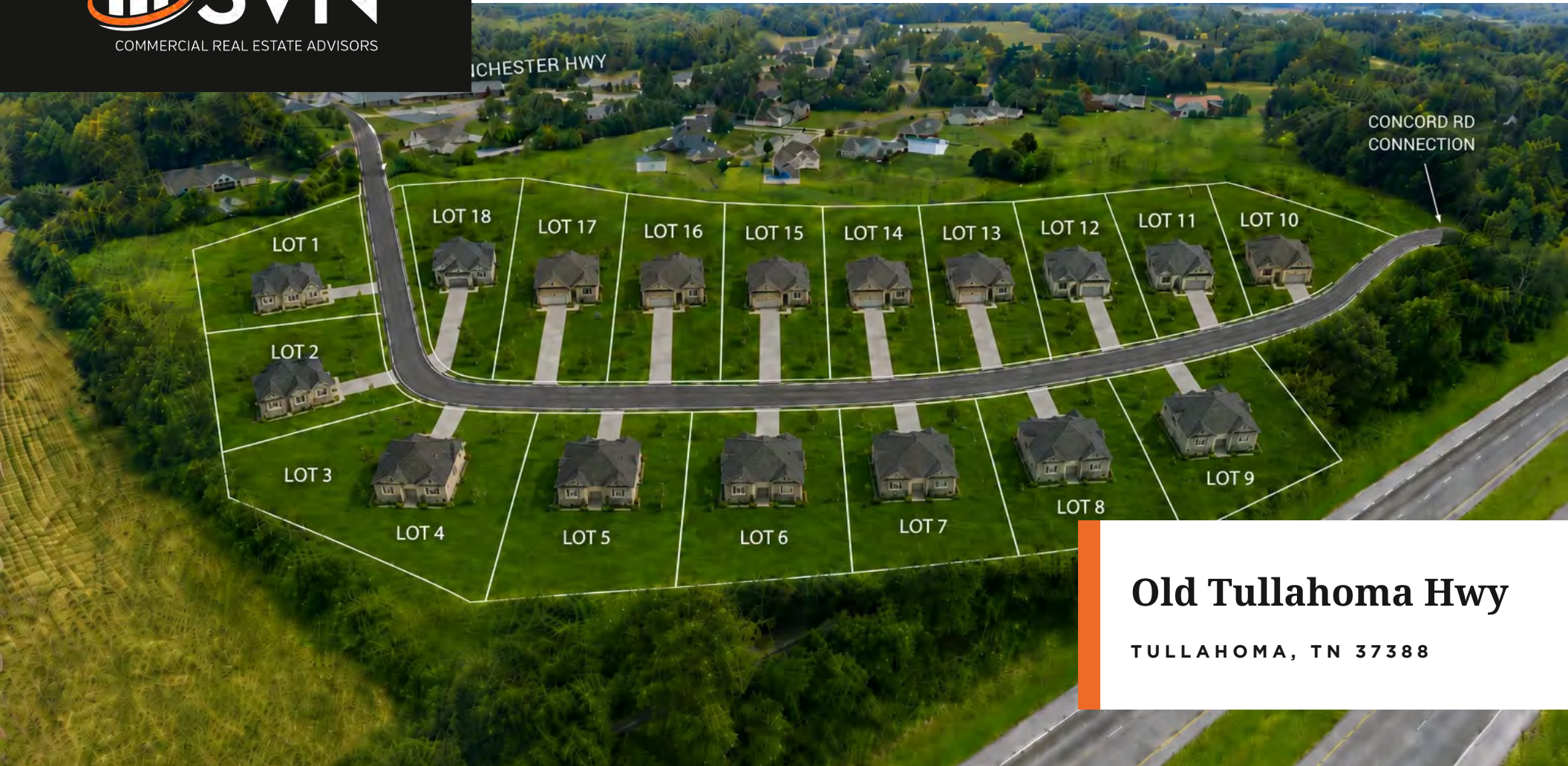




Old Tullahoma Hwy - 18 SFR Lots



Old Tullahoma Hwy

TULLAHOMA, TN 37388

PRESENTED BY:

