

Auction

Bank Owned Property

28.5258 Acres of Prime Commercial Property
Arlington, Texas



HUDSON & MARSHALL
Honesty. Integrity. Value.



CBRE

Thursday, June 25th @ 11:00 a.m.

Sale Site: Sheraton Arlington
1500 Convention Center Drive, Arlington, TX

Dear Prospective Bidder:

Hudson & Marshall is pleased to have been chosen to offer you this exceptional opportunity to purchase prime real estate near AT&T Stadium in Arlington, Texas. We encourage you to do your due diligence prior to the sale and be with us on auction day to purchase this excellent property at AUCTION prices!

Best of luck in your bidding!

Hudson & Marshall



**1111 EAST DIVISION STREET
ARLINGTON, TEXAS**

Gross Land Area (Acres): 28.5258

Gross Land Area (SF): 1,242,585

Zoning: "EDO-RM-12" Entertainment District
Overlay - Residential Medium Density 12

Legal Description: Lots 7-12, Field Acres Addi-
tion, Joel Blackwell Survey, Abstract Number 147

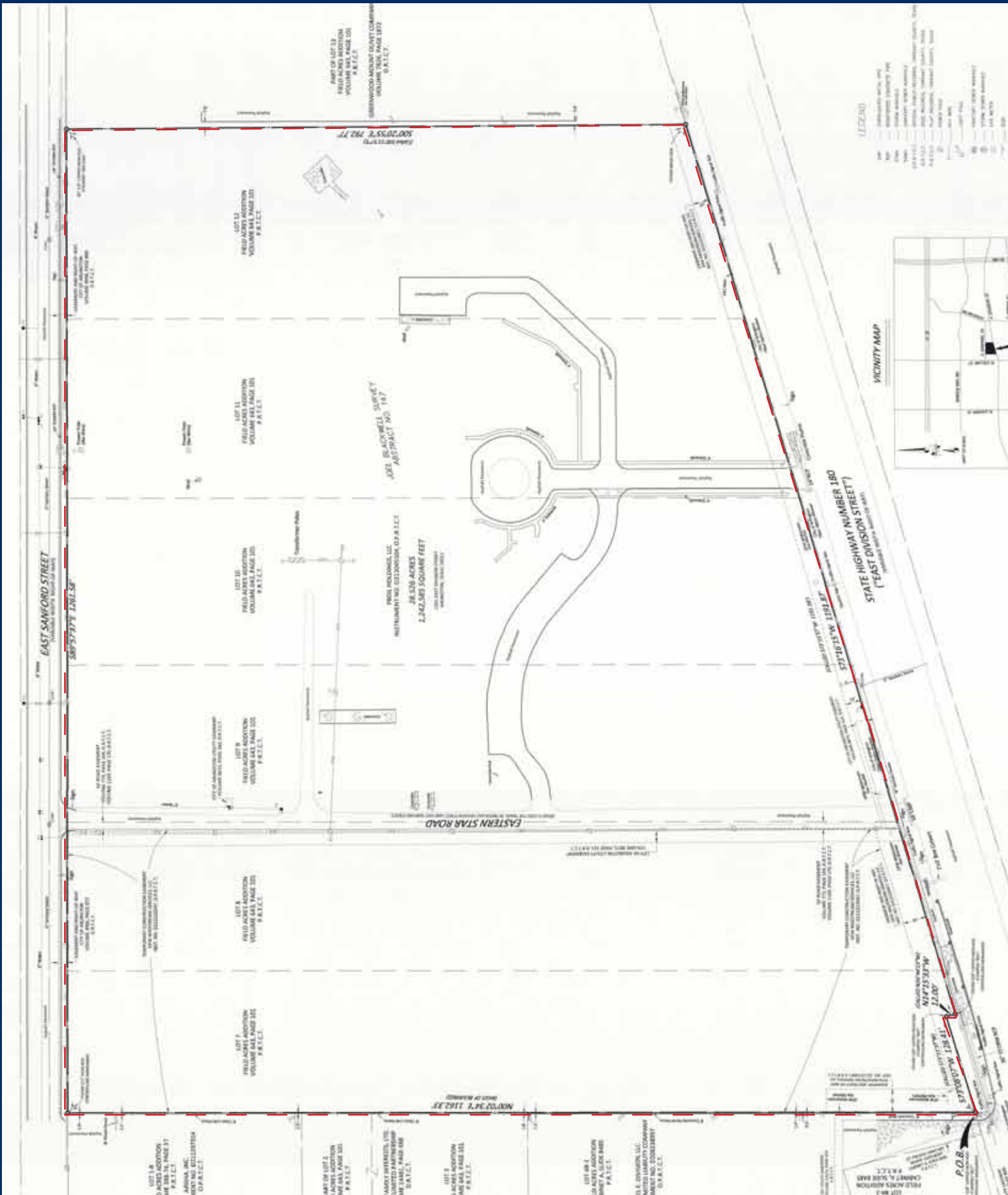
Frontage: 1,320.28' on the north side of E. Divi-
sion Street and 1,261.58' on the south side of E.
Sanford Street

Utilities: All utilities available.



