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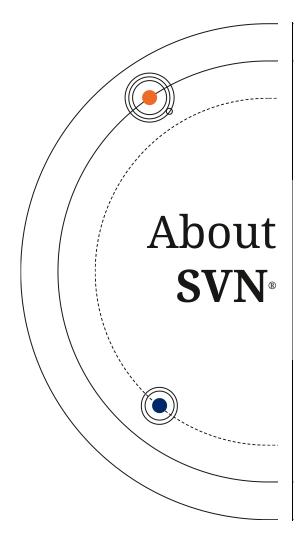
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



#### **ABOUT SVN**



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. 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 robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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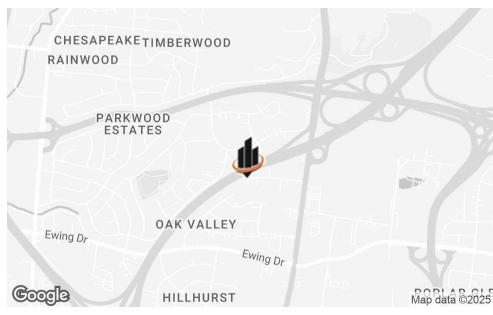


#### PROPERTY SUMMARY



#### OFFERING SUMMARY

SALE PRICE:	\$1,755,000
LOT SIZE:	1.56 Acres
APPROVED UNITS:	23 Townhomes
ZONING:	CS
UTILITIES ON SITE	Yes
GRADING PERMIT APPROVED	Yes



#### PROPERTY DESCRIPTION

SVN Accel Commercial Real Estate is pleased to present a fully entitled, shovel-ready opportunity to develop 23 townhomes in the highly desirable East Nashville submarket. Ideally situated on  $\pm 1.56$  acres, this site comes complete with grading permits already approved, and full architectural, civil, and engineering plans in place — allowing you to break ground immediately.

The property is sold with all surveys, utility plans, environmental/geotech reports, and proformas. Water, sewer, and electrical services are already on site, reducing timelines and risk. The CS (Commercial Services) zoning provides flexibility for short-term rental use and other commercial applications, adding an additional layer of income potential.

