

FOR SALE

1312 Dickerson Pike

1312 DICKERSON PIKE

Nashville, TN 37207

PRESENTED BY:

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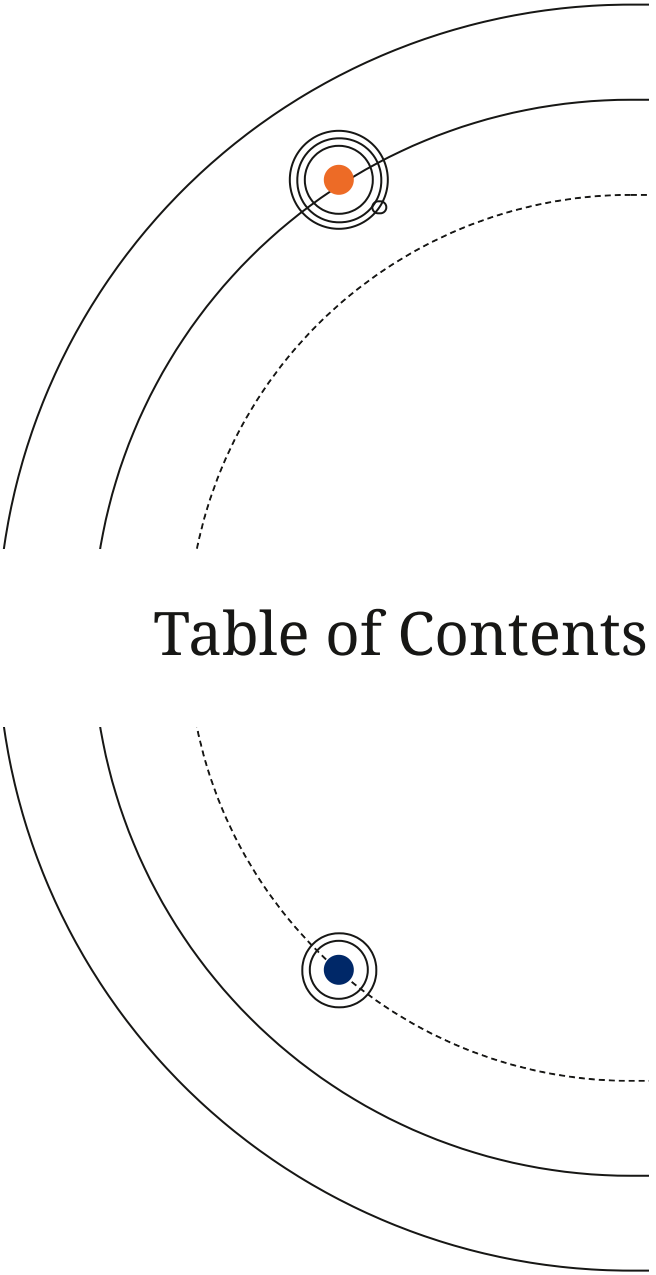


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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

An aerial photograph of a city neighborhood. A large, irregularly shaped green lot is outlined with a thick white border. The lot is mostly covered in trees and grass, with some bare patches. To the left of the lot is a row of modern, multi-story apartment buildings. To the right is a larger, multi-story apartment complex with a swimming pool and a parking lot. In the background, a river flows through the city, and hills are visible in the distance. The sky is blue with scattered white clouds.

SECTION 1
Property
Information

PROPERTY SUMMARY



SALE PRICE	\$6,850,000
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OFFERING SUMMARY

LOT SIZE:	2.02 Acres
ZONING:	COM
SUBMARKET:	East 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, 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

