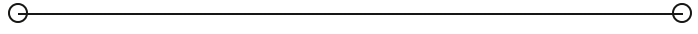


1312 Dickerson Pike

1312 DICKERSON PIKE

Nashville, TN 37207



PRESENTED BY:

BRIAN TRUMAN

C: 615.260.2121

brian.truman@svn.com

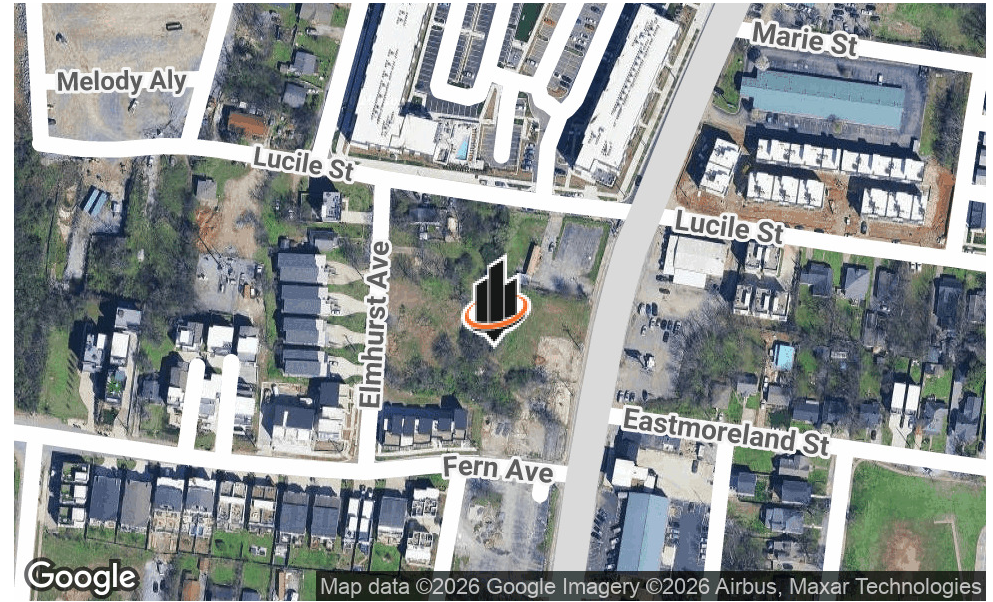
KUNAL PATEL, CCIM

C: 731.613.5487

kunal.patel@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,900,000
LOT SIZE:	2.02 Acres
ZONING:	COM
MARKET:	Nashville

PROPERTY OVERVIEW

SVN | Accel Commercial Real Estate is proud to present a premier development opportunity at 1312 Dickerson Pike in Nashville, TN. Situated on ± 2.02 acres, this prime site is strategically positioned adjacent to Oracle's \$1.2+ billion Worldwide Headquarters and within minutes of transformative projects such as the new Titans stadium, Talbots Corner, The Pike, and River North. This corridor is rapidly emerging as one of Nashville's most dynamic growth areas, making 1312 Dickerson Pike a rare opportunity for forward-thinking developers.

The property benefits from completed geotechnical, environmental, massing studies, and a full survey, providing a streamlined path to concept and construction. With versatile zoning opportunities, the site is well-suited for a variety of high-impact uses, including multifamily, self-storage, hospitality, or retail development.

Boasting stunning downtown skyline views and exceptional proximity to the city's vibrant core, 1312 Dickerson Pike offers both visibility and connectivity. Its ease of access to major interstates further enhances its appeal as a high-potential development site.

