

139 Rocky Rd

FOR SALE

Lebanon, TN 37087

PRESENTED BY:

BRIAN TRUMAN

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CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO LEBANON, CITY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ 2,000 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 5-28-08

NAME & TITLE Pazina Santana
Section P.E.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF LEBANON, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, ADOPTED BY THE RESOLUTIONS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

DATE 5/28/08

NAME & TITLE Mai Tilton
Secretary - Planning Commission

PLAT VOID IF NOT RECORDED BY August 31, 2009

SECTION TWO WESTHILL SUBDIVISION P.B. 7, PG. 1

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	00°05'18"	305.33	2.36	4.71	4.71	N 94°01'03" W
C2	04°39'36"	975.00	29.67	79.30	79.28	N 06°26'24" W
C3	05°20'08"	975.00	30.40	100.72	100.67	N 11°43'46" W
C4	03°19'11"	975.00	28.25	36.49	36.49	N 16°20'36" W
C5	03°26'22"	925.00	27.84	35.65	35.65	N 16°17'05" W

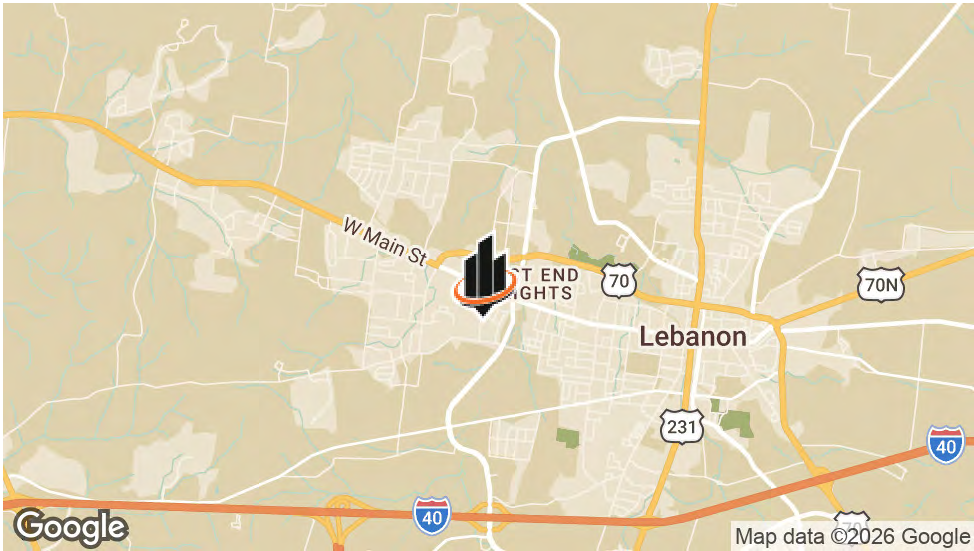
SECTION TWO WESTHILL SUBDIVISION P.B. 7, PG. 1

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PROPERTY SUMMARY



SALE PRICE	\$425,900
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OFFERING SUMMARY

