



1320 BRIARVILLE RD

1320 BRIARVILLE RD
MADISON, TN 37115

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SVN Core Services & Specialty Practices



SALES



**PROPERTY
MANAGEMENT**



**CORPORATE
SERVICES**



ACCELERATED SALES



CAPITAL MARKETS



**TENANT
REPRESENTATION**



LEASING

THE SVN ORGANIZATION is comprised of over 1,620 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographical coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world.

Speciality Practices:

- Hospitality
- Office
- Industrial
- Retail
- Land
- Special Purpose
- Multifamily

1 PROPERTY INFORMATION

1320 BRIARVILLE RD
MADISON, TN 37115

Property Summary



OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	0.93 Acres
Price / Acre:	\$966,667
Zoning:	MUL
APN:	051-00-0-054-00
Video:	View Here

PROPERTY OVERVIEW

1 Acre of MUL - Zoned, STR-eligible vacant land on the corner of Creative Way and Briarville Rd Mixed Use Limited (MUL) zoning intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

Potential uses include 11 STR eligible townhomes, gas station, restaurant, office space, mixed use.

LOCATION OVERVIEW

Property located on the corner of Briarville Rd and Creative Way at an intersection with traffic light.

PROPERTY HIGHLIGHTS

- Close to downtown
- Survey, water capacity, Geotech work, sewer capacity letter, Exhibits already completed for this property
- Approved for 11 units (concept available in documents)

Property Description



PROPERTY DESCRIPTION

1 Acre of MUL - Zoned, STR-eligible vacant land across the street from Creative Way Village w/ residential and coming soon commercial and several other projects ongoing/upcoming including Core Developments, 18-acre Due West Towers just north of this site. Just a quick 8-minute ride to downtown! Mixed Use Limited (MUL) zoning intended for a moderate intensity mixture of residential, retail, restaurant, and office uses. Potential uses include 11 STR eligible townhomes, gas station, restaurant, office space, mixed use.

LOCATION DESCRIPTION

Property located on the corner of Briarville Rd and Creative Way at an intersection with a four way stop traffic light.

AVAILABLE DOCUMENTS

- Hydrant Flow Test Results
- Detention Material Estimate
- Preliminary Stormwater Exhibit
- Townhomes Concept
- Geotech Test Pit Logs, location Plans and Report
- Survey
- Sewer Capacity Letter
- Water Capacity Letter
- Warranty Deed
- Water Quality Unit Specs
- Letter From Fire Marshal

2 LOCATION INFORMATION

1320 BRIARVILLE RD
MADISON, TN 37115

City Information



MADISON, TN

Madison is a suburban community located in Davidson County, Tennessee, just northeast of Nashville. It is situated along the Cumberland River and has a rich history dating back to the early 19th century. Some key characteristics and features of Madison are listed in City Highlights:

CITY HIGHLIGHTS

- Residential Area: Madison primarily consists of residential neighborhoods with a mix of single-family homes, townhouses, and apartment complexes. The community offers a variety of housing options and is known for its relatively affordable real estate compared to downtown Nashville.
- Shopping and Dining: Madison offers a range of shopping and dining options for residents and visitors. Along Gallatin Pike, the main thoroughfare, you can find a variety of retail stores, restaurants, and local businesses. Madison Square Shopping Center and Rivergate Mall, located nearby, provide additional shopping choices.
- Educational Institutions: The community is served by several schools, both public and private, offering education from elementary to high school levels. Additionally, Nashville State Community College's Northeast Campus is located in Madison, providing higher education opportunities.

Surrounding Developments



MADISON STATION PROJECT

Madison Station project is a mixed-use development being proposed for 32.4 acres at 721 Madison Square. It'll have between four and seven stories of residential, retail, and office space along with up to 170 affordable housing units. Developers are also proposing some public improvements, including 2,450 linear feet of public streets, a neighborhood transit center, multiple pocket parks, event plaza and a pedestrian-friendly, public greenway.

THE HUB AT 607

To be called The Hub at 607, the project will be completed in two phases, with the first to begin in the next six months and be completed within 24 months. The first phase will see a four-story, 115-unit residential building that will include structured parking, a swimming pool and a dog walk and dog washing station.



