

WHITE HOUSE, TN



5.09 ACRES
C-2

SALE

0 Highway 76E

HIGHWAY 76 EAST

White House, TN 37172

PRESENTED BY:

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PROPERTY INFORMATION

SALE PRICE

\$4,999,000

LOCATION INFORMATION

BUILDING NAME	0 Highway 76E
STREET ADDRESS	Highway 76 East
CITY, STATE, ZIP	White House, TN 37172
COUNTY	Robertson

LAND INFORMATION

NUMBER OF LOTS	1
BEST USE	Retail/Storage

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail
ZONING	C2
LOT SIZE	5.09 Acres
PRICE / ACRE	\$982,122
LOT FRONTAGE	449 ft
LOT DEPTH	497 ft
CORNER PROPERTY	No
POWER	Yes

UTILITIES & AMENITIES

IRRIGATION	No
WATER	Yes

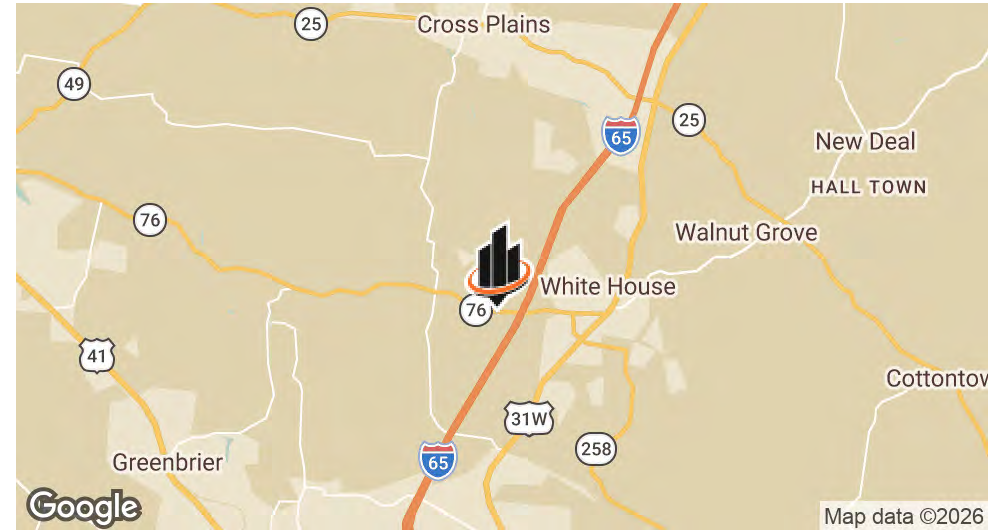
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PROPERTY SUMMARY



PROPERTY OVERVIEW

An exceptional investment opportunity, this prime property is situated in the coveted White House area. Boasting C2 zoning, this versatile space presents a multitude of possibilities for land or retail development. With its coveted location along Highway 76 East, the property offers high visibility and strategic positioning for maximum exposure. Investors can capitalize on the area's dynamic growth and positioning for commercial success. Whether envisioning retail space, a new development, or a strategic land investment, this property provides the ideal foundation for a lucrative venture. Embrace the potential of this sought-after location and seize the opportunity to make a significant impact in the thriving White House area.

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HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Strategic Location: Along a key commuter corridor in White House, TN, with direct access to Highway 76 and less than 10 minutes to I-65.
- Ready for Development: Cleared and undeveloped, with utilities nearby and strong access from the main road.
- Residential Growth: Located near high-performing schools and in proximity to new and established neighborhoods.
- Flexible Use Potential: Zoned C-2 for General Commercial
- Appealing Topography: Gently rolling terrain suitable for a variety of development plans and layouts.
- Minimal Risk Profile: Flood Zone X designation makes development more straightforward.
- High Traffic Exposure: Highway 76E records an average of 15,000 vehicles per day (VPD), according to TDOT—supporting visibility and commercial viability. I-65's traffic count further enhances potential for signage visibility and regional customer capture.