# **PROPERTY PHOTOS**











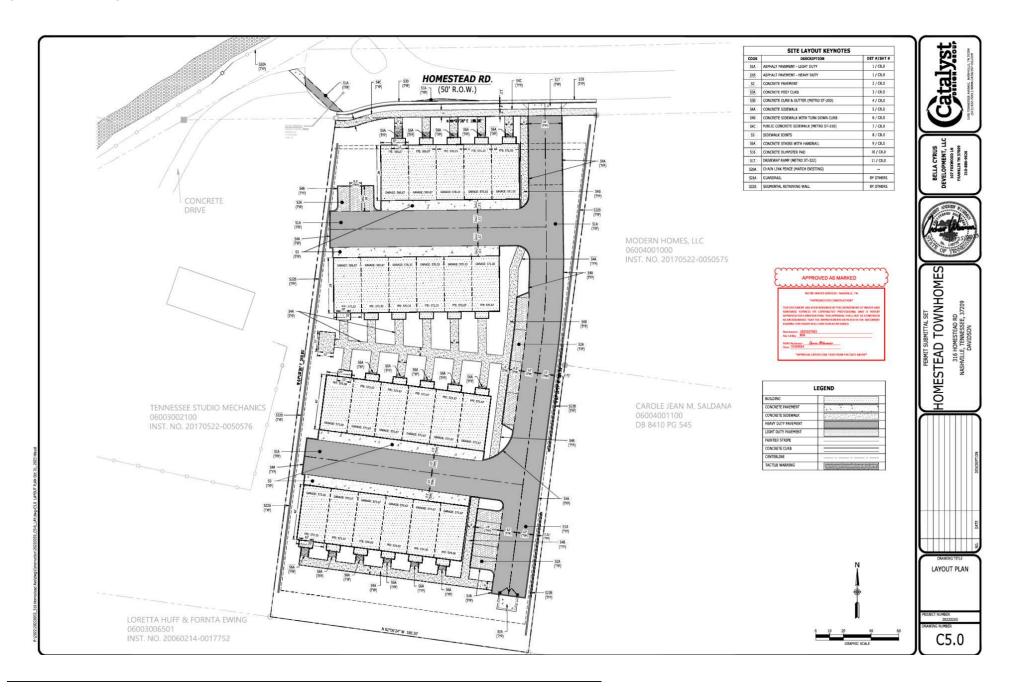




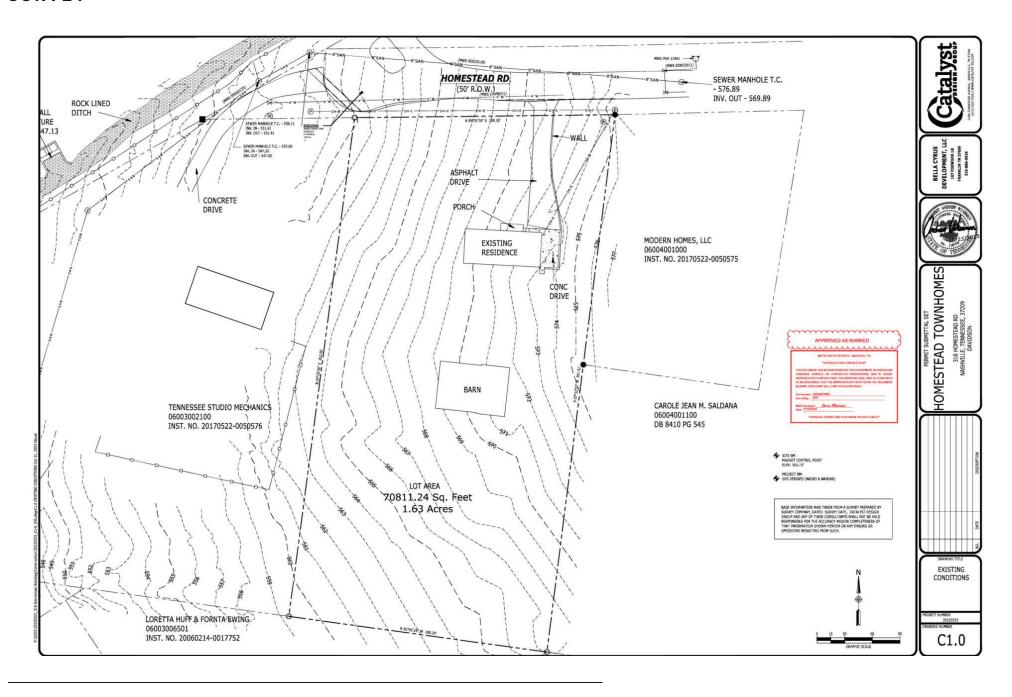




#### SITE PLANS



#### **SURVEY**

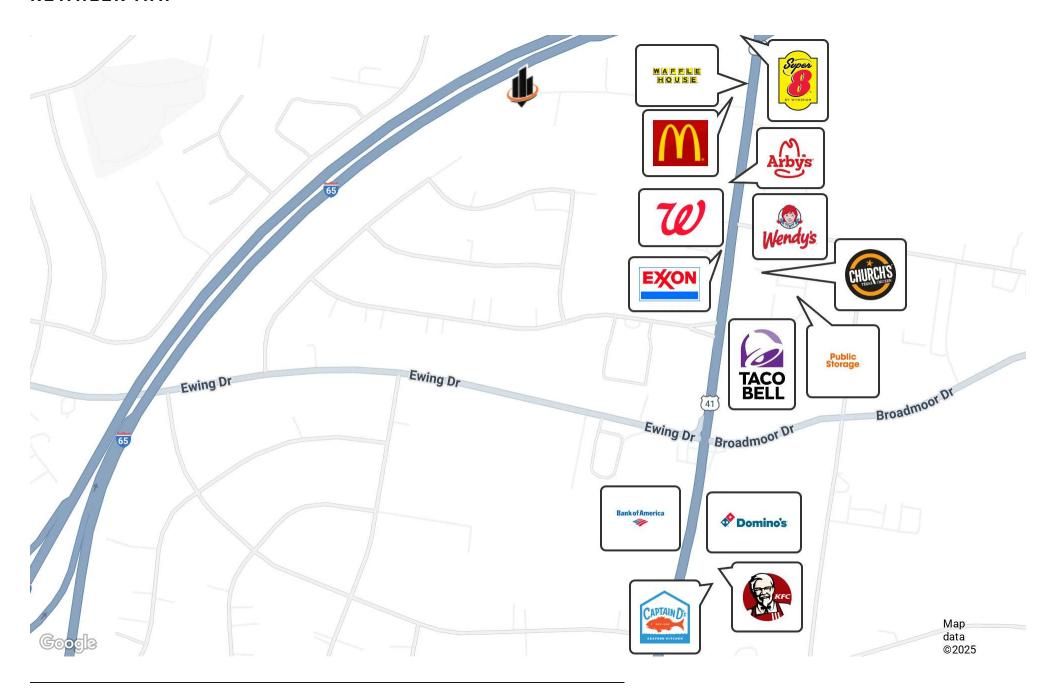




# **LOCATION MAP**



### RETAILER MAP





# **NASHVILLE, TENNESSEE**

Nashville, Tennessee is a thriving metropolitan area that continues to gain national attention for its economic growth, cultural vibrancy, and strategic location. Home to over 2.1 million residents across 10 counties, the Nashville region has become a modern blueprint for economic prosperity and quality of life.

#### **Unmatched Economic Momentum**

Since 1990, more than 543,000 new jobs have been created and 5,200 companies have chosen to expand or relocate operations to the region. This momentum is fueled by access to a skilled talent pool, a highly livable environment, and a culture rooted in creativity and collaboration.

The Nashville region supports approximately 60,000 businesses and hosts several major corporate headquarters including HCA Healthcare, Oracle, Nissan North America, Bridgestone Americas, Mitsubishi Motors North America, Tractor Supply Company, Dollar General, AllianceBernstein, and iHeartMedia. This economic diversity ensures resilience and provides fertile ground for continued growth.

Recognized as one of the \*Hottest Job Markets in the Country\* by the \*Wall Street Journal\* in 2024, Nashville's economy supports both business expansion and career advancement. The city's probusiness environment and inclusive community are key drivers behind its sustained success.

#7

Hottest Job Market in the Country
Wall Street Journal, 2024

#3

Top 3 Emerging Life Sciences Maket
Nashville Chamber of Commerce

#6

Sixth in Gen Z Net Migration in the Country
Today's Homeowner 2023

86 **net** new people per day between 2022 - 2023, 21.13% Population Growth

Job Growth (2013 - 2023) 30.65% GDP Growth ( 2012 - 2022) 42.4%











# **Strategic Location with National Connectivity**

Nashville's central location in the U.S. provides a significant competitive advantage for businesses seeking regional and national market access. It is one of only six cities in the country where three major interstate highways converge—I-24, I-40, and I-65— enabling efficient road distribution and logistics.

