



# Offering Memorandum



**102 Scenic View, Old Hickory**

**NASHVILLE, TN 37138**

**PRESENTED BY:**

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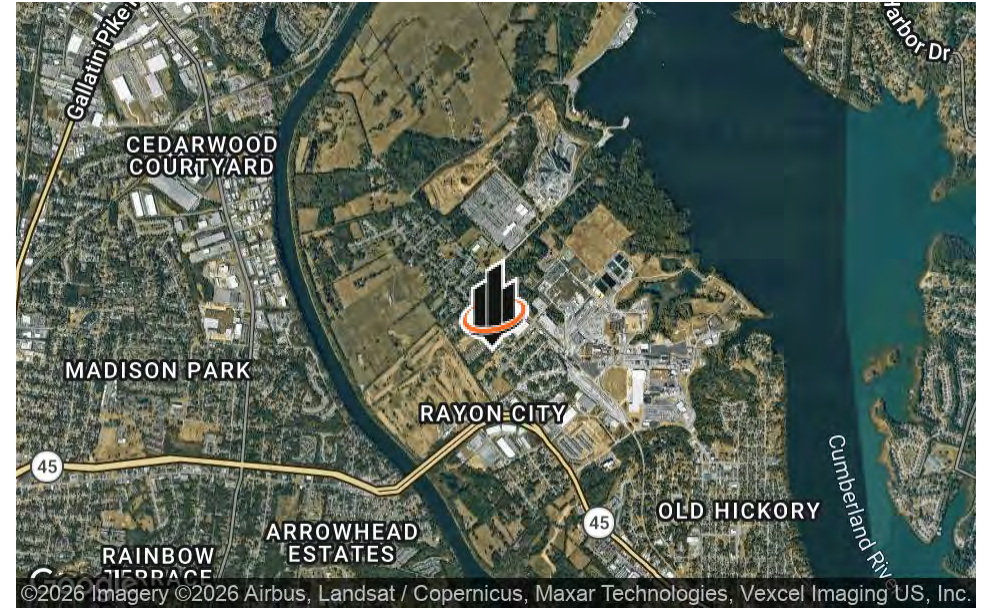




# Property Information

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$549,000
<b>LOT SIZE:</b>	4.07 Acres