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

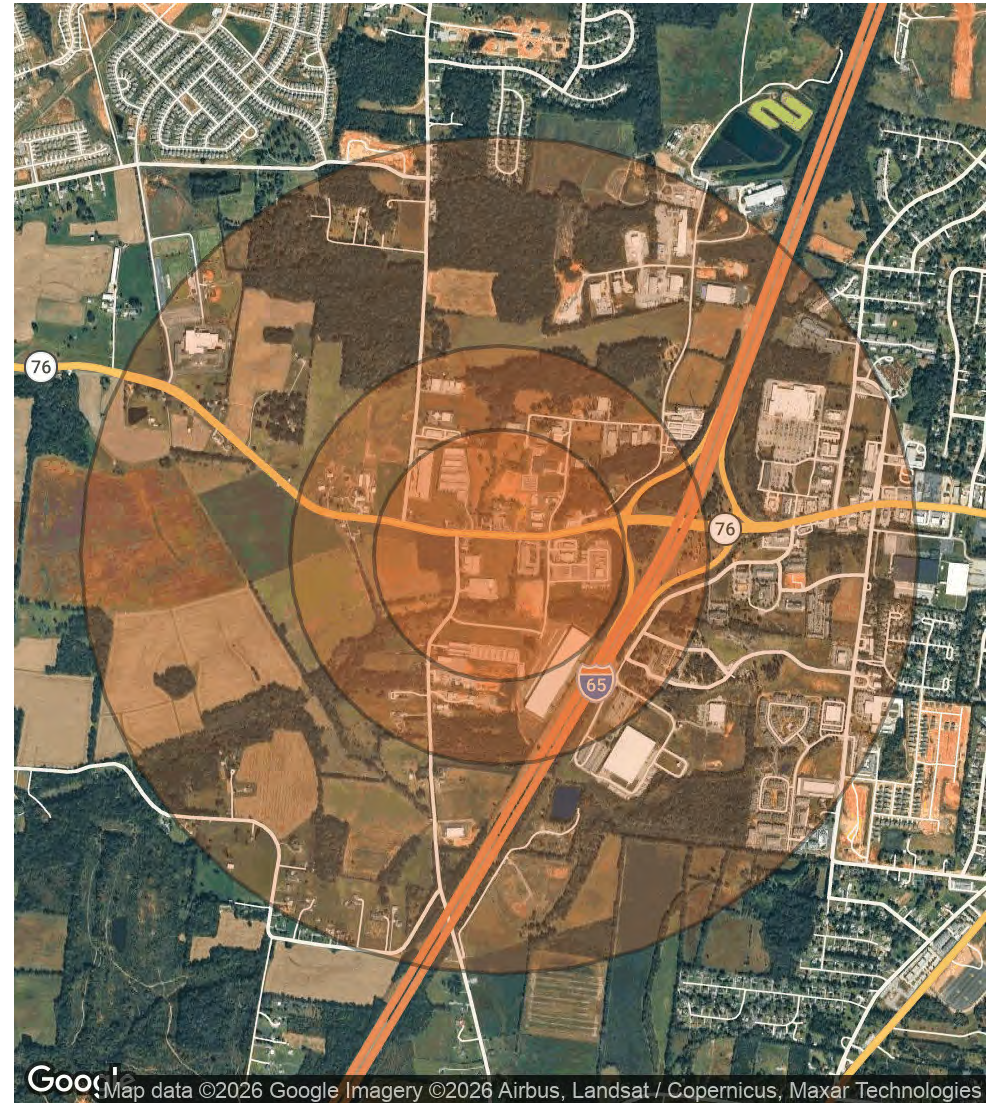
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	39	132	452
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	41	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	14	49	167
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$98,128	\$97,506	\$95,934
AVERAGE HOUSE VALUE	\$405,515	\$405,694	\$407,343

2020 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Hana Hyams is a Commercial Real Estate Advisor with a growing reputation for delivering thoughtful, results-driven solutions across the industrial, industrial flex, and land sectors. Drawing on a background in design, construction, and strategic problem-solving, she approaches every transaction with a builder's mindset — identifying potential, creating clarity, and positioning clients for long-term value.

Her expertise spans complex negotiations, site analysis, and market positioning for investors, property owners, and business operators. Hana's unique strength lies in her ability to combine creative thinking with data-informed insight — helping clients visualize what a property could be, and then executing a plan to get them there. She's not just a dealmaker — she's a strategic partner committed to maximizing upside while minimizing friction.

Known for her composure in high-stakes scenarios, Hana navigates challenges with precision and focus. In one notable deal, she facilitated a resolution between a tapped-out buyer and an underwhelmed seller by reworking deal structure and reframing asset value — allowing both parties to walk away with aligned outcomes. Her calm, solutions-first approach and relentless attention to detail consistently turn obstacles into opportunities.

Colleagues describe Hana as sharp, resourceful, and grounded — a trusted presence in a field where execution and integrity matter. Clients value her responsiveness, strategic lens, and the way she distills complex information into confident, forward momentum.

Outside the boardroom, Hana's drive to build doesn't slow down. Whether she's on the golf course, studying market trends, or reimagining space for fun, she brings the same creative energy and thoughtful intensity to everything she does. Her work is guided by faith, family, and a deep sense of purpose: to help people move forward with clarity and confidence.

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PROFESSIONAL BACKGROUND

Jana Truman is Managing Broker and Investment Advisor with SVN | Accel Commercial Real Estate, part of the Accel Group of businesses, partnering with investors, business owners, and entrepreneurs to grow their personal and professional wealth through the acquisition, disposition and long-term strategies of commercial real estate and businesses.

Jana is featured regularly on podcasts, was named as one of 2025 Woman Deal Makers by BizNow, and is the co-chair for SVN's National Women's Council. Her company is the most referred commercial brokerage by residential realtors in the Greater Nashville MSA and the company with the widest marketing distribution in the same trade area. She is one of only a few woman-owned commercial brokerages in her market. She is a sought-after mentor and CRE coach. Her journey into CRE began after working for a decade and a half as a marketing and advertising professional for many well-known brands and start-ups. Jana began her career in commercial real estate appraising in 2011, where she appraised various types of commercial properties across all classes in Tennessee, providing her investor clients with the invaluable benefits of her valuation experience.

In her spare time, she wanders Tennessee with her husband of 30+ years, looking at properties, talking about technology with her four grown sons, soaking up as much continuing education as she can, volunteering in her community, helping others succeed in business. She is addicted to foreign language films, an avid Nashville Predators hockey fan, and a hat lady. She and her husband/partner, Brian Truman, have lived in Middle Tennessee since 2006.

MEMBERSHIPS

Affiliate Member- CCIM

Business Networks International

International Business Brokers Association

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