The area also benefits from robust rail infrastructure, including several short line railroads and two major CSX rail yards. Air connectivity continues to expand at Nashville International Airport, which now offers more than 100 non-stop flights, including routes to Canada and Europe. Additionally, the Cumberland River provides a water-based freight channel that enhances the region's transportation capabilities. This multimodal infrastructure ensures that companies in Nashville can connect seamlessly to global markets and supply chains.

# **Population Growth and Talent Pipeline**

With more than 80 people moving to the Nashville region each day, the metro area is one of the fastest-growing in the country. This steady influx of residents enriches the local economy, provides a deep labor pool, and supports strong demand for real estate across all sectors.

Nashville's diversity is one of its defining features. More than 120 languages are spoken in Metro Nashville Public Schools, reflecting a wide array of cultural backgrounds. The region is also home to four Historically Black Colleges and Universities, reinforcing its role as a hub for higher education and workforce development.

#### **MARKET OVERVIEW**



Programs and organizations such as the Office of Minority & Women Business Assistance, Tennessee Thrives, Nashville Pride, and the Small & Diverse Business Forum work collectively to ensure an inclusive and equitable business ecosystem. Over 450 businesses have joined Tennessee Thrives to promote a welcoming environment for all, further strengthening the community's foundation for shared growth.

**Outdoor Lifestyle & Recreation** 

Residents of Nashville-Davidson enjoy access to some of Tennessee's most beloved natural and recreational assets. Percy Warner Park spans more than 2,400 acres and features extensive hiking trails

and scenic landscapes. Radnor Lake State Park offers peaceful wildlife observation and walking paths, while J. Percy Priest Lake provides opportunities for boating, swimming, and fishing.