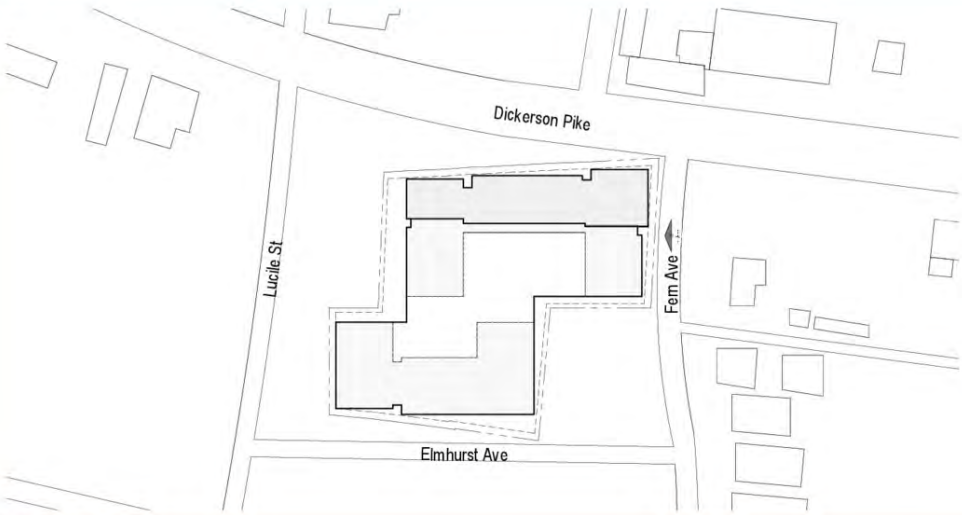
SITE PHOTOS



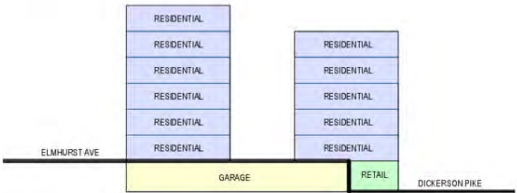
MASSING STUDY - 6 STORIES



1 Mass 1 3D View



2 FLOOR PLAN 01
1" = 80'-0"



Underground / Level 1: Garage (51,600 GSF)

BUILDING A

Level 1: Retail (15,000 GSF)
Level 2-6: Multi-family (28,000 GSF / floor)
Common Area (28,000 GSF x 0.15 = 4,200 GSF)
Residential (28,000 GSF - 4,200 GSF = 23,800 GSF)
Units / floor: (Residential / 1000 GSF = 24 Units)

BUILDING B

Level 2-7: Multi-family (20,000 GSF / floor)
Common Area (20,000 GSF x 0.15 = 3,000 GSF)
Residential (20,000 GSF - 3,000 GSF = 17,000 GSF)
Units / floor: (Residential / 1000 GSF = 17 Units)

P.
STUDIO
PARSON STUDIO, PLLC
2000 GORDON DR, STE 110
NASHVILLE, TN 37204
tel: (615) 258-5863
email: info@parsonstudio.com

DICKERSON PIKE

1312 DICKERSON PIKE
NASHVILLE, TN 37207

ISSUED FOR:

- ☐ Lease Outline Diagram
- ☐ Schematic Design
- ☐ Design Development
- ☐ Construction

REVISIONS

PROJECT NUMBER:
17011

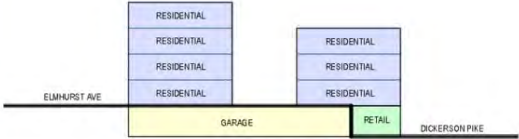
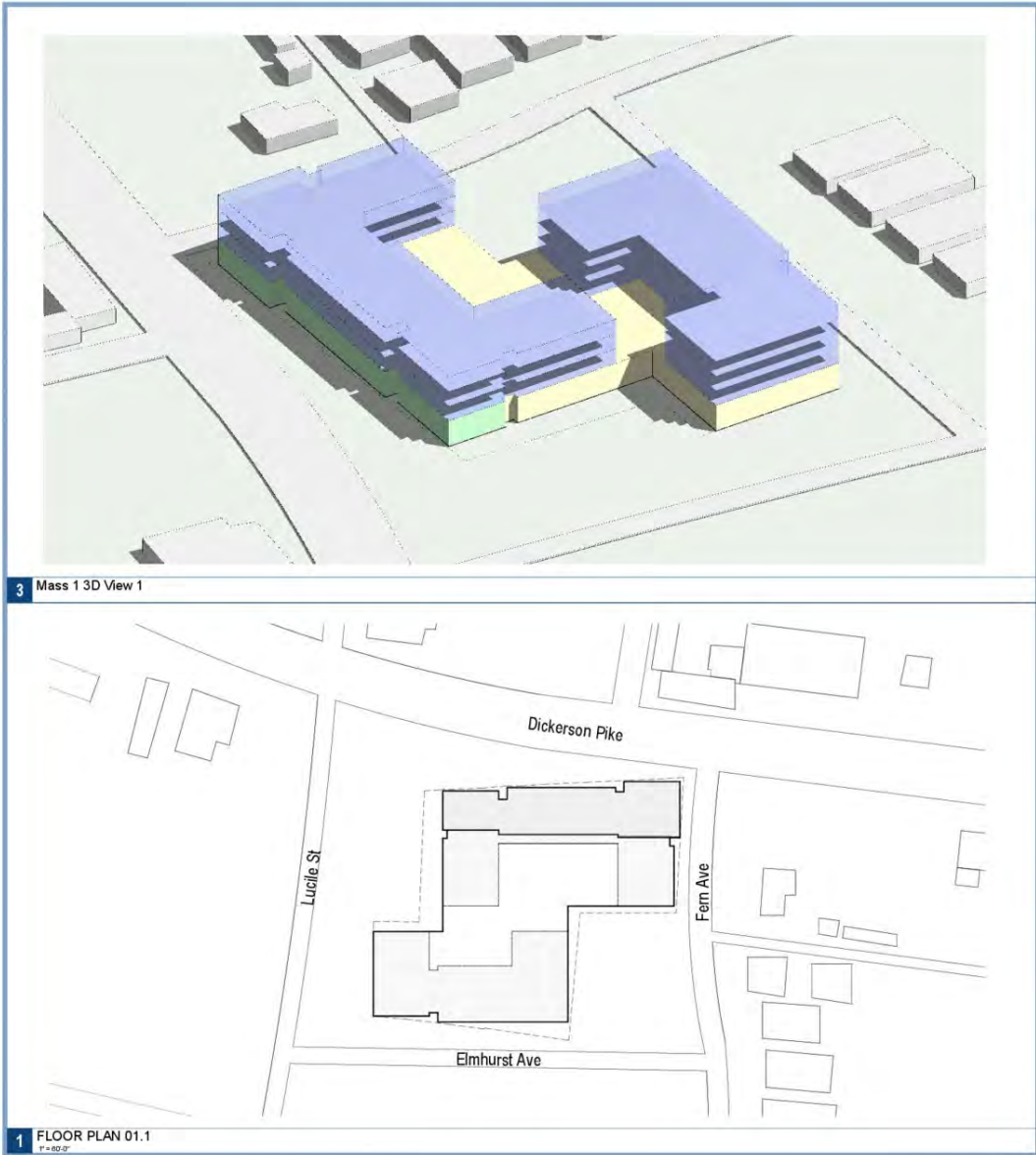
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CS/TT/KM