KUNAL PATEL, CCIM

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BRIAN TRUMAN

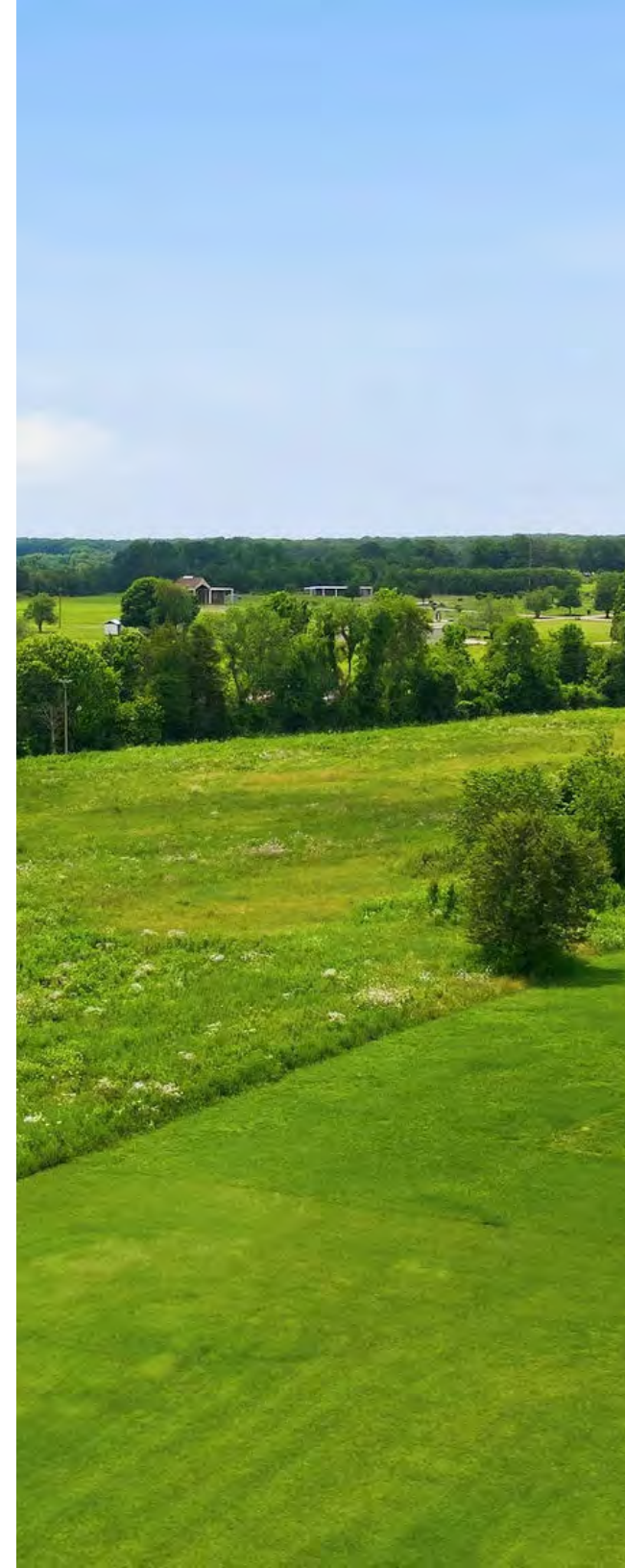
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TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	4
Property Description	5
Additional Photos	6
Site Plans	7
LOCATION INFORMATION	8
Economy & Major Employers	9
Education & Universities	10
Attractions & Lifestyle	11
Location & Connectivity	12
Location Summary	13
DEMOGRAPHICS	14
Demographics Map & Report	15
ADVISOR BIOS	16
Kunal Patel	17
Brian Truman	18

