



29 Townhomes - Pad Ready Site - Lebanon, TN

55 Manchester Blvd

LEBANON, TN 37122

PRESENTED BY:

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THE TEAM

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Property Information



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|--------------------|---------------|
| SALE PRICE: | \$2,900,000 |
| LOT SIZE: | 2.74 Acres |
| PADS: | 29 Townhomes |
| ZONING: | RS20 |
| APN: | 056C A 009.00 |

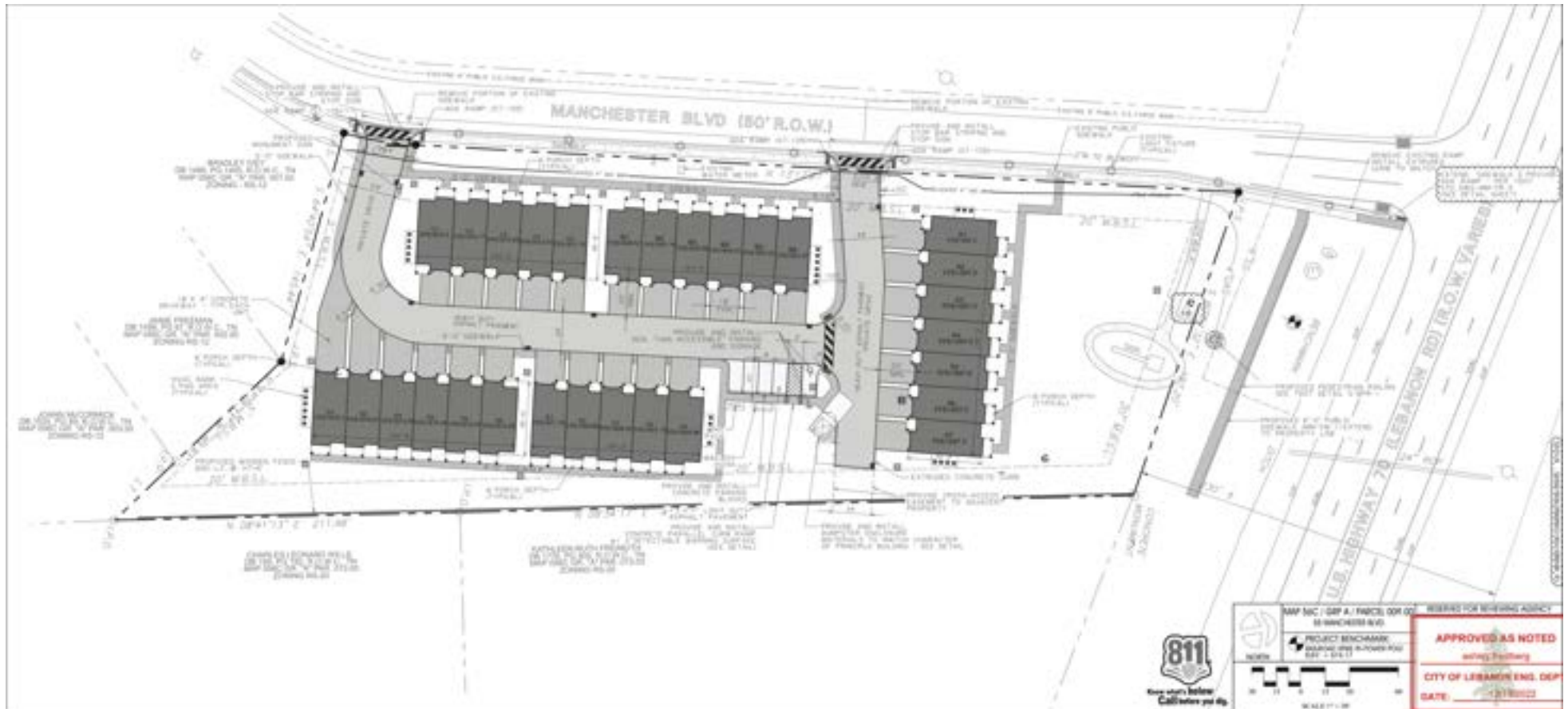
PROPERTY DESCRIPTION

SVN | Accel Commercial Real Estate is proud to exclusively present the sale of a 29-unit pad-ready townhome development site located at 55 Manchester Blvd in Lebanon, Tennessee. This exceptional infill opportunity offers developers a fully entitled, pad-graded site ready to go vertical immediately. All plans and studies are available, including architectural elevations and floor plans, civil engineering and grading plans, utility and stormwater designs, landscape plans, and the fully approved site plan set.