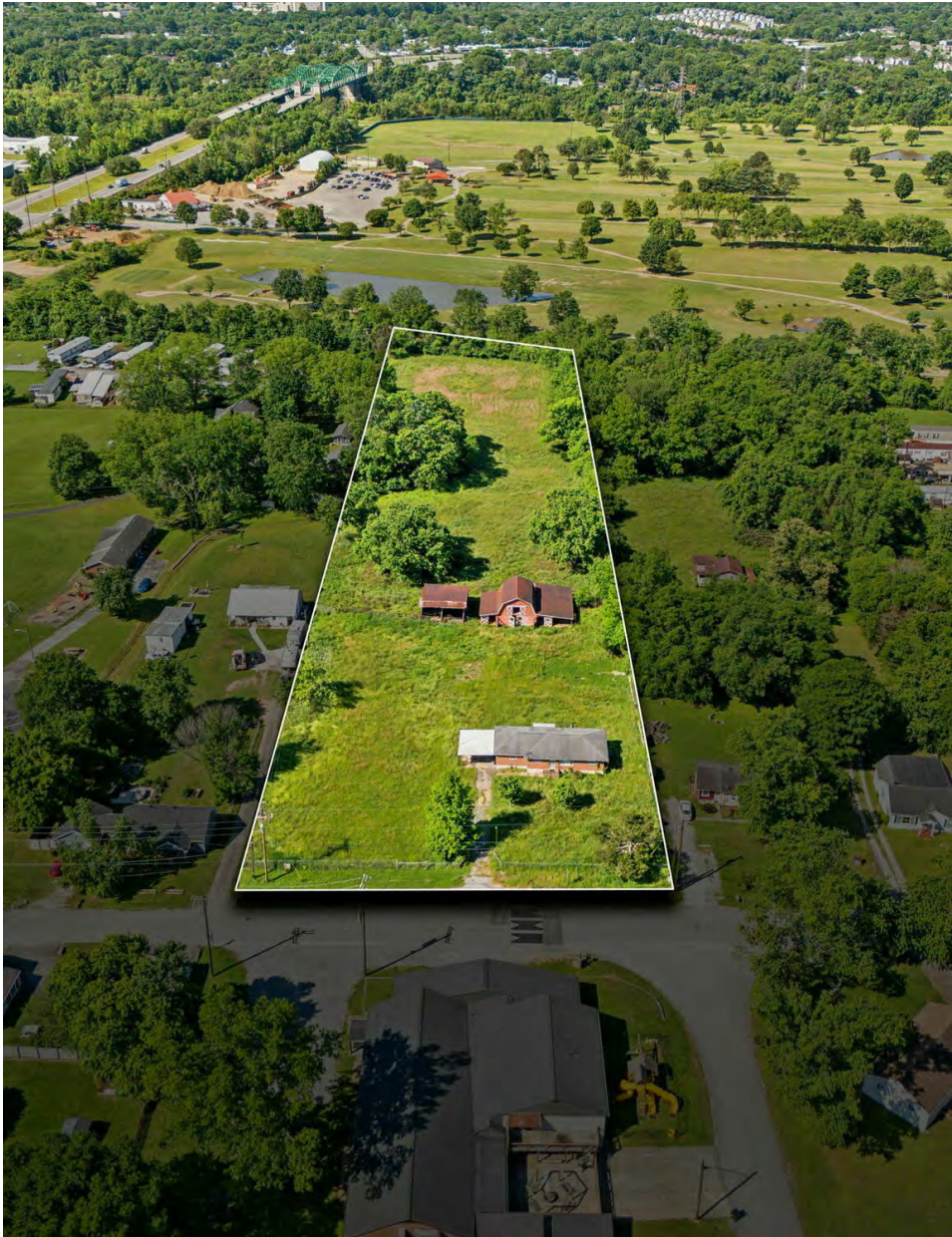
## PROPERTY DESCRIPTION

SVN | Accel Commercial Real Estate is pleased to present 102 Scenic View Road, a rare investment opportunity located in the highly desirable Old Hickory submarket of Nashville. The site is ideally positioned steps from the Cumberland River and Riverside Golf Course, offering a rare blend of scenic surroundings, recreational access, and neighborhood charm.

Old Hickory continues to attract residents seeking a balance of outdoor amenities and close-in convenience, with easy access to local dining, marinas, parks, and Downtown Nashville. Surrounded by established neighborhoods and limited new supply, the area benefits from strong fundamentals and long-term appreciation potential.

This offering is well suited for investors seeking a high-quality opportunity in one of Nashville's most character-rich and supply-constrained submarkets. 102 Scenic View Road represents a compelling opportunity anchored by river adjacency, golf course proximity, and neighborhood appeal.

## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

Old Hickory is one of Nashville's most established and character-rich residential submarkets, known for its strong sense of community, access to outdoor recreation, and limited new supply. Located along the Cumberland River, the area offers a lifestyle centered around waterfront amenities, marinas, parks, and scenic green space, setting it apart from many of Nashville's higher-density urban neighborhoods.

The submarket benefits from proximity to Riverside Golf Course, Old Hickory Lake access, and a growing collection of local dining and neighborhood-serving retail. Residents are drawn to the area for its walkability, recreational opportunities, and more relaxed residential environment, while still maintaining convenient access to Downtown and major employment centers throughout Nashville.

Old Hickory continues to experience steady demand driven by its lifestyle appeal, supply constraints, and long-term neighborhood stability. Ongoing reinvestment in the area supports continued appreciation, making the area attractive for investors seeking quality opportunities in a differentiated Nashville submarket.