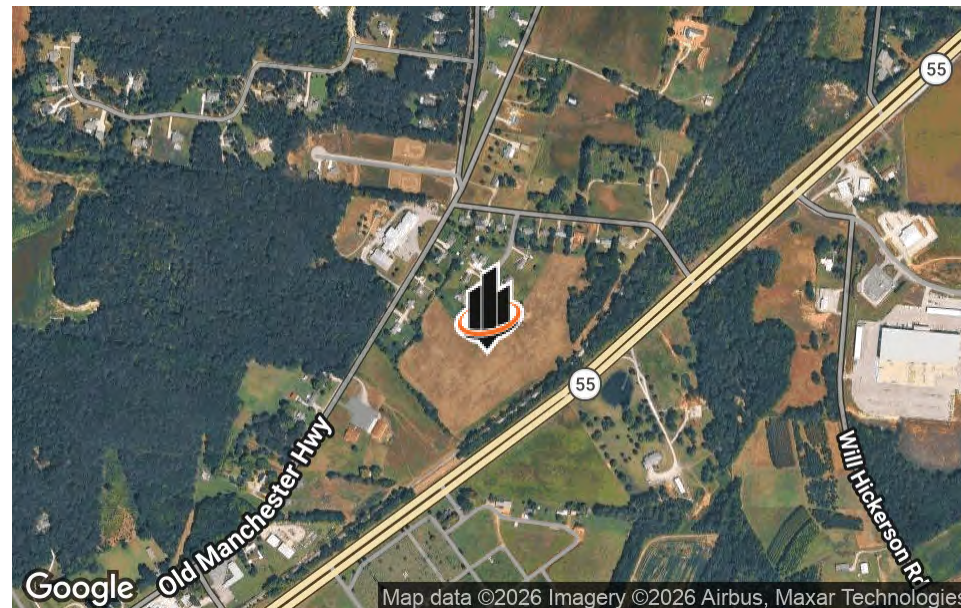




Property Information



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$699,000
PRICE/LOT:	\$52,777
LOT SIZE:	18.68 Acres
HOME SQ FT:	1700 sq ft
APPROVED:	18 SFR
ZONING:	UK

PROPERTY HIGHLIGHTS

- ±18.68-Acre Residential Development Opportunity
- Approved for 18 Single-Family Residential Lots
- 18 Planned Homes | 3 BR / 2.5 BA | ±1,700 SF Each
- Minutes from Downtown Tullahoma, Major Employers, Retail, and Schools
- Strong Residential Demand Supported by Aerospace, Manufacturing, and Healthcare Employment Base
- Seller Highly Motivated. All Offers Will Be Considered.

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN | Accel Commercial Real Estate is pleased to present 0 Old Tullahoma Highway, an 18.68-acre residential development opportunity located in Coffee County, Tennessee. This property is approved for 18 single-family residential lots, providing developers with a rare opportunity to acquire a development-ready site in a market experiencing continued population growth and housing demand.

