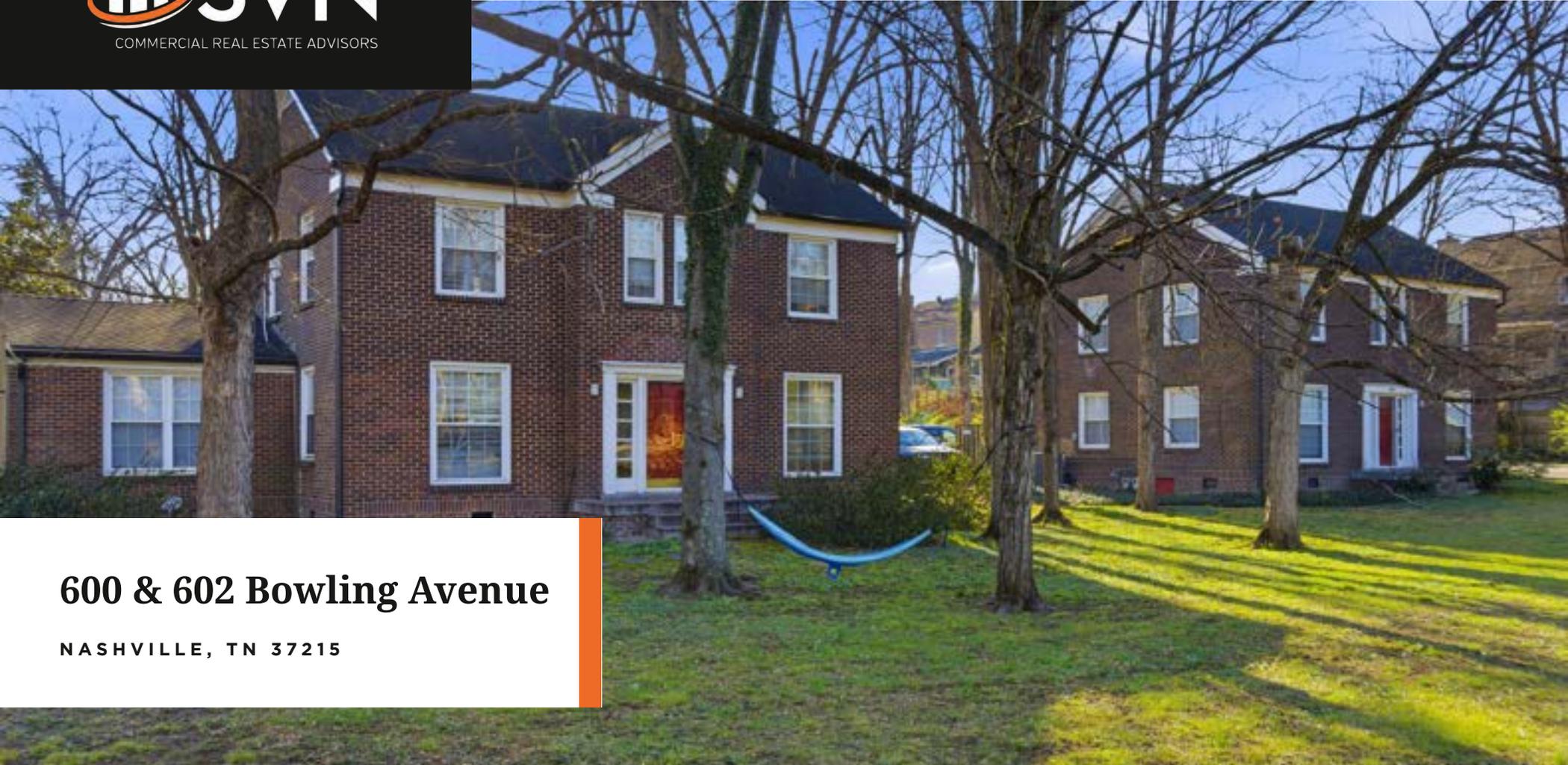




600 & 602 Bowling Avenue



600 & 602 Bowling Avenue

NASHVILLE, TN 37215

PRESENTED BY:

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THE TEAM

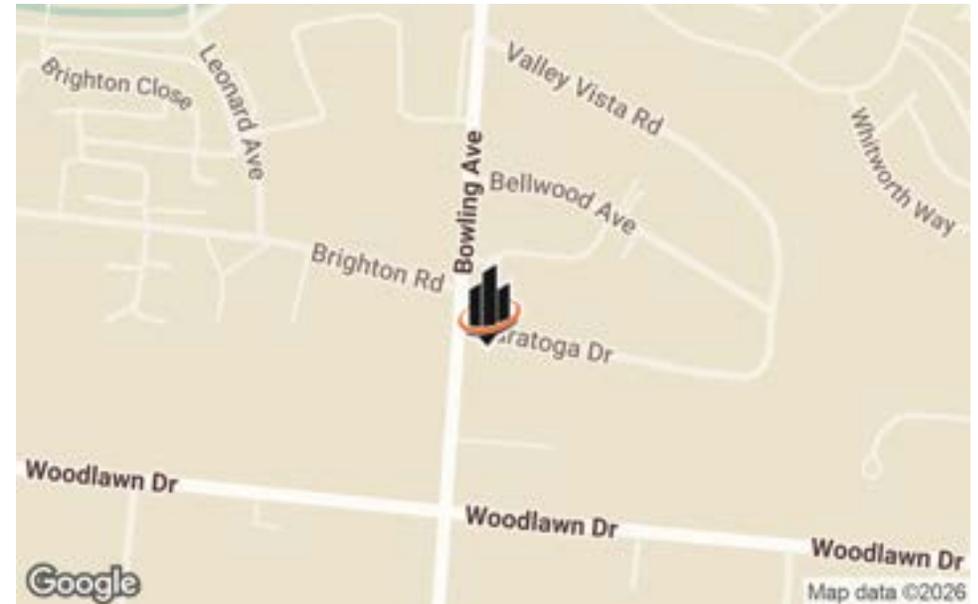
Kunal Patel	14
Brian Truman	15





Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,375,000
LOT SIZE:	0.6 Acres
BUILDING(S) SIZE:	4,740 SF
NUMBER OF UNITS:	4
ZONING:	R20

PROPERTY DESCRIPTION

SVN | Accel Commercial Real Estate is pleased to present 600 & 602 Bowling Avenue, a rare infill redevelopment opportunity located in the highly desirable Green Hills submarket of Nashville, Tennessee. The offering consists of two adjacent parcels situated along Bowling Avenue just off Hillsboro Pike, one of Nashville's most established and affluent corridors. Each lot currently contains a duplex that is 100% occupied, providing in-place income while investors pursue future redevelopment plans.

The true value of the property lies in its premier location and redevelopment potential. The combined parcels present an exceptional opportunity for a luxury residential developer to build four high-end homes—two on each lot—capitalizing on the strong demand for new construction housing in the Green Hills neighborhood. Surrounding properties have seen significant redevelopment activity in recent years, with luxury homes commanding premium pricing due to the area's proximity to top schools, retail, and employment centers. Located minutes from The Mall at Green Hills, as well as the campuses of Vanderbilt University and Belmont University, the property offers unparalleled access to Nashville's core amenities while maintaining the character of one of the city's most established residential communities.

This site presents investors and developers with a rare opportunity to acquire well-positioned land in a supply-constrained submarket with immediate income and significant long-term upside through luxury residential redevelopment.

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Located approximately three miles southwest of downtown Nashville, Green Hills is widely recognized as one of the city's most affluent and established commercial districts.

The neighborhood is known for its blend of upscale retail, professional office space, and high-end residential communities. Anchored by the premier shopping destination The Mall at Green Hills, the district attracts visitors from across the Nashville metropolitan area and continues to serve as one of the region's strongest retail corridors.