DATE:
02/19/21

DRAWING:
6 STORY PROPOSAL

A8.4c

MASSING STUDY - 4 STORIES



Underground / Level 1: Garage (51,600 GSF)

BUILDING A

Level 1: Retail (15,000 GSF)
Level 2-4: Multi-family (28,000 GSF / floor)
Common Area (28,000 GSF x 0.15 = 4,200 GSF)
Residential (28,000 GSF - 4,200 GSF = 23,800 GSF)
Units / floor: (Residential / 1000 GSF = 24 Units)

BUILDING B

Level 2-5: Multi-family (20,000 GSF / floor)
Common Area (20,000 GSF x 0.15 = 3,000 GSF)
Residential (20,000 GSF - 3,000 GSF = 17,000 GSF)
Units / floor: (Residential / 1000 GSF = 17 Units)

P.

STUDIO

PASSION STUDIO, PLLC
200A SCHOEN DR, STE 110
NASHVILLE, TN 37204
cell: 615.258.5863
email: info@passionstudio.com

DICKERSON
PIKE

1312 DICKERSON PIKE
NASHVILLE, TN 37207

ISSUED FOR:
☐ Lease Outline Diagram
☐ Schematic Design
☐ Design Development
☐ Construction

REVISIONS

PROJECT NUMBER:
17011

DRAWN BY:
CS/T/TKM

DATE:
02/19/21

DRAWING:
4 STORY PROPOSAL

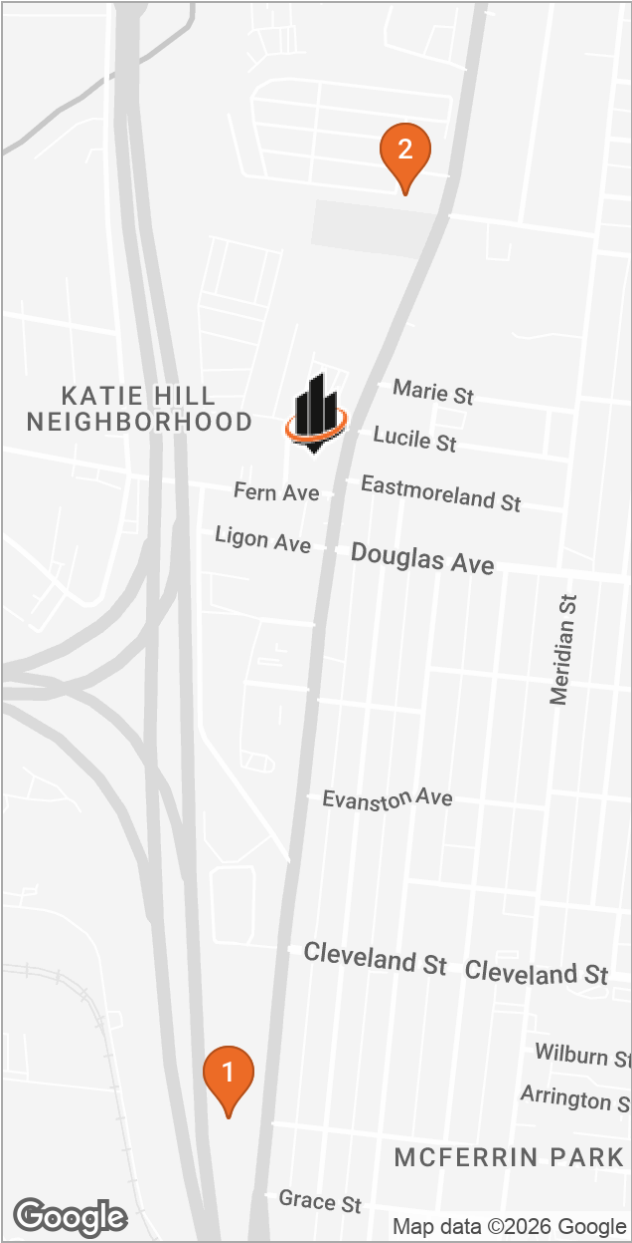
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1312 DICKERSON PIKE | 1312 Dickerson Pike Nashville, TN 37207