PROPERTY HIGHLIGHTS

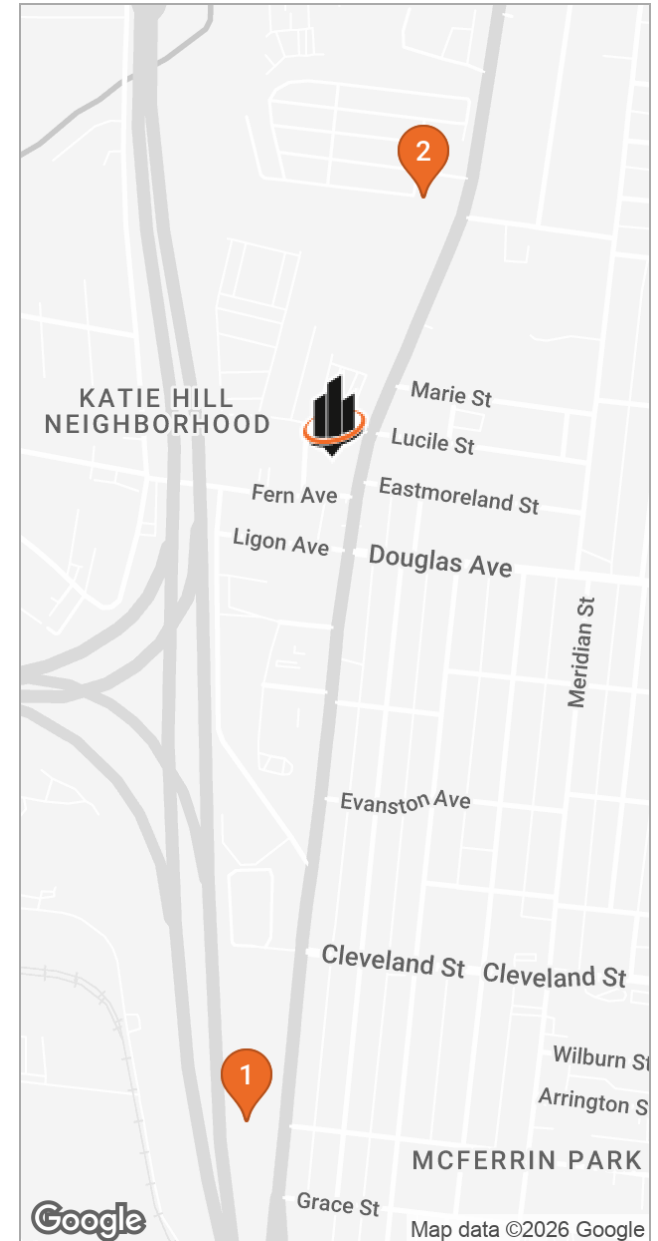
- Multifamily, Self-Storage, Hospitality, or Retail Development Opportunity
- Great Views of Downtown Nashville Skyline
- Ease of Access to Interstate
- Close to New Oracle HQ, Titans Stadium, River North
- Geotech, Environmental, Massing Study, Survey Available

SITE PHOTOS



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	PRICE/SF
★	1312 Dickerson Pike 1312 Dickerson Pike Nashville, TN	\$6,900,000	6,970 SF	1	\$78.42
1	800 Dickerson Pike Nashville, TN	\$7,500,000	-	-	\$93.07
2	1506A Dickerson Pike Nashville, TN	\$2,700,000	-	-	\$68.87
AVERAGES		\$5,100,000	NAN SF		\$80.97



Top Employers

- 1 Vanderbilt University Medical Center
- 2 Downtown Nashville Nissan
- 3 HCA Healthcare
- 4 Ascension Saint Thomas Hospital Midtown
- 5 Kroger
- 6 Community Health Systems Inc
- 7 Amazon BNA13
- 8 Bridgestone Americas, Inc.

 [32,081]	 [61] [27,694]	 [11,000]	 [9,104]	 [8,400]
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MARKET OVERVIEW



NASHVILLE, TENNESSEE

PRIMARY DRIVERS INDUSTRY OVERVIEW

Nashville Chamber of Commerce

HEALTH CARE

Annual 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

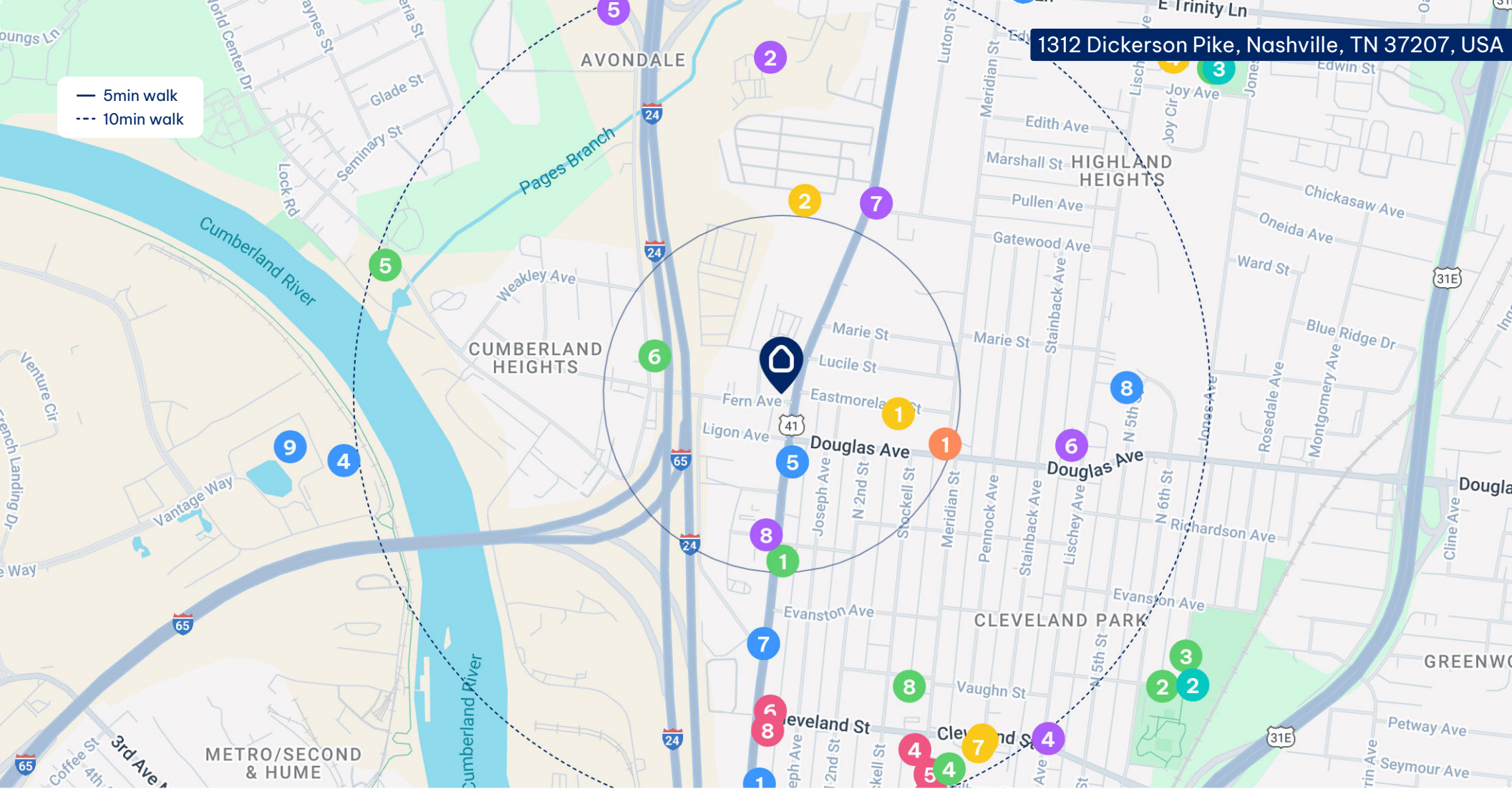
Annual Economic Impact: \$19.0 Billion
Jobs: 106,115