PROPERTY HIGHLIGHTS

- 29 townhome pads ready for immediate construction
- Flexible layout suitable for for-sale or build-to-rent models
- All utilities in place — water, sewer, electric, and storm systems completed
- Minimal off-site work required; permits and approvals transferable to new owner
- Strong absorption potential in a high-growth Wilson County submarket
- Ideal for local or regional developers seeking a quick-to-market, shovel-ready project
- All architectural and construction plans are available

SITE PLANS



LAND LOTS





Location Information



ADDITIONAL PHOTOS



LEBANON, TENNESSEE

Lebanon is a "community of opportunity," a city with open arms and an enviable list of resources to help newcomers build their dreams. On Nov. 23, 1819, the City of Lebanon was officially incorporated. Lebanon, a city like no other, has maintained its rich heritage through historic preservation and yet has a progressive flair that is primed for growth. The city is determined to move forward by continuously expanding infrastructure. We remain accessible, affordable and ready for expansion.

Explore Downtown

Downtown Lebanon's Historic Square is the vibrant heart of our city. The area is a bustling spot for shopping, dining, entertainment, and heritage tourism. We invite you to explore all Lebanon has to offer - delicious food & drinks, numerous boutiques and beautiful gifts. Our downtown is also home to the historic Capitol Theatre and many examples of our unique architectural styles. Downtown Lebanon was voted 2021 Best Shopping center in the Main Street Awards and we couldn't be more proud!

City Resources

The city of Lebanon's Economic Development Department offers businesses a one-stop shop for the information they need to make location and investment decisions. Key customer-service elements provided include assistance with: site location, project development, and business and workforce development. From providing traffic counts and spending pattern information to navigating the development process and facilitating a talent pipeline with local universities and trade schools, the City of Lebanon is committed to your success.

"The area around the Square will keep a unique small town feel"

The height and mass of the proposed structures will have similar proportions to the previous site occupancy. Parking for residents at the interior of the site will help retain the appearance of similar areas adjacent to the Square.

The vision is for the city to be a sage, clean, family-friendly town with opportunities for people of all ages"

Multi-family housing in the Square area provides a housing opportunity currently missing in the area. The development will provide the necessary sidewalks, landscaping, and lighting to create a respectful and safe environment.

"Connect options (entertainment, food, stores, and education) with people"

The specific plan for 215 N College St will put residents near businesses. Existing street connections can be used by residents to easily venture out of downtown. Improved street parking at the site will provide new parking options near the Square.





Location

Located on Interstate 40, Lebanon sits, just 25 miles east of Nashville, Tennessee, whose metropolitan area was recently named "hottest city" for business expansion and relocation by Expansion Management Magazine. Lebanon is located only minutes from the Nashville International Airport, downtown Nashville, Bridgestone Area - home to the Nashville Predators, Nissan Stadium - home to the Titans and the incredible Grand Ole Opry. Lebanon is close to the heart of music city, with several country music stars and songwriters calling Lebanon home.

Major Initiatives

The City of Lebanon is committed to fostering a positive business environment as set forth by our Economic Development Strategic Plan. Clarity, predictability and efficiency are core organizational objectives and the primary drivers of the City's Business Concierge Program," which strives to provide businesses with an unmatched level of personalized service, as they build and grow in Lebanon.

Economy

The City of Lebanon has leveraged its strategic location and natural assets to become a regional hub for commerce and trade. Today, Lebanon is home to businesses ranging from family-owned retail shops and restaurants to globally-recognized manufacturers, distributors and retailers.

Quality of Life

Lebanon offers business owners and entrepreneurs a host of desirable amenities in addition to its unparalleled location; including the mild weather, considerable open space and opportunities for outdoor recreation, a historic downtown, a thriving Main Street Program, community events and public safety agencies recognized for excellence. The City of Lebanon has begun to develop a Parks and Recreation Master plan to expand our current community parks and trail system. Today, Lebanon is home to over 300 acres of dedicated green space for community parks and recreation. Lebanon also has over 30 public ball fields including tennis courts, sand volleyball courts and basketball courts. The City of Lebanon also owns the Jimmy Floyd Center that has an outdoor and indoor pool, racquetball courts, gym space, and indoor basketball courts.

