



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

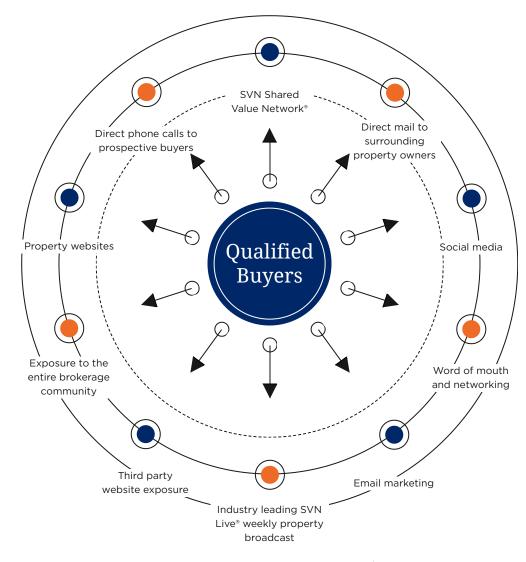
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SVN® marketing strategy (sales)

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

Maximize the value of your property

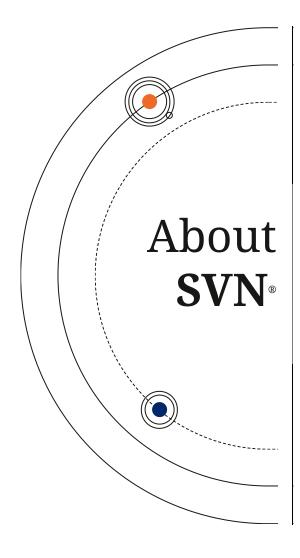


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ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

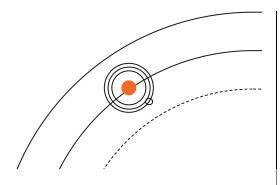
This is the SVN Difference.

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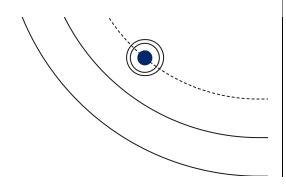
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SVN BENCHMARKS



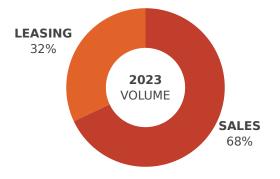
SVN® benchmarks USA | 2023



THE SVN® ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**



200+
OFFICE OWNERS

2,200ADVISORS & STAFF

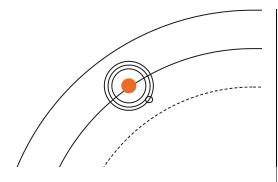
\$14.9B
TOTAL VALUE OF SALES & LEASE
TRANSACTIONS

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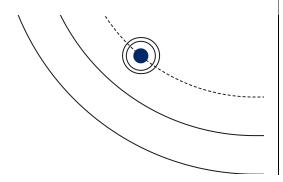
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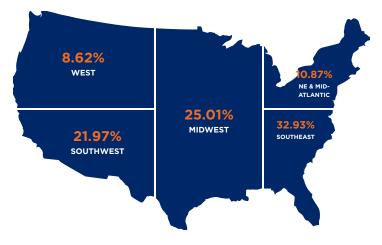


SVN BENCHMARKS



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TRANSACTION VOLUME

united states national distribution*

CORE SERVICES

- Sales
- Leasing
- · Property Management
- · Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

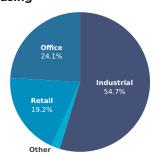
SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
 Capital Markets

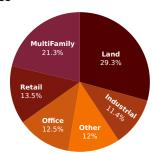
PRODUCT TYPE

national distribution by product volume***

Leasing**



Sales



*DATA BASED ON US SALES

- **Leasing includes both Landlord and Tenant Representation.
- ***The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

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PROPERTY SUMMARY





OFFERING SUMMARY

SALE PRICE:	Undisclosed		
LOT SIZE:	5.09 Acres		
ZONING:	C2		

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.

PROPERTY HIGHLIGHTS

- Zoned C2
- Highway 76 East location
- Strategic commercial positioning
- High visibility
- Versatile development notential

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Location: Highway 76 East, White House, TN 37172

Parcel ID: 106 116.00 Acreage: 5.09 Acres County: Robertson County Zoning: C-2, General Commercial

Topography: Ideal for development with gentle contours

Flood Zone: X (minimal flood risk)

Utilities: Public Water & Electric; Individual Septic Access: Frontage along Highway 76E (State Highway)

Latitude/Longitude: 36.467819, -86.690299

COMPLETE 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.