SVN | ACCEL COMMERCIAL REAL ESTATE 8

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/ACRE	DEAL STATUS
★	1312 Dickerson Pike 1312 Dickerson Pike Nashville, TN	\$6,850,000	2.02 Acres	\$3,391,089	Subject Property
1	800 Dickerson Pike Nashville, TN	\$7,500,000	1.85 Acres	\$4,054,054.05	Sold 7/1/2024
2	1506A Dickerson Pike Nashville, TN	\$2,700,000	0.90 Acres	\$3,000,000.00	Sold 10/31/2023
AVERAGES		\$5,100,000	1.38 ACRES	\$3,527,027.02	





SECTION 2

Location Information

SURROUNDING DEVELOPMENTS



New Titans Stadium
• \$2.1 Billion Development

Station East
• \$1 Billion+ Development

Downtown Nashville

River North
• Includes Oracle \$1.2 Billion Campus
• \$440 Million to Develop 1.1 Million Square Feet

Site

The Lucile
• \$35+ Million Project

GROWTH ON DICKERSON PIKE

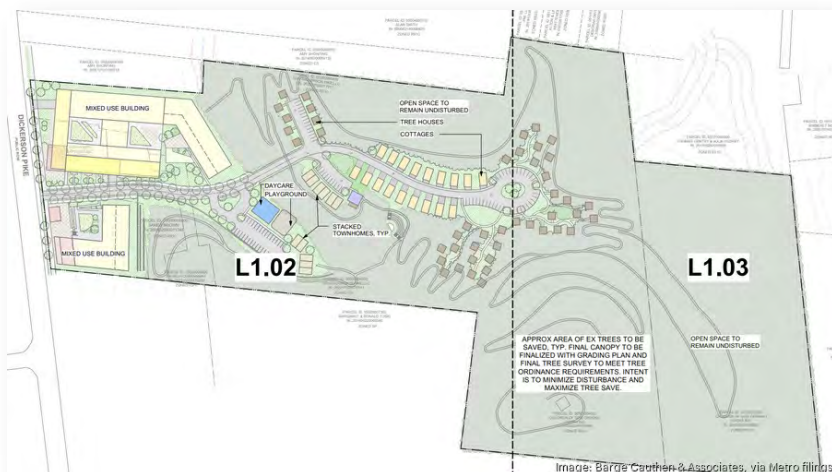


New York-based Aria Development Group and Nashville-based Wedgewood Avenue revealed plans for a massive mixed-use development on Dickerson Pike.

The Pike, a master-planned community with over 600 residential units, restaurant, retail and public outdoor space, will transform 12 acres in the heart of the East Nashville neighborhood.

The mixed-use development will feature six buildings, ranging from three to five stories, 26 townhomes, two plex units (such as a duplex or triplex) and a parking garage. Plans also include around 15,000 square feet of retail space.

Located across the street from The Dive Motel and a short drive from Oracle Corp.'s future \$1.2 billion campus, the development will add more than 600 residential units to the up-and-coming neighborhood.



Nashville development firm Holladay Ventures is planning a 36-acre mixed-use development on the northern segment of Dickerson Pike.

The development, with a main address of 3539 Dickerson Pike, will offer 450 residential units over two mixed use buildings, as well as 75 for-sale units — including 18 single-family homes, 12 stacked townhomes and 45 "tree houses." Nearly 26 acres of the property will be reserved for active open space with walking trails, greenways, a park and pavilion structures.

The master-planned community, dubbed "3539 Dickerson Pike Development," will also offer a child care building, playground, amenity building and an outdoor amphitheater.

GROWTH ON DICKERSON PIKE



In spring 2022, local developers announced plans to transform the Piggly Wiggly site at 917 Dickerson Pike into a 13,000-square-foot dining destination.

Only one 3,000-square-foot space remains available, with the rest being leased to notable Nashville restaurateurs, bar owners and retailers. In a few months, the spaces will be handed over to the tenants, Elliott Kyle, one of the developers on the project, told the Business Journal.