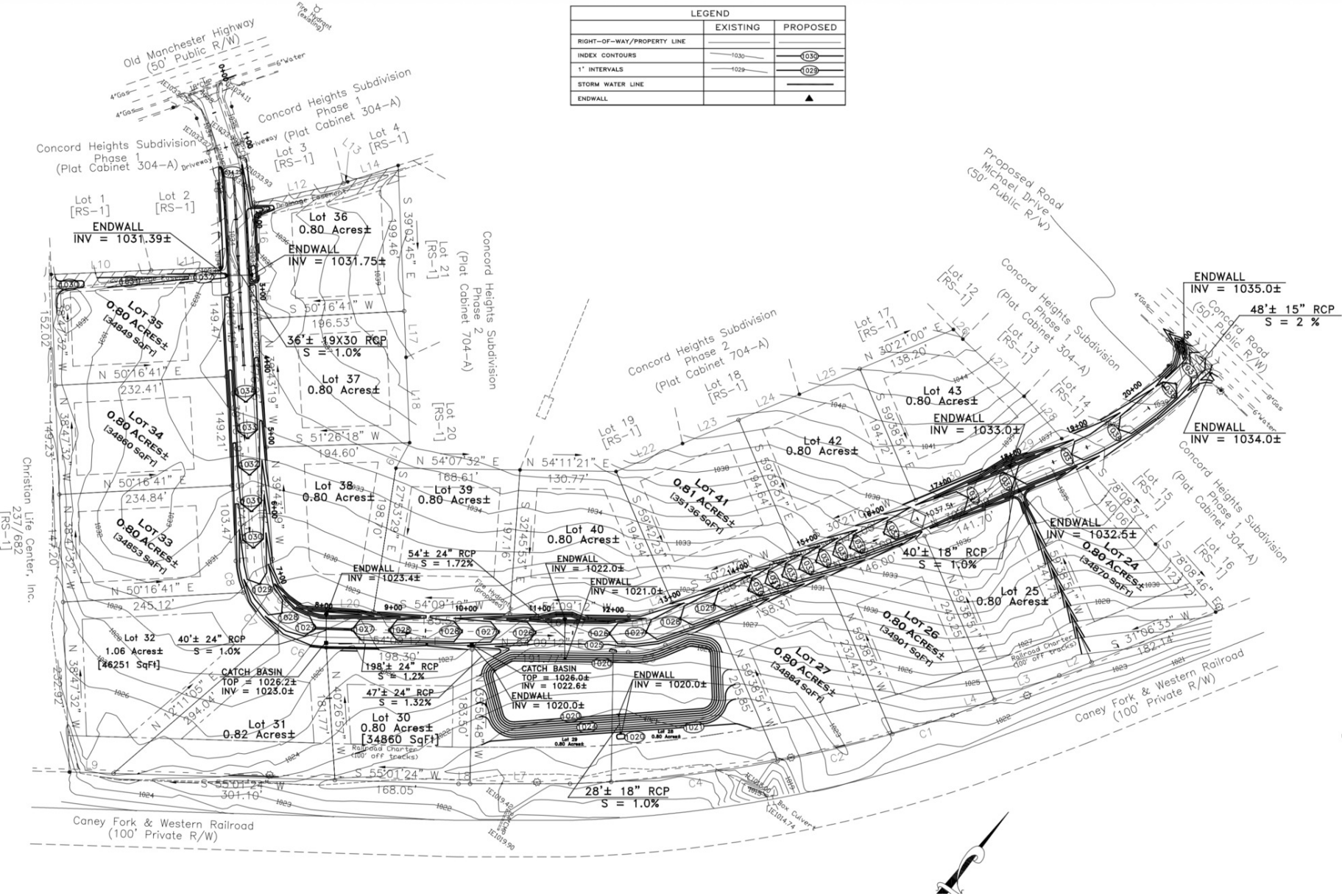
The property features approximately 18.68 acres of predominantly level terrain with significant frontage along New Manchester Highway and additional access from Old Manchester Highway. Public water and electric service are available to the site, while the approved 18-lot development plan significantly reduces risk and shortens the path to construction. The site's physical characteristics and existing approvals provide a strong foundation for a residential community in an area where new housing inventory remains limited.

Seller is highly motivated and looking to move quickly. Bring all offers.

ADDITIONAL PHOTOS



SITE PLANS



LEGEND		
	EXISTING	PROPOSED
RIGHT-OF-WAY/PROPERTY LINE	---	---
INDEX CONTOURS	1030	1030
1" INTERVALS	1029	1029
STORM WATER LINE		▲
ENDWALL		▲



Location Information



ECONOMY & MAJOR EMPLOYERS

Tullahoma anchors one of Middle Tennessee's most stable employment markets, powered by a deep aerospace, advanced-manufacturing, and healthcare base. Arnold Air Force Base and its Arnold Engineering Development Complex (AEDC) operate the world's largest flight-simulation and aerospace-testing complex, providing a durable, high-wage jobs engine that supports sustained housing demand.

\$1.2B

Arnold AFB annual economic impact
(FY2025)

~6,900

Total jobs supported by Arnold AFB /
AEDC

2,000+

Employees at National Aerospace
Solutions

~3.3%

Tullahoma-Manchester area
unemployment

MAJOR EMPLOYERS & SECTORS

■ Arnold AFB / AEDC (Aerospace & Defense)

40,000-acre installation across Coffee & Franklin Counties; ~3,000 on-base employees and the region's dominant economic driver.

■ National Aerospace Solutions

Prime operations contractor running AEDC's test facilities; 2,000+ engineering and technical jobs.