TECHNOLOGY

Annual Economic Impact: \$8.0 Billion

SVN | ACCEL COMMERCIAL REAL ESTATE

— 5min walk
 --- 10min walk



HEALTH CLUBS/GYMS

- 1 Pruitt's Discount Pharmacy,...
- 2 Sovereignty Beauty & Well-...
- 3 Neighborhood Dentist
- 4 mms solutions - healthcare...
- 5 Dr. Suzette A. Kelly, MD
- 6 Tri State Mobile Dental
- 7 Wright John E MD
- 8 Metro clinic
- 9 Dr. Franklin J. Drummond, MD

RESTAURANTS

- 1 Redheaded Stranger
- 2 Dutch Bros Coffee
- 3 Audrey
- 4 Xiao Bao
- 5 Folk
- 6 Gus's World Famous Fried...
- 7 Forevermore Coffee, Matcha...
- 8 CHERRIES
- 9 McDonald's

ENTERTAINMENT

- 1 Drkmttr
- 2 Cleveland Park Community...
- 3 Cleveland Park
- 4 Wilburn Street Studio
- 5 Lock One Marina
- 6 Larry's Bar & Grill
- 7 Tom Joy Park
- 8 McGavock House

SHOPPING

- 1 Love's Travel Stop

2 Pick Your Part - Nashville

- 3 Dutch Bros Coffee
- 4 Forevermore Coffee, Matcha...
- 5 Nashville Subaru
- 6 Memento Specialty Coffee - ...
- 7 Uptown Fruit Market
- 8 Dollar General

CULTURE

- 1 Dragons Mural

EDUCATION

- 1 KIPP Academy Nashville
- 2 Shwab Elementary School
- 3 Murrell School
- 4 Tom Joy Head Start
- 5 NIA House Montessori...
- 6 Imani Montessori
- 7 Glenn Enhance Option Elem...

SPORTS

- 1 Cleveland Park Public Pool
- 2 698 Vernon Winfrey Ave / 4

DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,698	94,150	204,273
AVERAGE AGE	34	36	36
AVERAGE AGE (MALE)	33	35	36
AVERAGE AGE (FEMALE)	35	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,028	43,305	92,419
# OF PERSONS PER HH	2.4	2.2	2.2
AVERAGE HH INCOME	\$91,734	\$91,908	\$93,554
AVERAGE HOUSE VALUE	\$441,454	\$521,646	\$544,295

* Demographic data derived from 2020 ACS - US Census



BRIAN TRUMAN



BRIAN TRUMAN

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

MEMBERSHIPS

GNAR, REIN, CCC



KUNAL PATEL, CCIM

kunal.patel@svn.com

Direct: 615.671.4544 | **Cell:** 731.613.5487

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 also holds his Tennessee BC Combined Residential/Commercial/Industrial

Contractor's License and is an alumni 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)
CCC (Contractors, Closers, and Connections)
CRE615