James Beard-nominated chef Philip Krajeck, the local restaurateur behind Rolf & Daughters and Folk, is opening Junior Restaurant and Wine Bar in the development, according to the Nashville Post.

Honest to Goodness Hospitality, the group behind Red Headed Stranger and Butcher & Bee, will open Fancypants in early 2024.

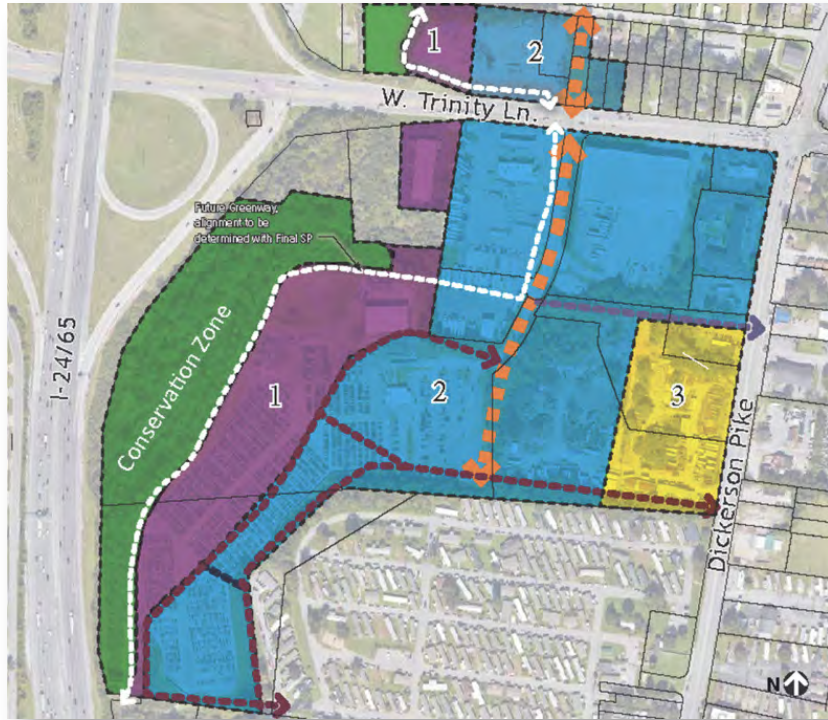


Nashville-based homebuilder Legacy South closed on 8.9 acres of land near Dickerson Pike eyed for a residential development.

The company paid \$5 million for the land where it plans to combine the parcels and develop them into 91 multifamily units.

The development, dubbed “Taylor” on documents previously submitted to the Metro Planning Department, will consist of 90 three-bedroom townhomes and one three-bedroom carriage home. The development will also feature a pool and community clubhouse.

GROWTH ON DICKERSON PIKE



After decades of land acquisitions, Jenkins Properties is gearing up for a 61-acre mixed-use development along the burgeoning Dickerson Pike corridor in East Nashville.

The project, dubbed Talbot's Corner, will comprise residences, retail and office space, rising across 18 parcels at the corner of Dickerson Pike and West Trinity Lane, near Interstate 24, the Nashville Business Journal reported.

Nashville-based Barge Design Solutions, the architect behind the project, has requested to rezone the land to allow a mix of residential and commercial uses. If approved, the developers would be able to build six-to-15 stories high.

NASHVILLE, TENNESSEE

WHY NASHVILLE?

The Nashville region is home to more than 2 million people and more than 53,000 businesses. Many corporate headquarter giants call Middle Tennessee home, including Nissan North America, Bridgestone Americas, Dollar General, Hospital Corporation of America, AllianceBernstein, iHeartMedia, Mitsubishi, The ICEE Company, and Amazon. A national hub for the creative class, Nashville has the strongest concentration of the music industry in America.

The Nashville region's educated workforce not only provides an abundant talent pool for companies, but also bolsters the region's vibrancy, artistic and musical essence, and competitive edge in technology and innovation. The Nashville region is defined by a diverse economy, low costs of living and doing business, a creative culture and a well-educated population. Cultural diversity, unique neighborhoods, a variety of industries and a thriving creative community make Middle Tennessee among the nation's best locations for relocating, expanding and startup companies."

<https://www.nashvillechamber.com/economic-development/relocate-or-expand/why-nashville>



UNPRECEDENTED GROWTH

Because of the transportation advantages, commercial development, educated labor supply, educational opportunities, and diversified primary economy, Nashville has experienced unprecedented growth. The Nashville region gained 81 net new people per day on average (2018-2019). Predictions of population project the Nashville area to have a population of more than 2.5 Million by 2040. Nashville has been a top 10 Metro for population growth for the past six years.

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 pro-business 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 Market
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.