The Hermitage, former home of President Andrew Jackson, blends history and outdoor experiences across its historic grounds. The Shelby Bottoms Greenway connects neighborhoods through a vibrant corridor for walking, biking, and relaxing, reinforcing the city's commitment to healthy, outdoor living.





#### **MARKET OVERVIEW**

# **Culture, Cuisine, and Creativity**

Nashville's cultural identity is globally recognized thanks to its deep musical heritage and vibrant arts scene. From iconic venues downtown to intimate spaces throughout the neighborhoods, live music is a daily experience and part of the region's DNA.

The city also enjoys a rich culinary culture. Famous for hot chicken with staples like Hattie B's and Prince's, the food scene goes far beyond tradition. The Gulch and East Nashville are filled with trendy restaurants, while Germantown offers upscale and international options. Nashville's culinary growth is also supported by a thriving craft brewery movement, appealing to both locals and visitors with distinctive offerings.

This blend of music, food, and creativity makes Nashville not only a tourism destination but also a place where people want to live, invest, and build community.









# **Top Employers**

- **Vanderbilt University Medical Center**
- **Downtown Nashville** Nissan
- **HCA** Healthcare
- **Ascension Saint Thomas Hospital Midtown**
- Kroger
- **Community Health Systems** Inc
- **Amazon BNA13**
- **Bridgestone Americas, Inc.**



[32,081]

Kroger

[8,100]



[27,694]



[11,000]

**#CHS** 

Health System [5,143]



[9,104]



[8,400]



**Fresh** Hospitality

[4,521]



[3,400]



VANDERBILT

[7,090]



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[1,900]



[1,872]





[1,822]



[1,740]





[244]

#### **MARKET OVERVIEW**

**Bridgestone Arena Renovation** (NHL) Estimated Cost:\$650million-\$1billion over 15 years; Details: The Nashville Predators are planning an extensive overhaul—adding 175,000sqft, outdoor plazas, new towers, and modernized amenities by 2030. The base plan kicks off at \$650 million, but could climb to nearly \$1billion.

**New Nissan Stadium** (NFL) Estimated Cost:\$2.1–2.2billion; Details: A new domed stadium for the Tennessee Titans, seating 55–60k, set to open in 2027.

**Oracle** is building a large-scale tech campus on Nashville's East Bank (River North), spanning over 70 acres with 1.2 million sq ft of office space. The project will eventually create about 8,500 jobs by 2031. Oracle has already committed over \$379 million just buying land—including \$60 million in 2025

Rivergate Redevelopment Approved by Goodlettsville and Metro Nashville, demolition of most of the 57-acre mall is scheduled for late summer 2025 The site, developed by Merus (formerly Al Neyer), will be transformed into a dynamic blend of multi-family housing (including townhomes and senior units), retail, restaurants, medical and general offices, entertainment venues, hotels, and public infrastructure, including a transit facility.

In-N-Out Burger Approval secured: Metro Nashville's Transportation & Infrastructure Committee recently approved resolutions—including ~\$300K in economic incentives and sewer modifications—for an In-N-Out location at RiverGate Mall in Goodlettsville/Madison.