## HIGHLIGHTS

- Rare 4.07 Acres in Old Hickory, Nashville
- Lifestyle-Oriented Submarket near the Cumberland River
- Adjacent to Riverside Golf Course with long-term open space surroundings
- Established Area with limited new supply
- Attractive Investment Opportunity Convenient Access to Downtown
- Nashville and major employment corridors

# ADDITIONAL PHOTOS





# Location Information

## 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%



## 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.

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## 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

**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**

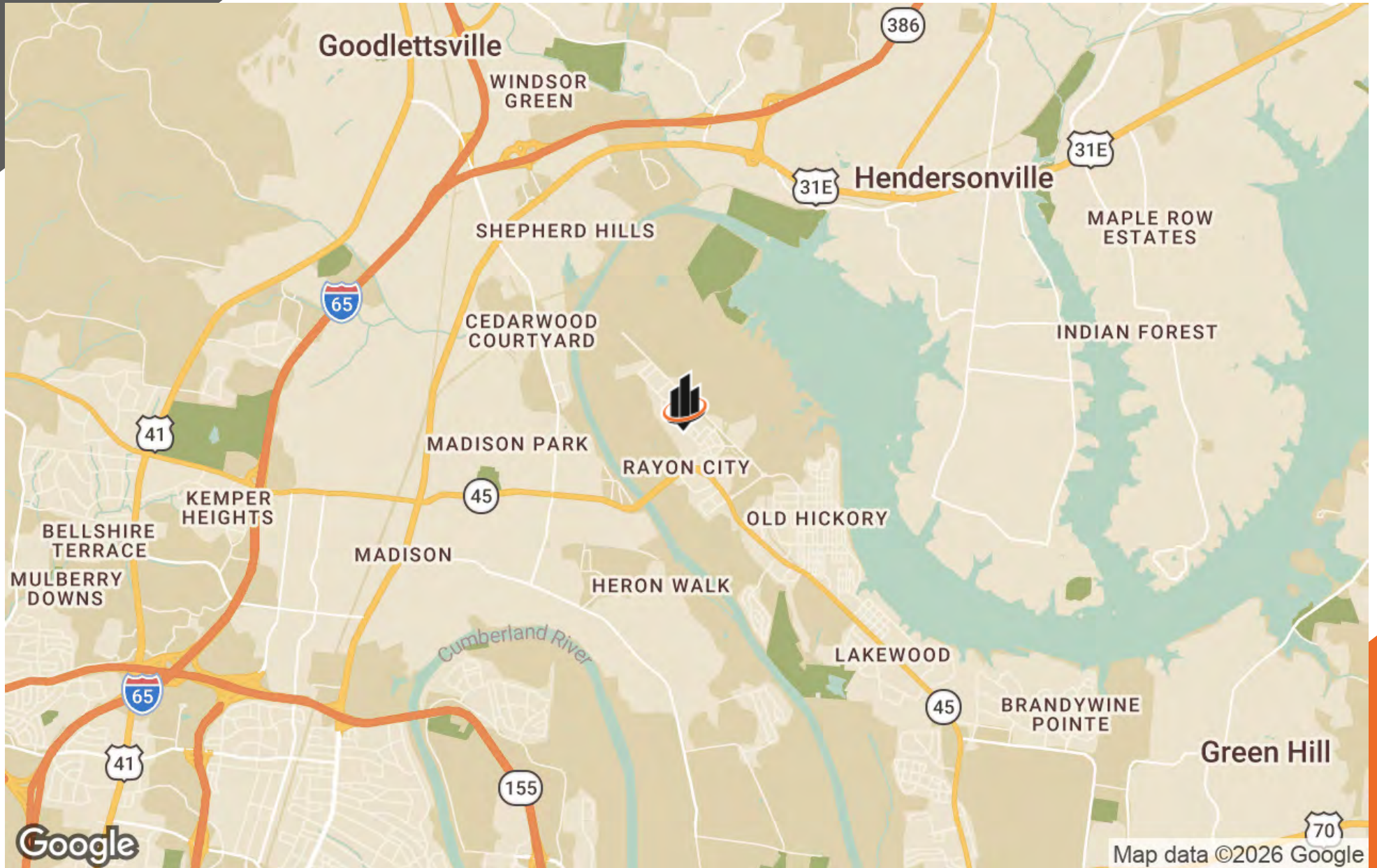
### TOURISM & HOSPITALITY

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

### TECHNOLOGY

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

# REGIONAL MAP





# Demographics

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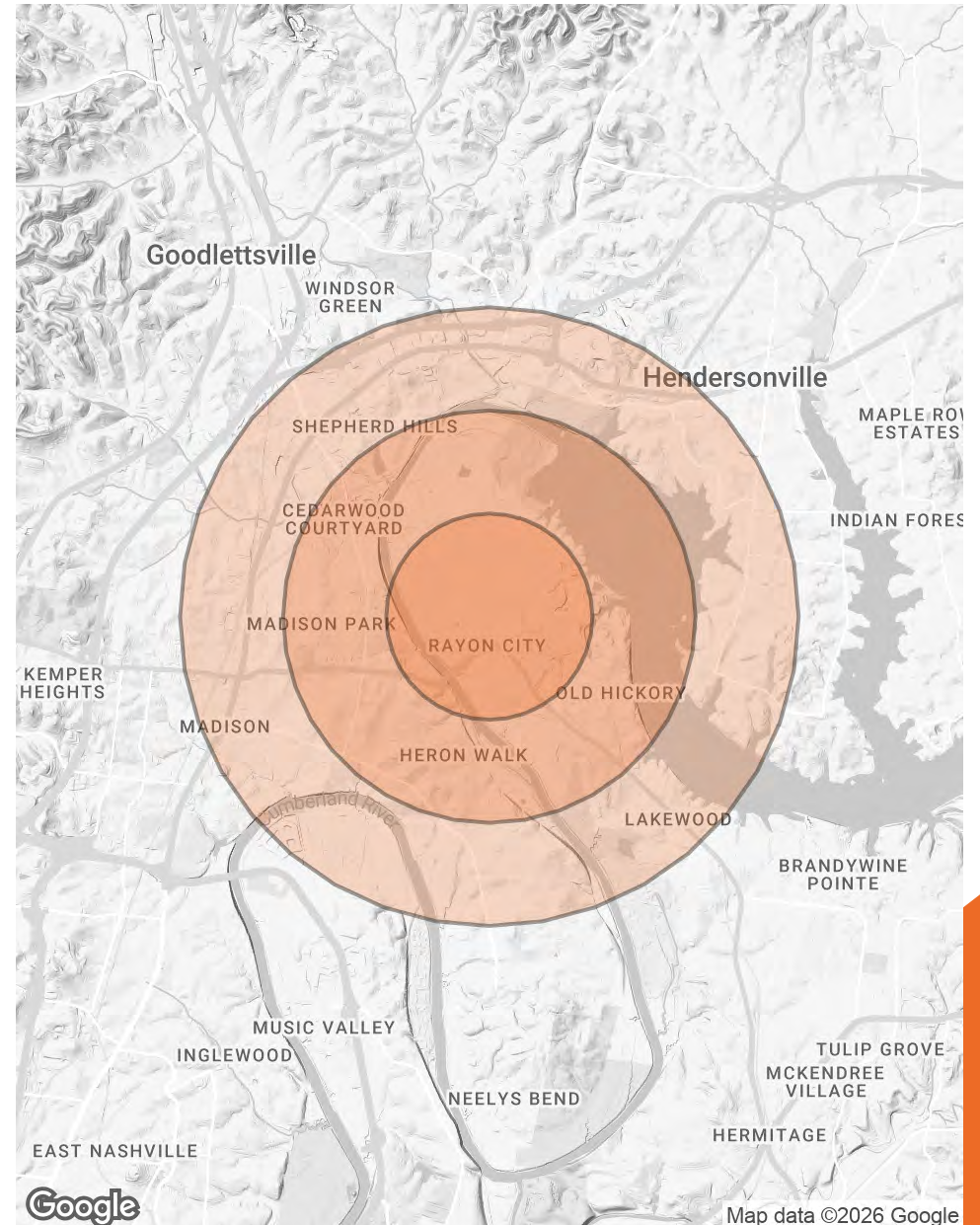
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,796	19,703	49,540
AVERAGE AGE	38	39	40
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,677	8,399	21,135
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$64,688	\$78,984	\$80,784
AVERAGE HOUSE VALUE	\$286,585	\$328,629	\$380,646

2020 American Community Survey (ACS)





# The Team

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## KUNAL PATEL, CCIM

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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 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)

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# BRIAN TRUMAN



## BRIAN TRUMAN

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## PROFESSIONAL BACKGROUND

Since joining Accel Group in 2016, Brian Truman has carved out a formidable niche in multifamily 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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