Culture, Cuisine, and Creativity

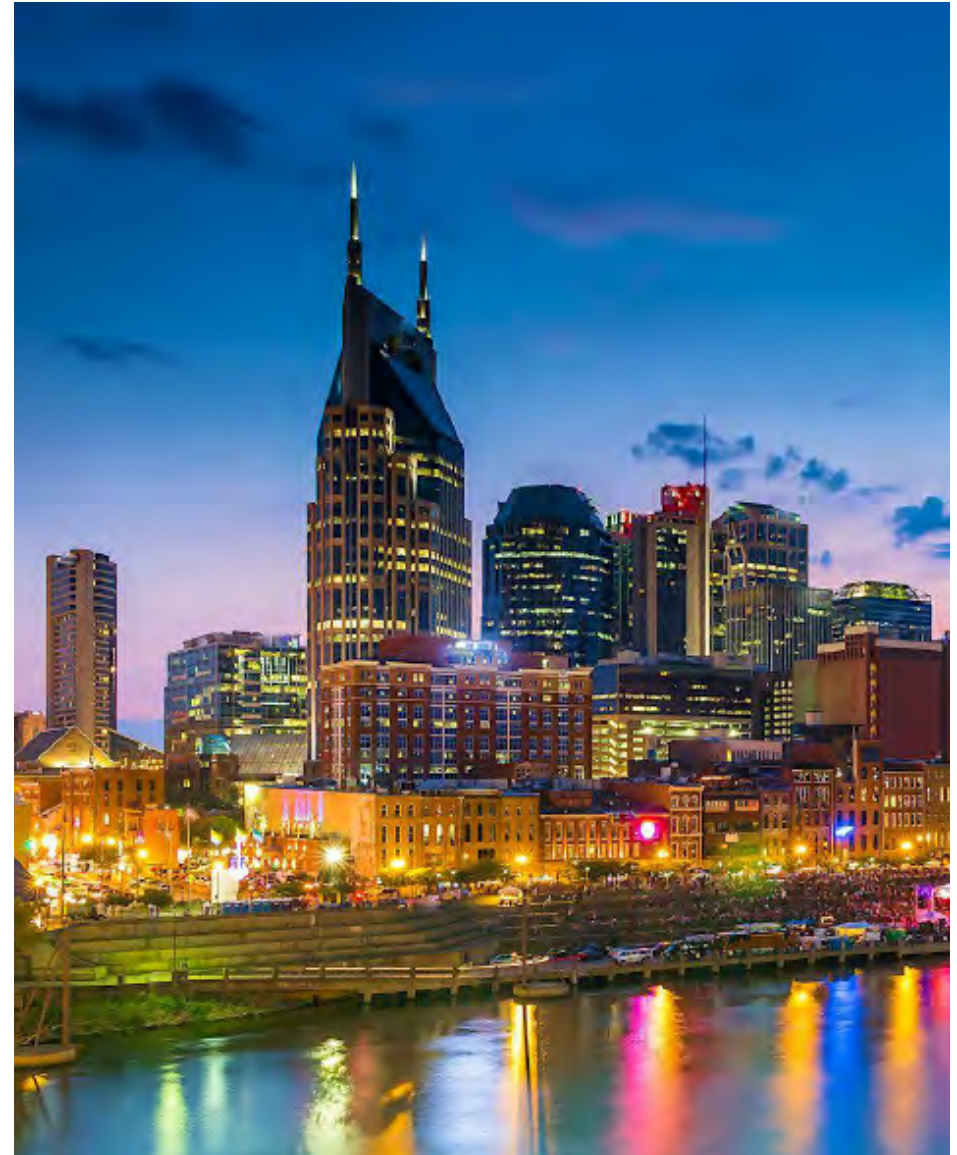
Nashville's cultural identity is globally recognized thanks to its deep musical heritage and vibrant arts scene. From iconic venues downtown to intimate spaces throughout the neighborhoods, live music is a daily experience and part of the region's DNA.



MARKET OVERVIEW

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

- 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.

VANDERBILT UNIVERSITY
MEDICAL CENTER

[32,881]

HCA

[61]
[27,694]

NISSAN

[11,800]

Ascension
Saint Thomas

[9,104]

amazon

[8,400]

Kroger

[8,100]

VANDERBILT
UNIVERSITY

[7,890]

CHS
Community
Health Systems

[330]
[5,143]

**WESTERN
EXPRESS**

[4,521]

**Fresh
Hospitality**

[3,500]

asurion

[3,400]

**Cracker
Barrel**
OLD COUNTRY STORE

[3,197]

DOLLAR GENERAL

[111]
[3,115]

United
Healthcare
Global

[3,883]

NHC
NATIONAL HEALTHCARE CORPORATION

[3,800]

BRIDGESTONE

[2,824]

the Y
YMCA OF MIDDLE TENNESSEE

[2,607]

ACADIA
HEALTHCARE

[2,583]

ACSmith.