MORE DEVELOPMENTS IN THE AREA

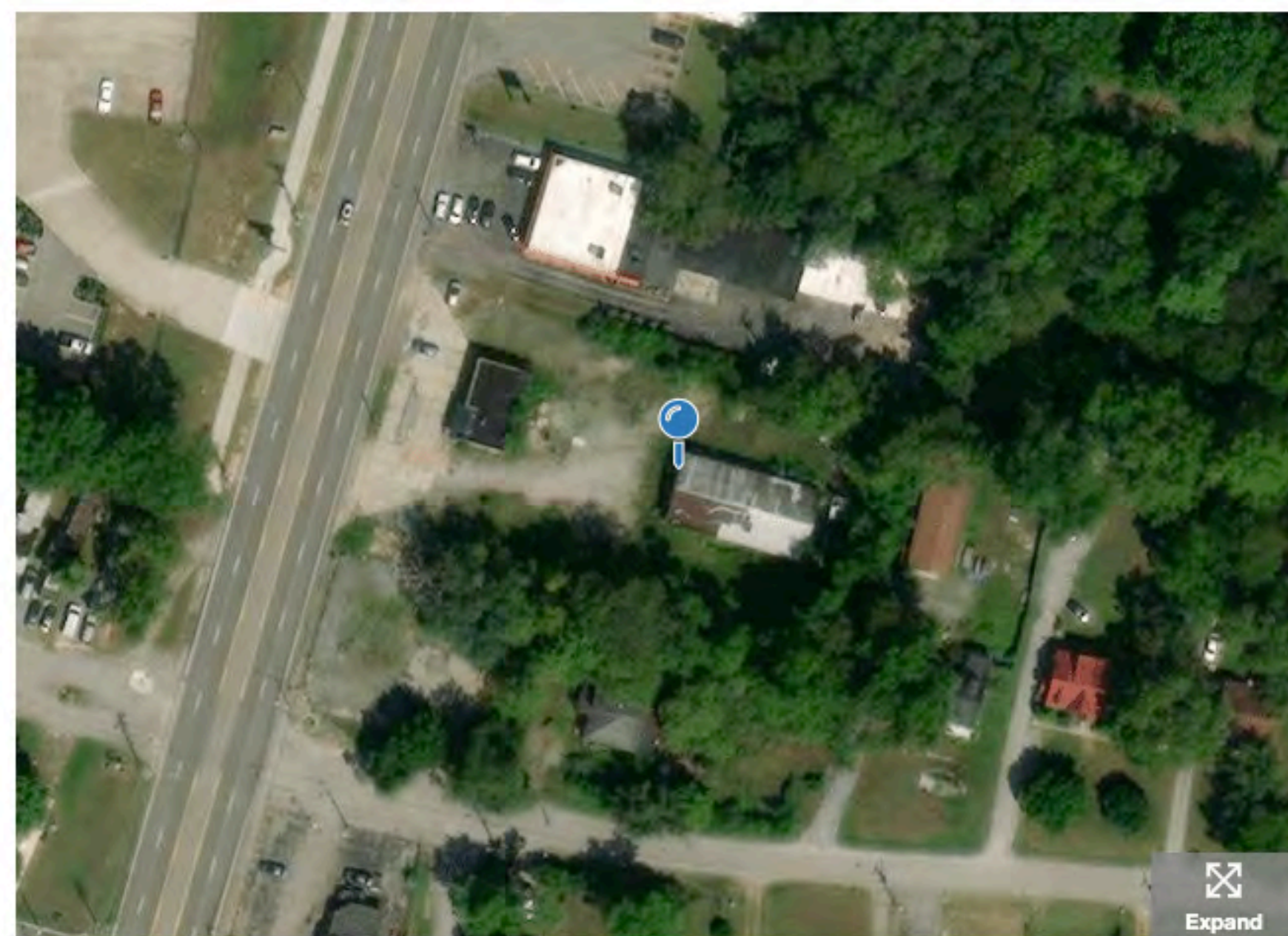
- Timberhawk Hall brand new state of the art - \$15M one thousand capacity music hall/venue. 1.6 miles from site.
- Nossi College of Art and Design, the only college in Tennessee designed specifically as an art school. - 0.14 miles from site
- The Northern, a \$64.5M development will offer 297 units housed in four four-story buildings. Amenities will include a swimming pool, fitness center, clubhouse with outdoor grilling areas, green space areas and pocket parks, secure parcel delivery room, bike storage and repair station, and dog park with grooming area. - 0.38

Surrounding Developments Cont.