Green Hills offers exceptional accessibility via major thoroughfares including Hillsboro Pike, connecting the area to downtown Nashville, the university district, and surrounding affluent neighborhoods.

With strong demographics, high household incomes, and limited commercial development sites, Green Hills remains one of the most desirable locations in Nashville for both businesses and investors.

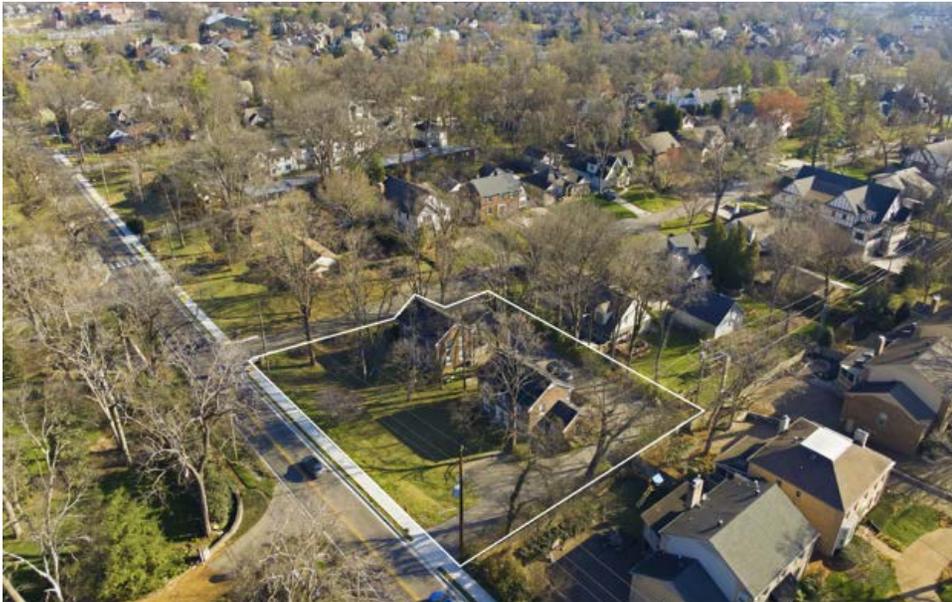
PROPERTY HIGHLIGHTS

- Rare Green Hills Redevelopment Opportunity
- Two Adjacent Parcels - 600 & 602 Bowling Ave
- Four Existing Duplex Units - 100% Occupied
- Strong In-Place Income While Planning Redevelopment
- Potential to Develop Four Luxury Homes (2 Per Lot)
- Located Just Off Hillsboro Pike in Prime Green Hills
- Minutes from The Mall at Green Hills, Vanderbilt, and Belmont
- Highly Desirable Submarket with Strong Luxury Home Demand