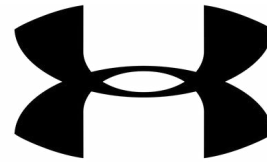
Education

Lebanon is home to multiple institutions of higher education, including Cumberland University and Tennessee College of Applied Technology, which collectively serve nearly 4,000 students from all over the world. These institutions work closely with our business community to design programs that produce graduates with valuable skills that meet their future labor needs. And our local school districts have recent won awards including the College Success Award - based on strong student preparedness for college enrollment and overall achievement, along with the Tennessee Exemplary School Award - which applies to creating a culture of high standards set on both the students work and behavior.



Top Employers

- 1 Under Armour
- 2 Amazon
- 3 Cracker Barrel Headquarters
- 4 Performance Food Group
- 5 CEVA Logistics
- 6 FedEx



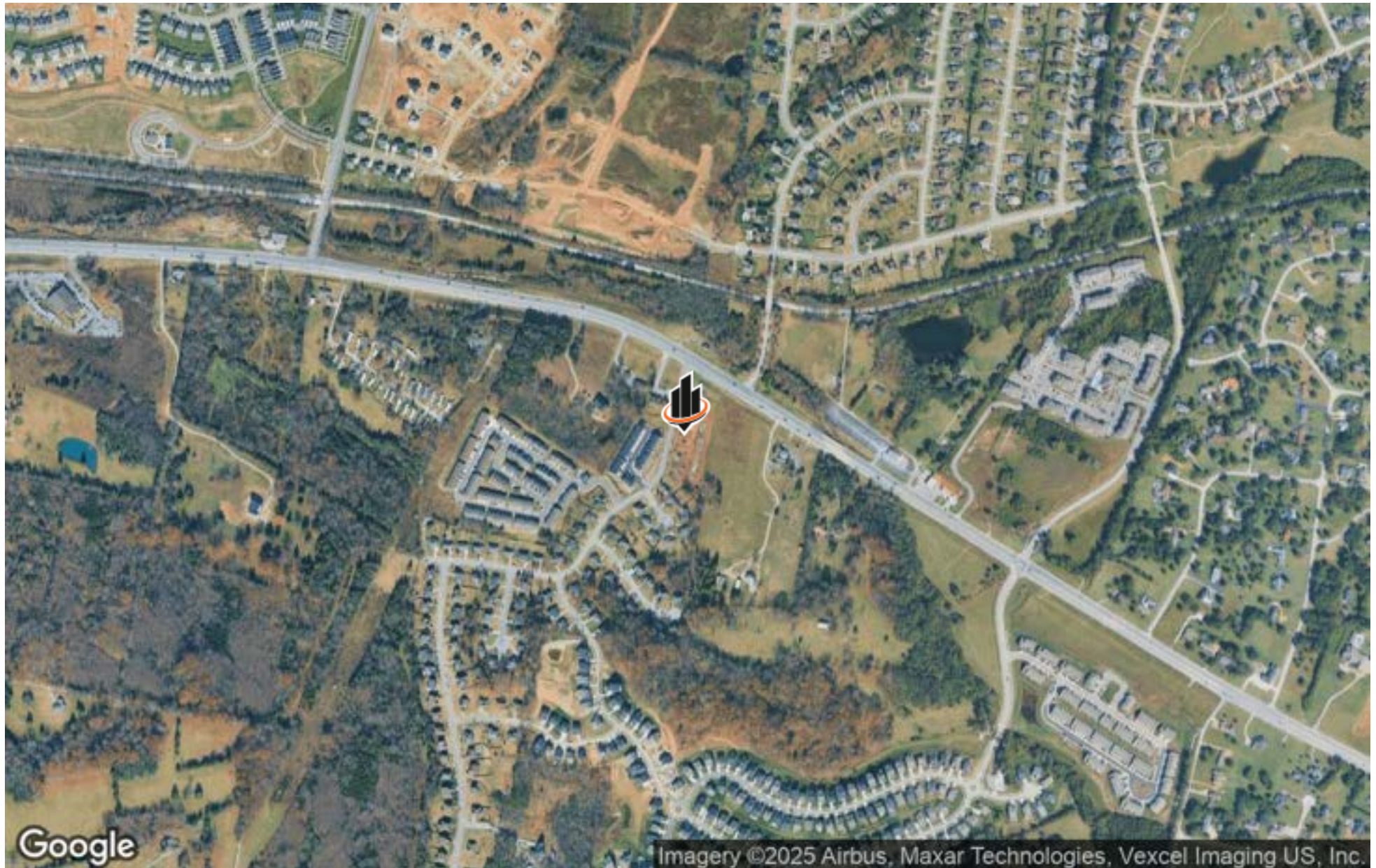
UNDER ARMOUR



OLD COUNTRY STORE



AERIAL MAP





Demographics

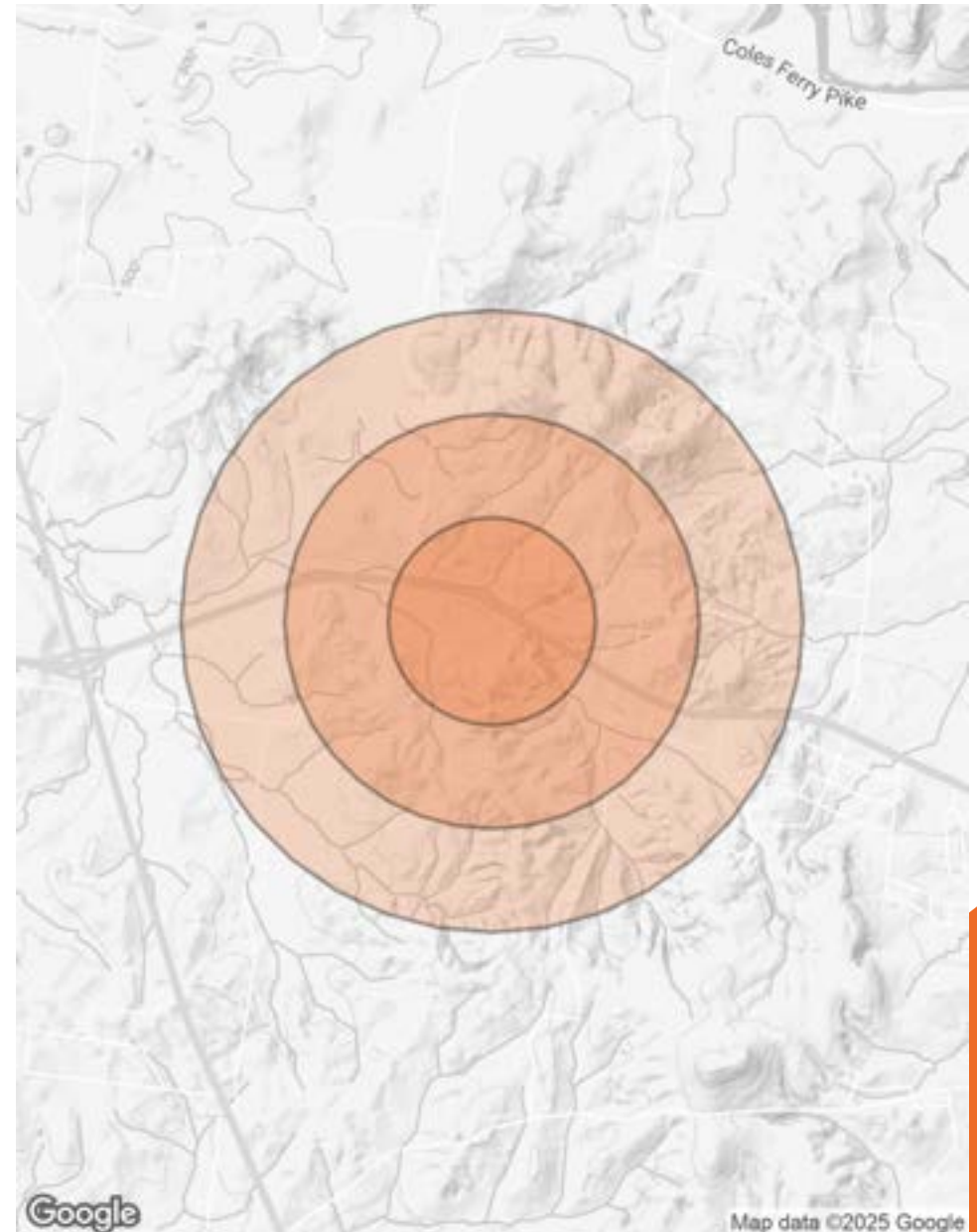


DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| TOTAL POPULATION | 1,118 | 2,366 | 4,281 |
| AVERAGE AGE | 43 | 44 | 44 |
| AVERAGE AGE (MALE) | 42 | 43 | 43 |
| AVERAGE AGE (FEMALE) | 44 | 44 | 45 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 463 | 957 | 1,691 |
| # OF PERSONS PER HH | 2.4 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$126,684 | \$137,503 | \$141,617 |
| AVERAGE HOUSE VALUE | \$540,189 | \$588,501 | \$608,397 |

Demographics data derived from AlphaMap





The Team



KUNAL PATEL

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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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