LOT SIZE:	2.64 Acres
NUMBER OF UNITS:	4
PRICE / ACRE:	\$161,326
ZONING:	RD9

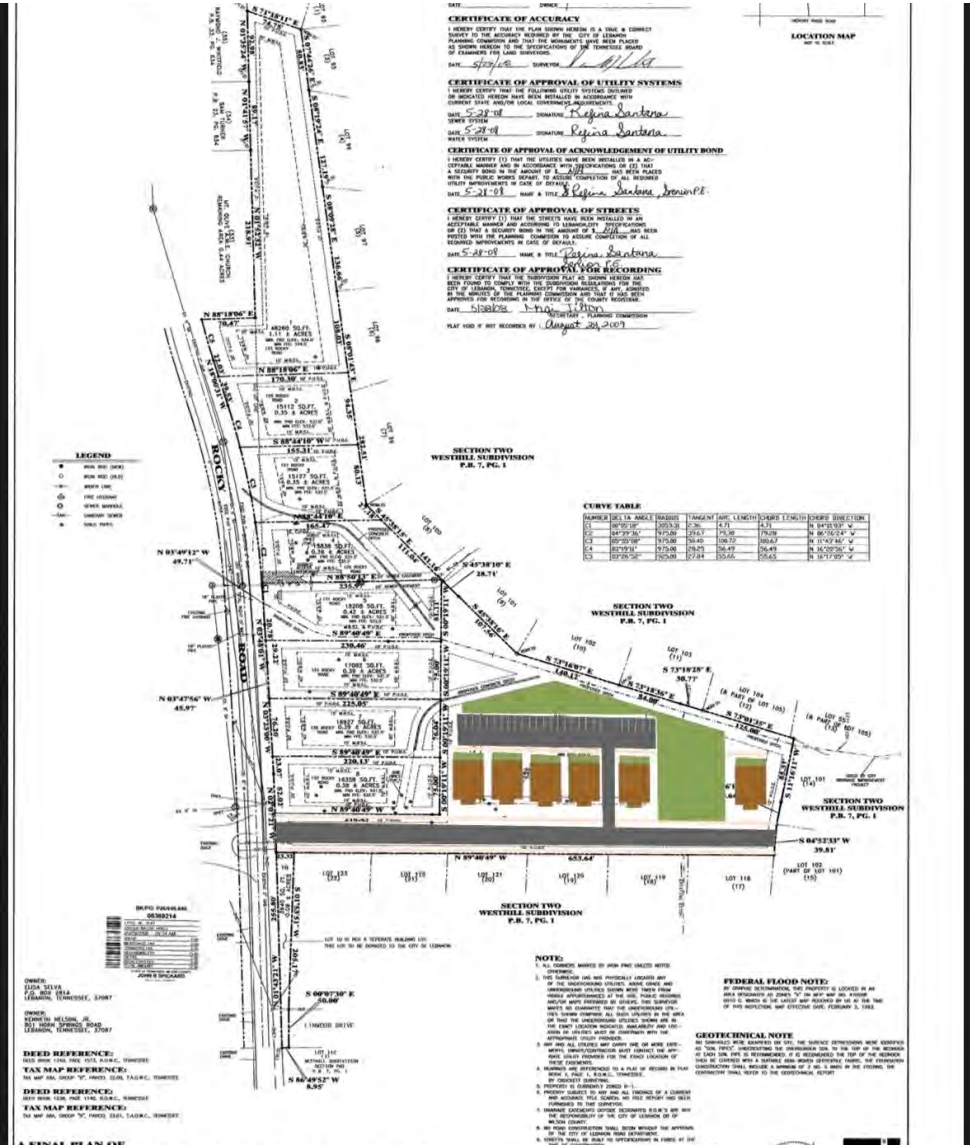
PROPERTY HIGHLIGHTS

- Estimated development potential for 12 to 14 units
- Zoned RD9
- Prime location in Lebanon area
- Versatile for office or office building development
- Easy access to major transportation routes
- Potential for multiple tenants
- Strategic investment opportunity
- Public utilities
- Future growth potential

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PROPERTY & LOCATION DESCRIPTION



PROPERTY DESCRIPTION

SVN Accel Commercial Real Estate is pleased to present a prime investment opportunity in the heart of the Lebanon area! This property is estimated to have a development potential of 12 to 14 units and is zoned RD9. Its strategic location ensures easy access to major transportation routes, making it an ideal choice for multiple tenants seeking convenience. With public utilities in place and its versatile layout, this property presents a compelling and strategic investment opportunity. Don't miss out on the chance to secure your investment in this highly sought-after location with endless potential for office development and future growth.

LOCATION DESCRIPTION

Located in the bustling city of Lebanon, TN, the area surrounding the property offers a dynamic mix of amenities and attractions. Lebanon is known for its strong economic growth, making it an attractive destination for office investors. The area boasts a thriving business community and easy access to major transportation routes, including Interstate 40. Nearby, investors can find popular points of interest such as the Fiddlers Grove Historic Village and the Lebanon Premium Outlets, providing a perfect balance of work and leisure. With its convenient location and bustling atmosphere, Lebanon presents an exciting opportunity for office building investors.

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BRIAN TRUMAN



BRIAN TRUMAN

Advisor

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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.

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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

Advisor

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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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