■ Advanced Manufacturing & Medical

DeRoyal Industries (medical devices), Wright Industries / JR Automation, plus automotive-component, fabrication, and food-processing plants.

■ Skilled, Educated Workforce

25%+ of area residents hold a bachelor's degree or higher, supported by local technical and university training pipelines.

Sources: Tullahoma Area Chamber of Commerce; TN Dept. of Economic & Community Development; Arnold AFB / AEDC; U.S. Census Bureau.

Tullahoma punches well above its size in higher education, hosting two state institutions and sitting within easy reach of a dozen-plus colleges. This concentration of aerospace and technical training feeds the local talent pipeline and reinforces the area's appeal to families and professionals.

University of TN Space Institute

GRADUATE ENGINEERING & AEROSPACE RESEARCH

- Internationally recognized graduate campus est. 1964; leverages AEDC wind tunnels and labs for engineering, physics, and aviation research.

Motlow State Community College

TWO-YEAR / WORKFORCE & TRANSFER

- Award-winning Mechatronics program and a top-ranked Tennessee nursing program; dual/joint enrollment with a Tullahoma campus presence.

Middle TN State University

MAJOR PUBLIC UNIVERSITY • ~45 MIN

One of Tennessee's largest universities in nearby Murfreesboro, with a nationally known aerospace and flight program complementing the local talent base.

Regional Access & K-12

12+ COLLEGES WITHIN ~90 MINUTES

More than a dozen colleges and universities lie within a 90-minute drive, alongside well-regarded Tullahoma City and Coffee County public schools.

Sources: University of Tennessee Space Institute (utsi.edu); Motlow State Community College; City of Tullahoma; MTSU.

Tullahoma pairs its economic strength with a genuine quality-of-life draw: lakefront recreation, championship golf, distinctive museums, and Tennessee whiskey heritage. These amenities make the area attractive to homebuyers and support steady residential demand.

Tims Ford Lake

A 10,700-acre TVA reservoir with ~250 miles of shoreline minutes away — boating, fishing, marinas, and Tims Ford State Park.

Bear Trace at Tims Ford

A Jack Nicklaus-designed 18-hole public golf course winding along the lake peninsula, ranked among Tennessee's premier courses.

Beechcraft Heritage Museum

78,000 sq ft of hangars housing 38 aircraft; the annual fall 'Beech Party' fly-in draws aviators from across the country.

George Dickel Distillery

Historic Cascade Hollow distillery (est. 1878) on the Tennessee Whiskey Trail; Jack Daniel's lies just down the road in Lynchburg.

Short Springs Natural Area

A scenic natural area of waterfalls and hiking trails just outside town, part of southern Middle Tennessee's outdoor draw.

Historic Downtown & Arts

Walkable downtown district with local shops and dining, plus the Tullahoma Fine Arts Center and year-round community events.



Short Springs Natural Area • one of the area's signature waterfalls

Sources: Tullahoma Area Chamber of Commerce / tourism; Beechcraft Heritage Museum; Tims Ford State Park; Tennessee Whiskey Trail.

LOCATION & CONNECTIVITY

Positioned along the I-24 corridor in southern Middle Tennessee, Tullahoma offers regional-hub access to four major employment and population centers while retaining small-town affordability — a profile that underpins consistent, long-run housing demand.

DRIVE TIMES FROM TULLAHOMA



WHY IT MATTERS FOR THIS SITE

Limited new-housing inventory, a high-wage aerospace and manufacturing employment base, and proximity to four growing metros position the Old Tullahoma Highway site to capture sustained residential demand in one of Middle Tennessee's most stable growth markets.