# PRIMARY DRIVERS INDUSTRY OVERVIEW

**Nashville Chamber of Commerce** 

# **HEALTH CARE**

**Annuall Economic Impact: \$68.0 Billion** 

Jobs: 333,000

# **ENTERTAINMENT & MUSIC**

**Annual Economic Impact: \$15.6 Billions** 

**Jobs: 80,757** 

# **ADVANCE MANUFACTURING**

**Annual Economic Impact: \$70.8 Billion** 

**Jobs: 279,000** 

# **TOURISM & HOSPITALITY**

**Annual Economic Impact: \$19.0 Billion** 

Jobs: 106,115

# **TECHNOLOGY**

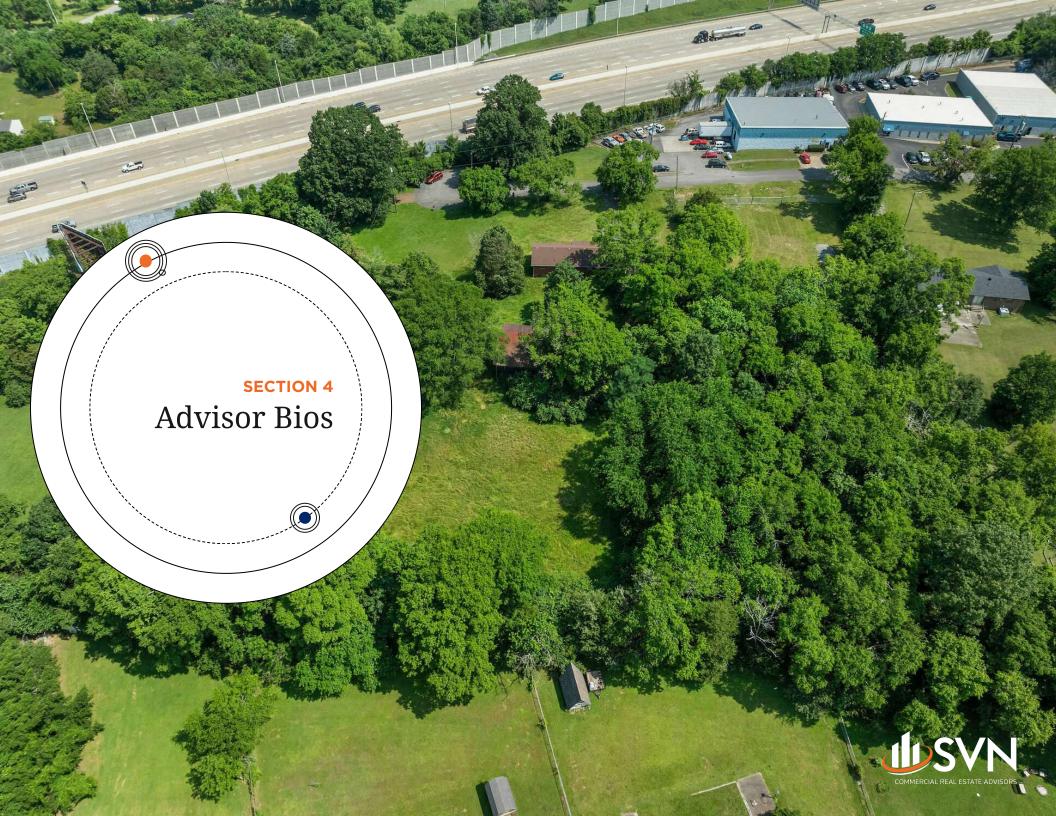
**Annual Economic Impact: \$8.0 Billion** 

#### **DEMOGRAPHICS MAP & REPORT**

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,493	53,628	156,813
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	35	36	37
AVERAGE AGE (FEMALE)	39	39	39
	4 1411 =	7 411 56	5 MIL 56
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	1 MILE 2,525	<b>3 MILES</b> 22,175	<b>5 MILES</b> 69,312
TOTAL HOUSEHOLDS	2,525	22,175	69,312

Demographics data derived from AlphaMap





#### **ADVISOR BIO 1**



**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

#### **KUNAL PATEL**



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 at SVN | Accel Commercial Real Estate. With a wealth of expertise and a track record exceeding \$60M in closed transactions since he began his career in 2022, he clearly showcases his unwavering commitment and determination to achieve outstanding results.

Kunal boasts over a decade of experience in managing hotels and rental properties. His proficiency spans a broad range of areas, including hiring, maintenance, marketing, construction, design, sales, and procurement. As a Certified Hotel Owner (CHO), he 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.

Kunal takes great pride in cultivating meaningful, long-term relationships with his clients, relying on effective communication and education as the pillars of his approach. 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 holds an MBA in Project Management from Trevecca Nazarene University, a Bachelor of Science in Supply Chain Management and International Business (dual major) from the University of Tennessee at Knoxville, and a Post-Baccalaureate Certificate in Construction Management from Louisiana State University.

Currently working towards his CCIM accreditation, Kunal is dedicated to expanding his expertise to better serve his clients' needs. Furthermore, he is also working on obtaining his Tennessee BC Combined Residential/Commercial/Industrial Contractor's License and a current fellow of Amazon's RED (Real Estate Developer) 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**

CRF615

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)