[2,473]

Lifepoint Health

[2,322]

AT&T

[2,250]

Walgreens

[2,176]

GAYLORD OPRYLAND
RESORT & CONVENTION CENTER
Nashville

[2,171]

**MIDDLE
TENNESSEE**
STATE UNIVERSITY

[2,160]

**WILLIAMSON
HEALTH**

[2,100]

**Schneider
Electric**

[2,059]

BROOKDALE
SENIOR LIVING

[2,036]

TRANE

[2,017]

Gap Inc.

[1,975]

GEODIS

[1,971]

Tyson

[1,956]

Electrolux

[1,900]

**CEVA
LOGISTICS**

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Deloitte.

[1,872]

**BELMONT
UNIVERSITY**

[1,824]

**INGRAM
CONTENT GROUP**

[1,822]

**TRACTOR
SUPPLY CO**

[293]
[1,740]

Agero

[1,700]

**Delek
US**

[244]
[350]

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

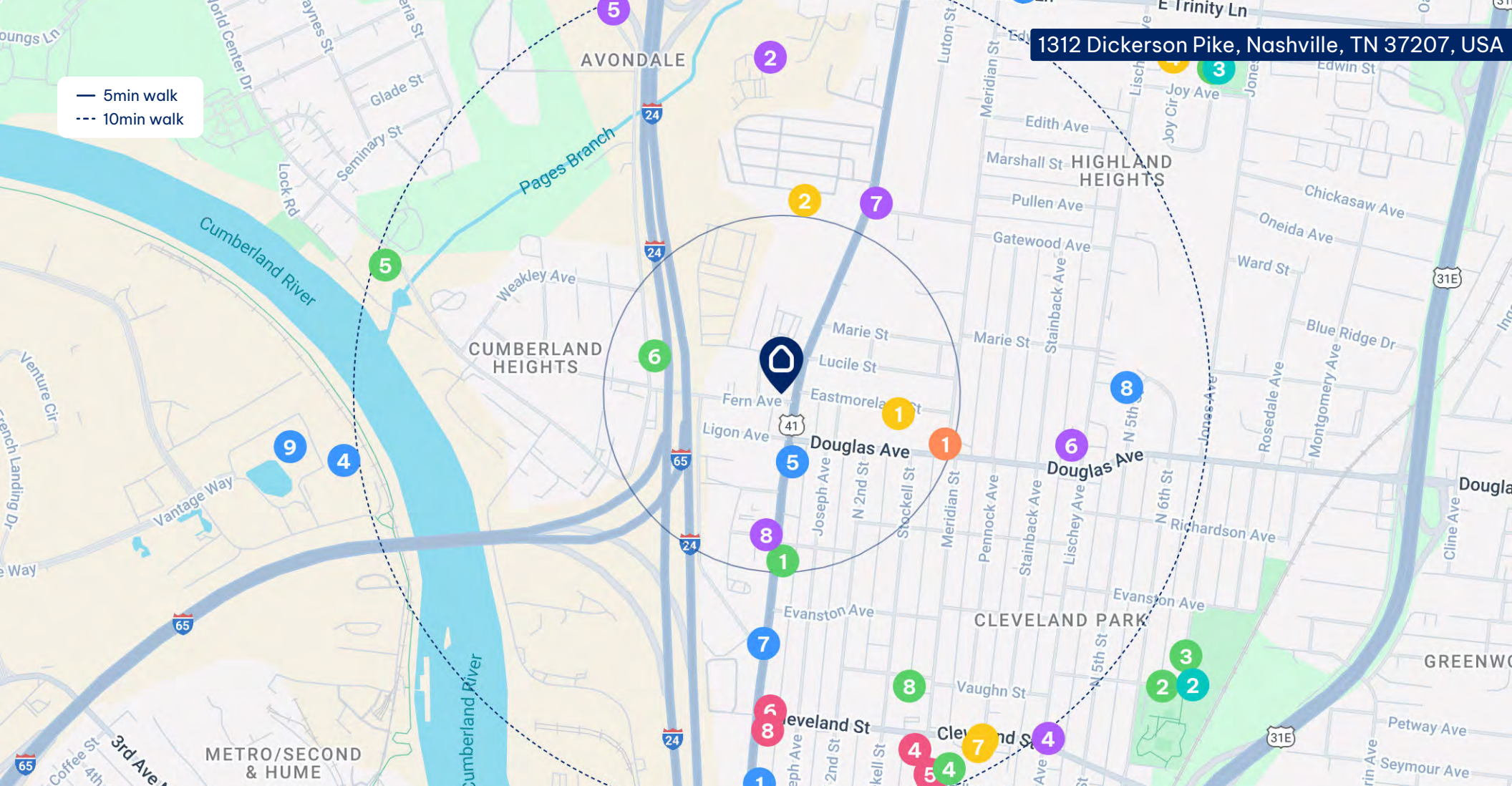
Annual Economic Impact: \$19.0 Billion
Jobs: 106,115