~21,100

City population (2025), within a steadily growing micropolitan area

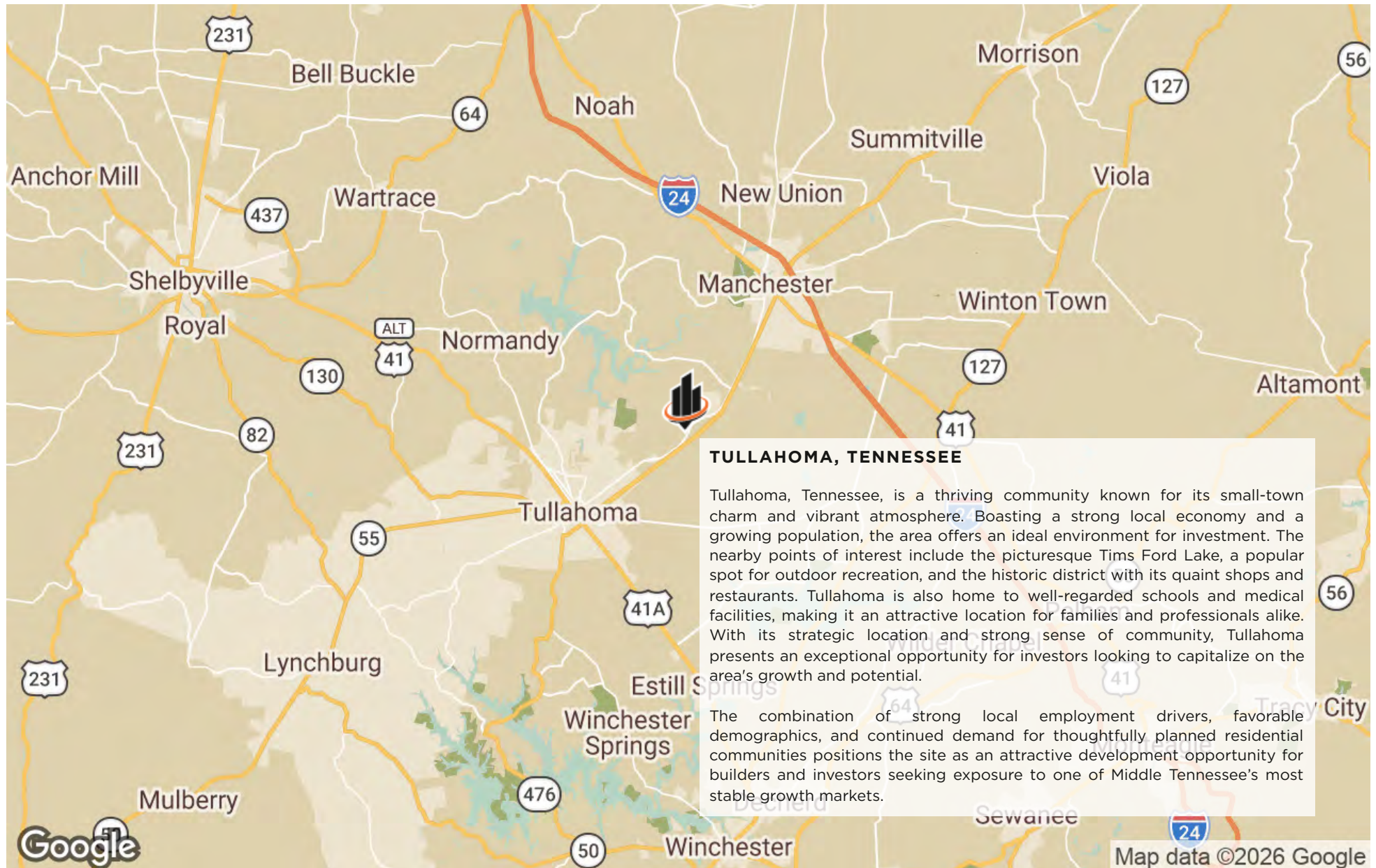
I-24

Interstate corridor linking Nashville, Murfreesboro & Chattanooga



Sources: driving distances via I-24 / regional highways; U.S. Census Bureau & population estimates (2025-26).