AERIAL PHOTOS









TOPOGRAPHY AND ADDITIONAL PHOTOS









WHITE HOUSE POINTS OF INTEREST

















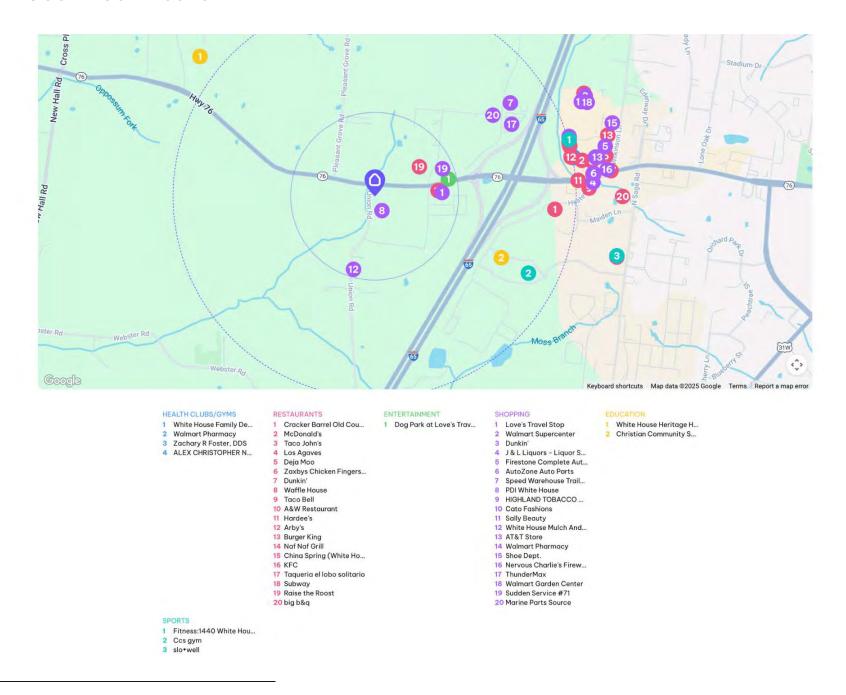








WHITE HOUSE BUSINESSES



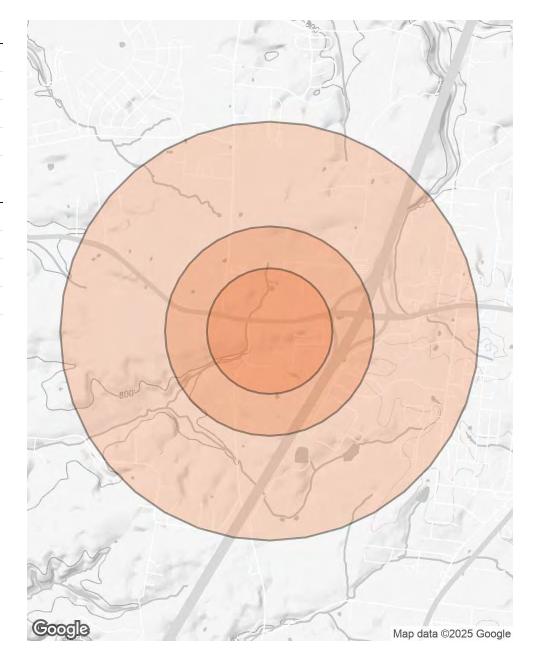
DEMOGRAPHICS MAP & REPORT

POPULATION	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

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

Demographics data derived from AlphaMap



ADVISOR BIO 1



HANA HYAMS

Advisor

hana.hyams@svn.com

Direct: 615.671.4544 | Cell: 260.553.1555

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

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ADVISOR BIO 2



JANA TRUMAN

Managing Director

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Tennessee (TN) #330542

PROFESSIONAL BACKGROUND

Jana Truman is Managing Director and Investment Advisor with SVN | Accel Commercial Real Estate, for Accel Commercial Property Management and Accel Exit Advisors. Through the Accel Group of businesses, Jana partners with investors, business owners, and entrepreneurs to grow their personal and professional wealth through advice on acquisition, disposition, and long-term strategies of commercial real estate advisement, management and businesses.

After fifteen years as a marketing and advertising professional for many well-known brands and start-ups, Jana began commercial real estate appraising in 2011, appraising all types of commercial real estate across all classes in the state of Tennessee. This experience now gives her investor clients the invaluable benefits of her valuation experience.

In 2014, Jana found that real estate was her passion, and she added a focus to commercial real estate advisement, presently as managing broker for her own brokerage. She and her husband also own Accel Exit Advisors, a business brokerage. Her real estate team consists of educated and dedicated brokers, each with distinct specialties, and a skilled operations crew. She regularly holds educational events and gives speeches on commercial real estate to associations, non-profits, investors, and other agents.

In her spare time, Jana 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, and volunteering in her community. She is addicted to foreign language films and has a vibrant creative side. She and her husband/partner, Brian Truman, have lived in Middle Tennessee since 2006.

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