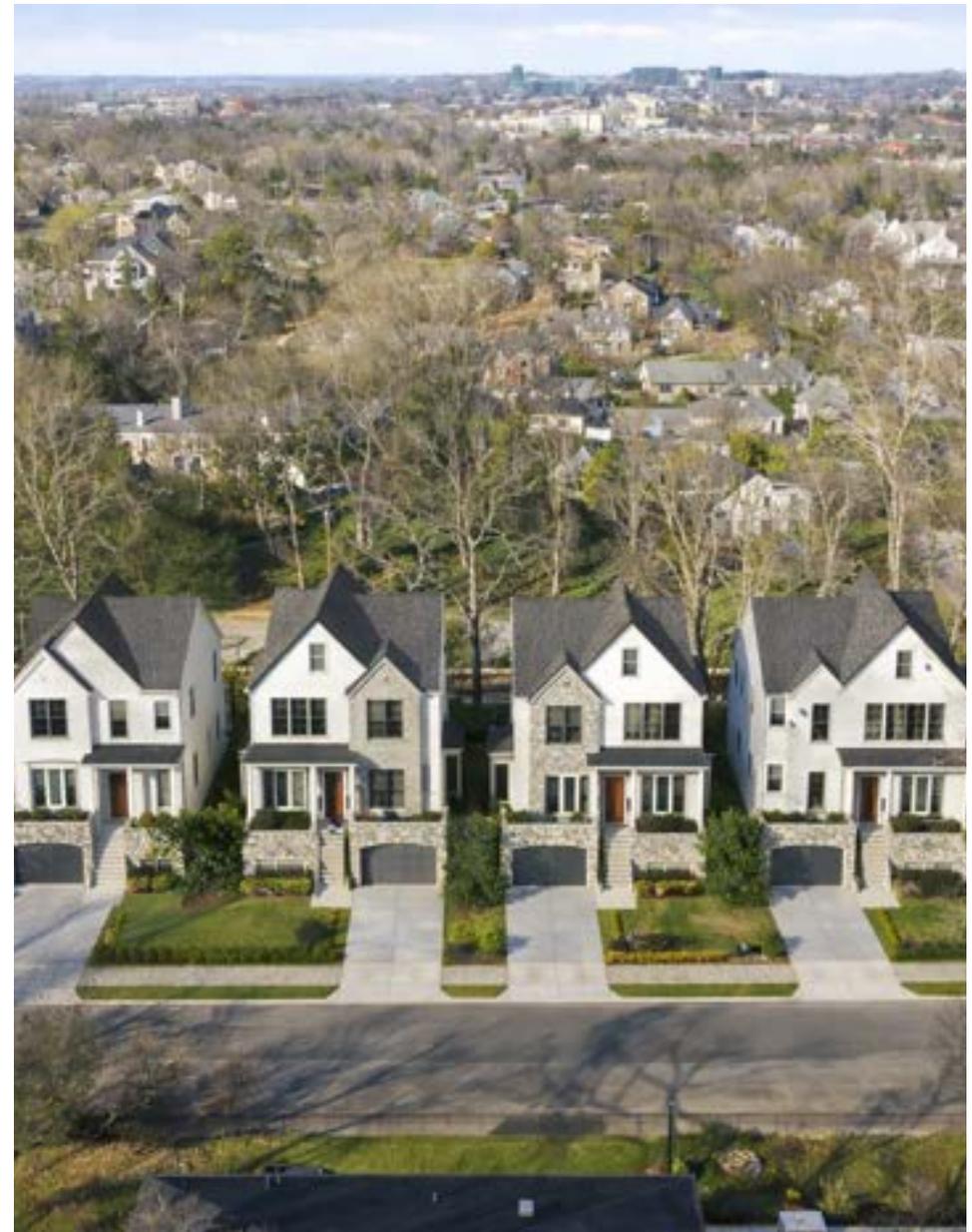
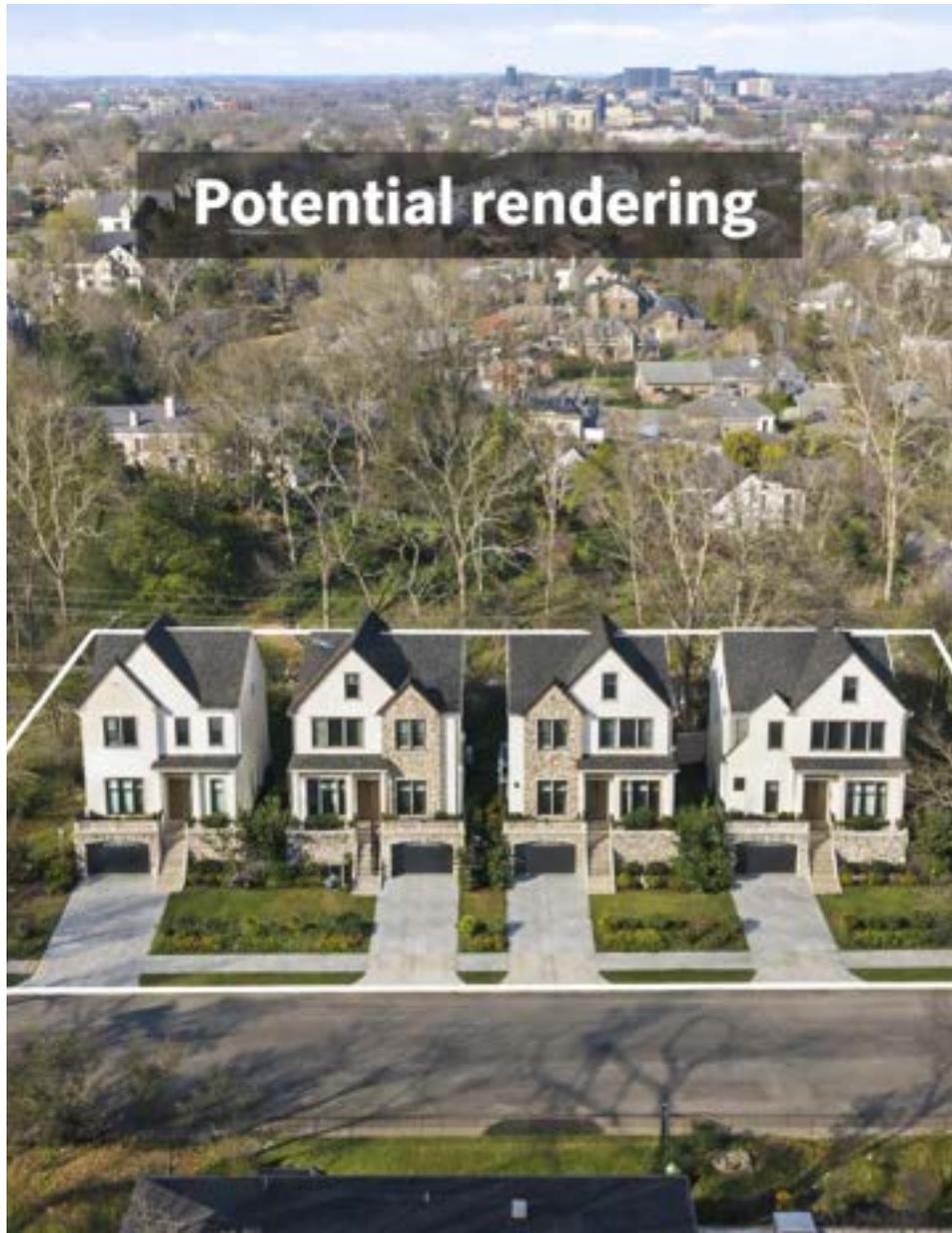
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