TECHNOLOGY

Annual Economic Impact: \$8.0 Billion

SVN | ACCEL COMMERCIAL REAL ESTATE

1312 Dickerson Pike, Nashville, TN 37207, USA



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

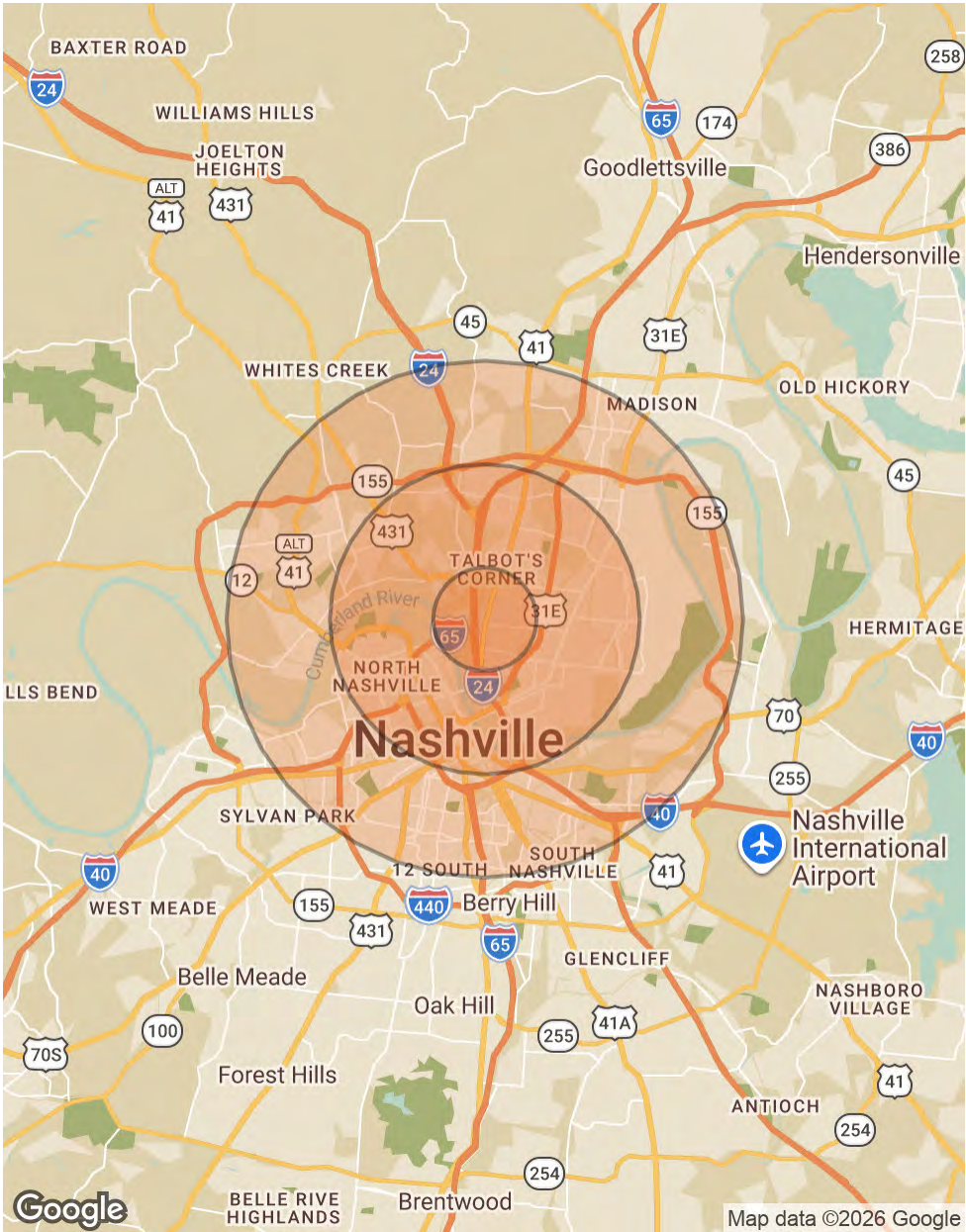
- 1 Cleveland Park Public Pool
- 2 698 Vernon Winfrey Ave / 4

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



An aerial photograph of a suburban neighborhood. In the center, a rectangular green lot is outlined in white. Surrounding this lot are various residential buildings, including multi-story apartment complexes and smaller houses. There are parking lots, streets, and trees throughout the scene. In the background, a line of trees separates the neighborhood from a more distant area.

SECTION 3

Advisor Bios

BRIAN TRUMAN



BRIAN TRUMAN

Advisor

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 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

KUNAL PATEL



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)

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