- ◆ Survey
- ◆ Title Policy
- ◆ Legal Description
- ◆ Phase I Environmental
- ◆ Zoning
- ◆ Easement
- ◆ Broker Registration
- ◆ Purchase & Sale Agreement

or call Steve Slocumb 972-523-7684



TERMS AND CONDITIONS

SALE DATE & LOCATION: Thursday, June 25th @ 11:00 a.m Sheraton Arlington, 1500 Convention Center Drive, Arlington, TX.

TERMS OF SALE FOR REAL ESTATE: A cashier's check or certified check in the amount of \$100,000, made payable to yourself, is required as a portion of the 10% down payment. The remainder of the 10% down payment is required on sale day and can be paid with a business check or wire transfer.

BUYERS PREMIUM: All real estate sold at this auction will be sold with a 5% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price.

CLOSING COST: The seller shall pay its pro-rata share of the estimated 2015 real estate taxes as a credit to Purchaser at Closing. Purchaser shall be responsible for the 2015 taxes when due. Seller shall also pay the State of Texas transfer tax and the cost of the owners title policy which shall be prepared by Seller's title company, Benchmark Title. Purchaser shall pay for any loan closing costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction.

DEED CONVEYANCE: The successful bidder shall execute an Auction Real Estate Sales Contract, an example is included in the Property Information Packet, immediately after being declared the successful bidder by the auctioneer. Seller will convey title via a special warranty deed per the title commitment in the property information package subject to all easements, rights-of-way, leases, licenses, reservations, conditions and all other matters which are of record or which would be revealed by a physical inspection of the property, as well as all standard printed exceptions to title and other matters set forth in the Commitment for title insurance issued in connection with the Auction (enclosed in the Property Information Package).

THE BASIC TITLE INSURANCE PREMIUM SHALL BE PAID BY SELLER; PAYMENT OF THE PREMIUM FOR ANY ENDORSEMENT TO THE BASIC OWNER'S POLICY SHALL BE THE SOLE RESPONSIBILITY OF PURCHASER. ALL PROSPECTIVE BIDDERS SHOULD CONSIDER ENGAGING COUNSEL OF THEIR OWN CHOOSING TO EXAMINE THE COMMITMENT FOR TITLE INSURANCE, THE PROPERTY INFORMATION PACKET, AND ALL MATTERS REFERRED TO THEREIN AS AFFECTING THE CONDITION OR STATUS OF THE PROPERTY. SELLER DISCLAIMS AND EXPRESSLY MAKES NO WARRANTIES OR REPRESENTATIONS WHATSOEVER, EXPRESSED OR IMPLIED, WRITTEN OR ORAL, WITH RESPECT TO THE CONDITION OR STATUS OF THE PROPERTY. THE PROPERTY IS BEING SOLD "AS IS - WHERE IS".

INSPECTION: The land is available for inspection at anytime.

SURVEY: The property will be transferred by existing survey and deed.

CO-OP BROKER: A 1% Broker commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser. In order to be paid a commission the Broker/Agent must complete EACH of the following steps:

- Review the "terms and conditions of sale" with each client they are representing
- Professionally assist your client by providing relevant advice and property information
- Attend the auction
- Email the registration form to Hudson & Marshall no later than 5:00 P.M. CST Wednesday, JUNE 24th 2015. Email to tracymarshall@bellsouth.net. Registration

forms may be obtained from our website www.ArlingtonLandAuction.com or call 800-841-9400 to have a copy emailed or faxed.

BUYER'S NOTE: Personal on-site inspection of the property is strongly recommended. THE PROPERTY WILL SELL "AS IS - WHERE IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED. Information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, this information set forth herein has not been independently verified by seller nor auctioneers. Its accuracy is not warranted in any way. There is no obligation on the part of seller or the auctioneer to update this information. All announcements made at the auction take precedence over all other advertising. There is no obligation on the part of the seller to accept any backup bids in the event the high bidder fails to perform. Unless the property is marked absolute in the auction brochure, it sells subject to Seller Confirmation.

AERIAL PHOTOS: The aerial photos in the brochure have been compiled from existing legal descriptions and plats, but are not guaranteed for complete accuracy. Buyer to independently verify all information provided herein.

PROPERTY INFORMATION PACKAGES: For a complete package (including title policy, sample purchase & sale agreement, survey, phase I, zoning, etc.) visit WWW.ArlingtonLandAuction.com or contact Hudson & Marshall at 800-841-9400.

AGENCY DISCLOSURE: Hudson & Marshall of Texas and all licensees employed by or associated with auctioneers, represent seller in the sale of this property.

LICENSE INFORMATION: Robert Stephens Slocumb Jr., AUCTIONEER, AUCTIONEER LICENSE NO. 0510756; Bret Paul Richards, BROKER, BROKER LICENSE NO. 0510756; AUCTIONEER LICENSE NO. 0510756. This auctioneer is licensed and regulated by the Texas Department of Licensing & Regulation. 2. Licensure with the Department does not imply approval or endorsement by the State of Texas. 3. If you have an unresolved complaint or a compliment, please direct to the Texas Department of Licensing & Regulation, P. O. Box 12157, Austin, TX 78711. 512.463.6599 or 800.803.9202.

June 25, 2015 @ 11:00 a.m.
www.ArlingtonLandAuction.com
1-800-841-9400

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