3 SALE COMPARABLES

1320 BRIARVILLE RD
MADISON, TN 37115



**2803 Dickerson PIKE
Nashville, TN 37207**

Off Market

source: [CRS Data](#)

Last Sold	10/5/22
Subdivision	Capitol View
County	Davidson
Property Type	Commercial
Land Use	1 Story Gen Retail Store
Improvement Type	Retail/Shopping Center
Square Feet	4544

Parcel / Tax ID	060-16-0-007.00
Special Int	
Land Map	
Alternate Parcel ID	
District/Ward	Urban Service Dist
2010 Census Trct/Blk	110.01/1
Assessor Roll Year	2022

Sales History

MLS#	Date	Event	Price	DOM
Tax Record	10/05/2022	Sale Recorded	\$3,700,000	

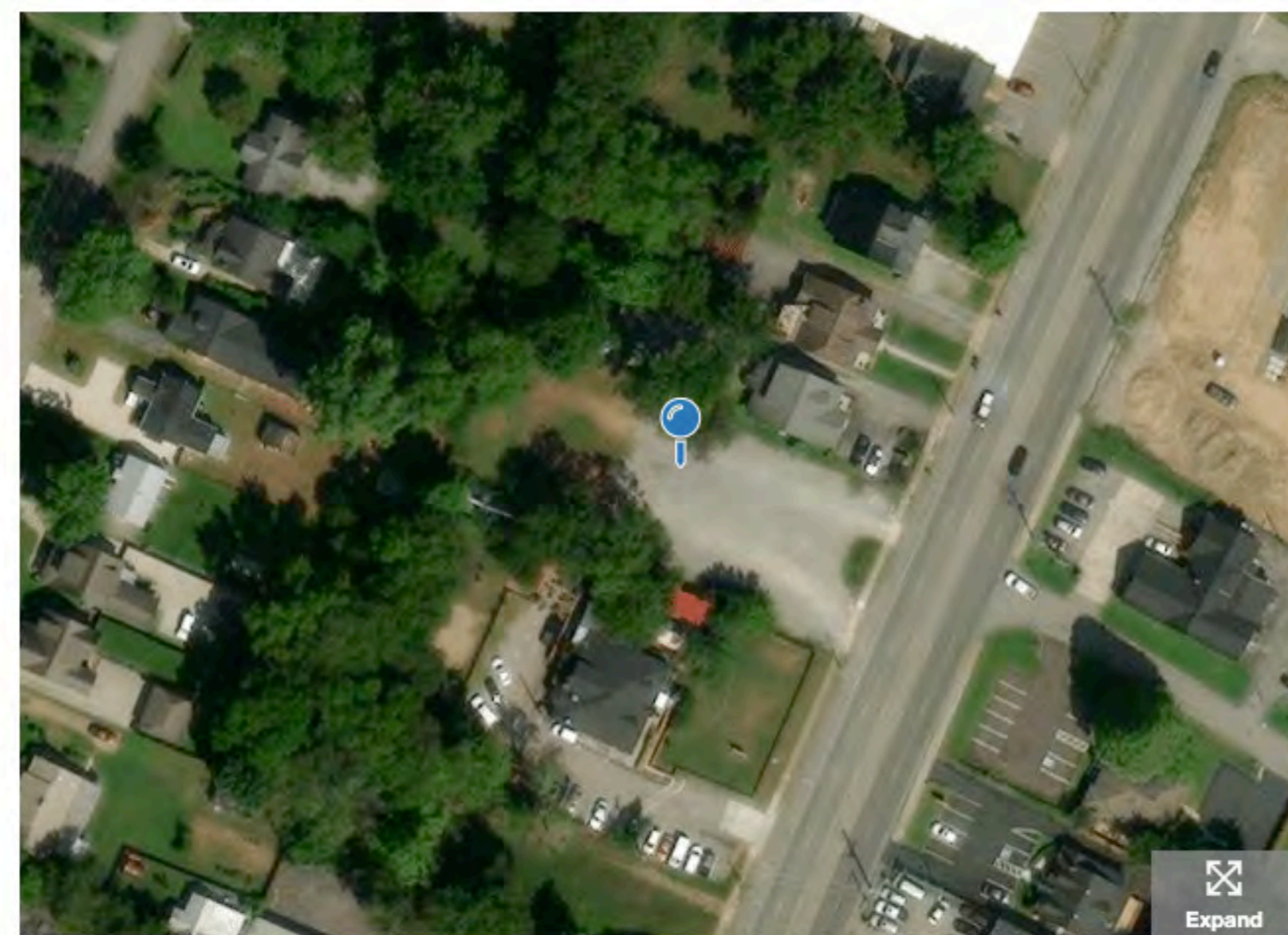
3921 Gallatin PIKE
Nashville, TN 37216

Off Market

source: [CRS Data](#)

Last Sold	7/23/21
Subdivision	Maplewood Home Tract
County	Davidson
Property Type	Commercial
Land Use	Vacant Commercial Land
Improvement Type	
Square Feet	0