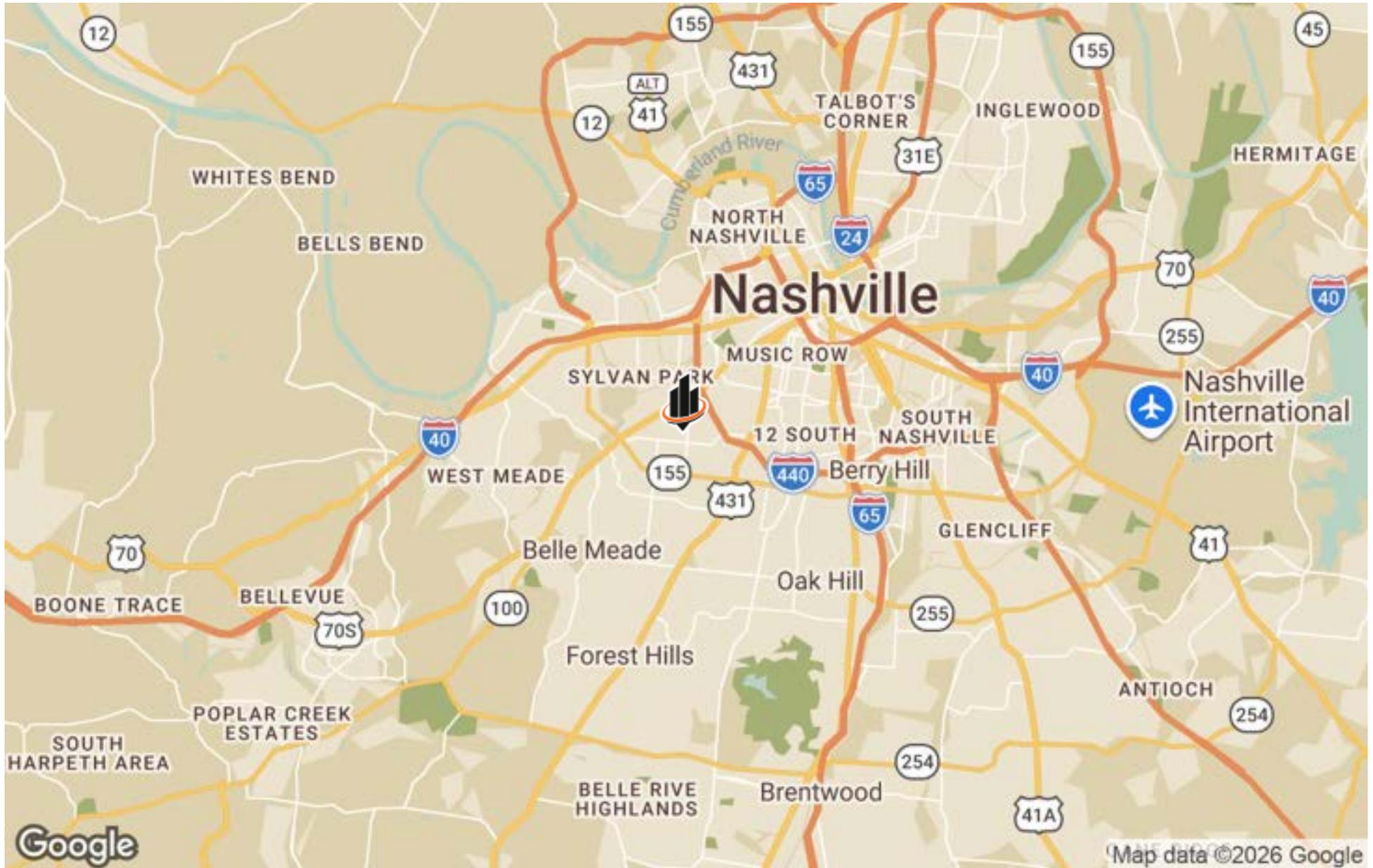
POTENTIAL RENDERINGS





Location Information

LOCATION MAP





Demographics

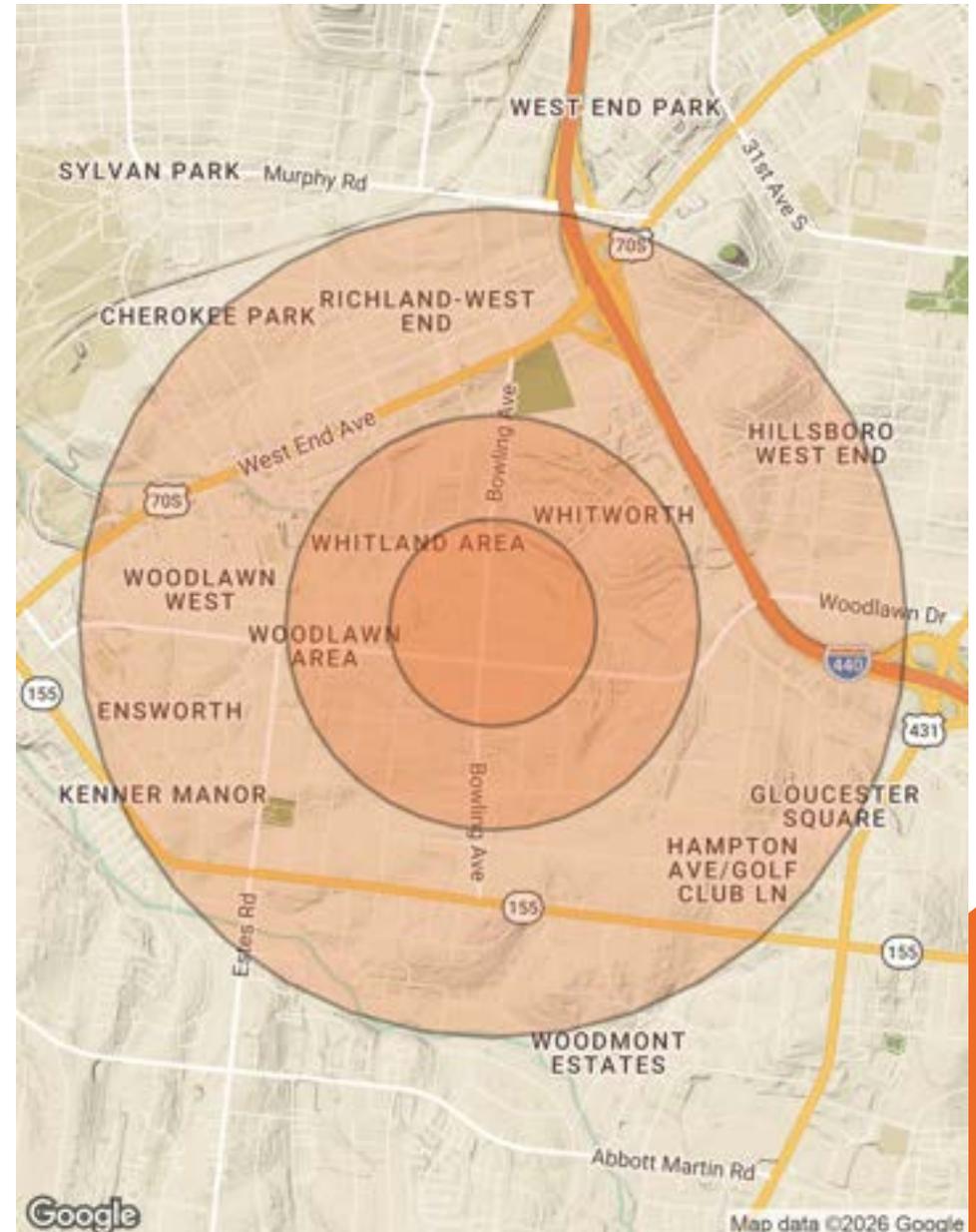


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	576	2,382	10,857
AVERAGE AGE	52.5	51.1	45.1
AVERAGE AGE (MALE)	56.1	54.4	46.6
AVERAGE AGE (FEMALE)	51.4	49.5	44.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	240	1,069	5,419
# OF PERSONS PER HH	2.4	2.2	2.0
AVERAGE HH INCOME	\$283,585	\$260,737	\$206,107
AVERAGE HOUSE VALUE	\$1,052,057	\$1,063,875	\$1,047,247

2023 American Community Survey (ACS)





The Team



KUNAL PATEL, CCIM

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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)

GNAR (Greater Nashville Association of Realtors)

ULI (Urban Land Institute)

CCIM (Certified Commercial Investment Member)

CHO (Certified Hotel Owner)

CRE615



BRIAN TRUMAN

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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

Head of REIN Multifamily Group

REIN Real Estate Investors of Nashville

Greater Nashville Association of Realtors

Board Member of CCC Contractors, Closers and Connection

Frequent speaker and podcast guest on Multifamily



Collective Strength, Accelerated Growth

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