LOCATION SUMMARY





Demographics

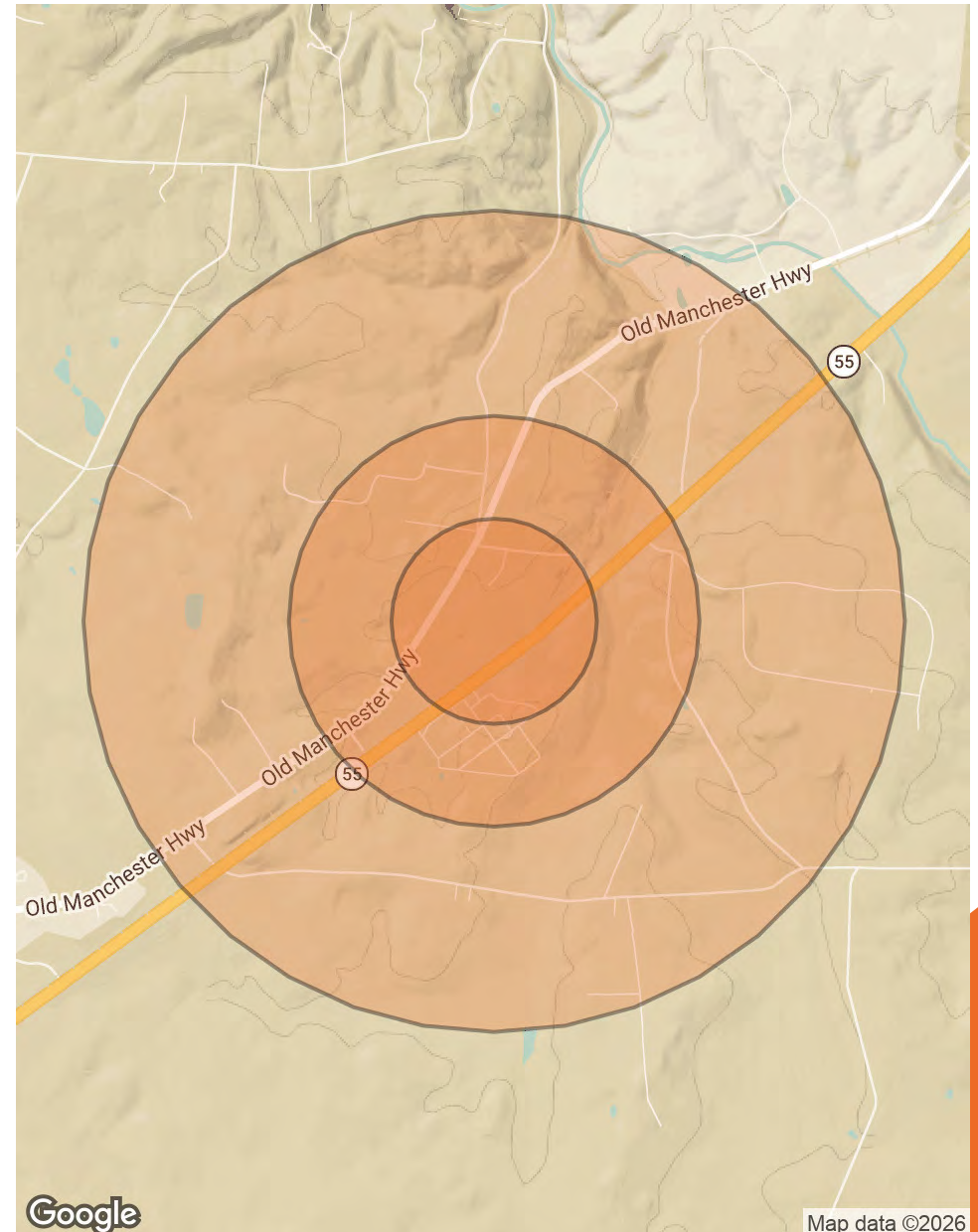


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	24	87	409
AVERAGE AGE	47.8	47.6	47.6
AVERAGE AGE (MALE)	43.5	43.3	43.9
AVERAGE AGE (FEMALE)	48.4	48.3	48.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	9	32	160
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$86,065	\$87,227	\$82,662
AVERAGE HOUSE VALUE	\$303,189	\$301,017	\$277,829

2023 American Community Survey (ACS)





Advisor Bios



KUNAL PATEL, CCIM

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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)

CRE615



BRIAN TRUMAN

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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.

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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