Parcel / Tax ID	061-15-0-056.00
Special Int	
Land Map	
Alternate Parcel ID	
District/Ward	Urban Service Dist
2010 Census Trct/Blk	112/4
Assessor Roll Year	2022



Sales History

MLS#	Date	Event	Price	DOM
Tax Record	07/23/2021	Sale Recorded	\$800,000	

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DEMOGRAPHICS

1320 BRIARVILLE RD
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Demographics Map & Report

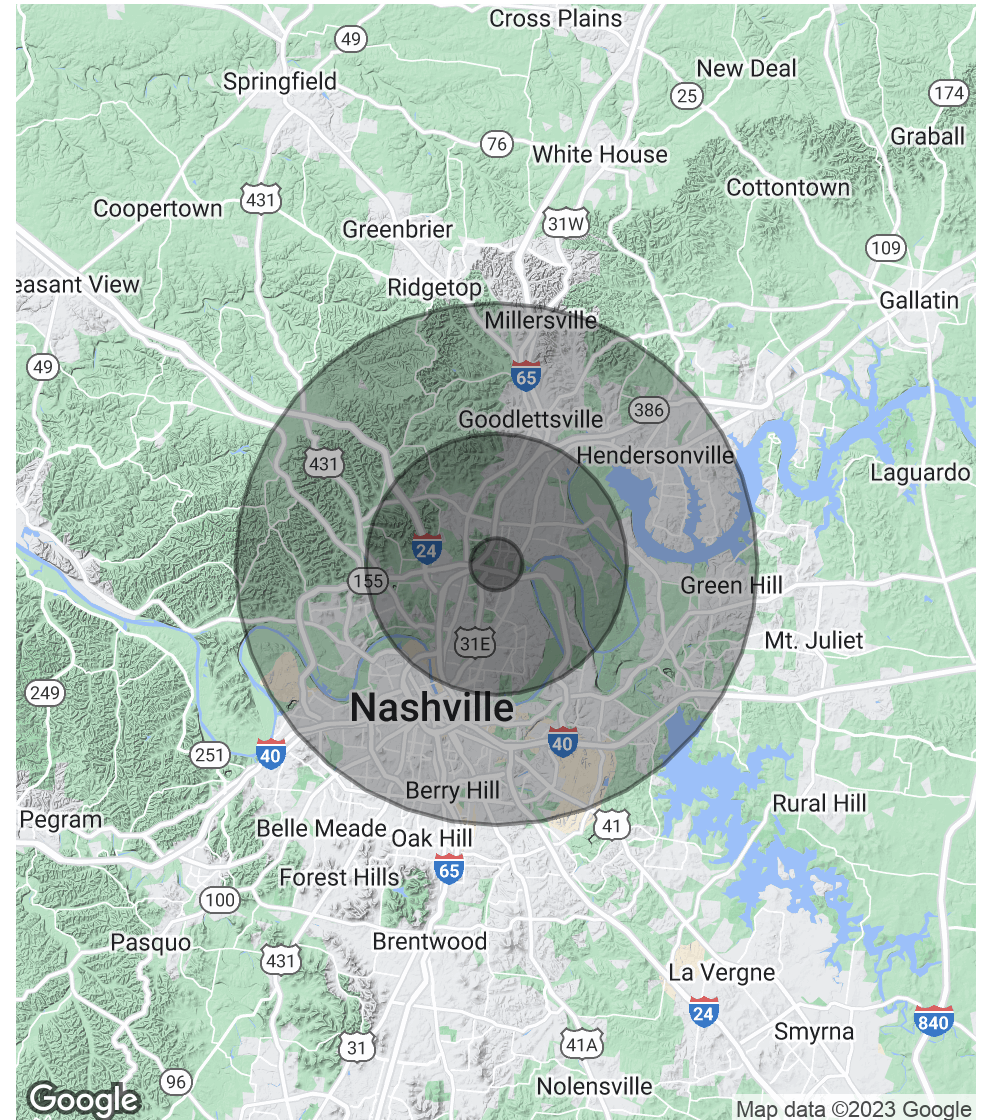
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,944	135,222	444,645
Average Age	43.9	37.2	37.0
Average Age (Male)	41.8	35.3	36.2
Average Age (Female)	46.3	38.6	37.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,692	62,918	211,389
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$54,520	\$66,208	\$74,179
Average House Value	\$246,114	\$236,344	\$269,293

* Demographic data derived from 2020 ACS - US Census



5 ADVISOR BIOS

1320 BRIARVILLE RD
MADISON, TN 37115

Advisor Bio



BRIAN TRUMAN

brian.truman@svn.com

Cell: 615.260.2121

PROFESSIONAL BACKGROUND

Brian Truman joined Accel Group in 2016, specializing in multi-family, retail, and business brokerage sales. His passion is to help his clients achieve generational wealth, and he utilizes his in-depth knowledge on the mindsets of business and building owners to accomplish this goal.

Brian is an accomplished sales professional with 24 years of both consultative and change management under his belt. He has negotiated in the public and private sectors, with experience in selling to C-level decision makers and business owners doing deals in the hundreds of millions. He also served in the Public Sector as a City Councilman and Board of Zoning and Appeals member. Brian's sales experience and clear passion for service have greatly increased the Accel team's overall reach and deal size.

Brian's team are no strangers to success. His commercial team consists of knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Their mission is to inspire and guide their clients in creating, growing, and maintaining generational wealth through investment in commercial real estate and buying businesses.

Brian and his wife have resided in Middle Tennessee since 2006. They have four sons, who all live locally.

EDUCATION

BS - Communication and Family Financial Counseling - Brigham Young University

MEMBERSHIPS

GNAR, REIN

Advisor Bio



KUNAL PATEL

kunal.patel@svn.com

Cell: **731.613.5487**

PROFESSIONAL BACKGROUND

Kunal Patel is a highly skilled and accomplished hospitality and multifamily investment sales advisor, bringing a wealth of expertise to his role at SVN | Accel Commercial Real Estate. With over a decade of experience in managing hotels and rental properties, Kunal has demonstrated exceptional proficiency across a broad range of areas, including hiring, maintenance, marketing, construction, design, sales, and procurement. He takes great pride in cultivating meaningful, long-term relationships with his clients, relying on effective communication and education as the pillars of his approach.

As a Certified Hotel Owner (CHO), Kunal possesses a deep understanding of the needs and perspectives of both buyers and sellers, enabling him to provide comprehensive and tailored guidance to his clients. Having lived in West, East, and Middle Tennessee, he has acquired an intimate knowledge of the local, state, and regional real estate markets, further enhancing his ability to serve and support the communities that have fostered his professional growth.

Kunal's academic credentials include an MBA in Project Management from Trevecca Nazarene University, underscoring his commitment to continuous learning and professional development. Additionally, he holds a dual major from the University of Tennessee at Knoxville, having successfully completed a Bachelor of Science in Supply Chain Management and International Business. Currently working towards his CCIM accreditation, Kunal is dedicated to expanding his expertise to better serve his clients' needs. Furthermore, he is in the process of obtaining his Tennessee BC Combined Residential/Commercial/Industrial Contractor License, which will enable him to expertly evaluate and strategize development and value-add opportunities throughout the Southeast region.

EDUCATION

University of Tennessee at Knoxville - Dual Major: Supply Chain Management and International Business
Trevecca Nazarene University- MBA: Project Management