



TARGET AUCTION
ADVANCED REAL ESTATE MARKETING

P.O. Box 798, Gadsden, AL 35902
800-476-3939
www.TargetAuction.com

D. Jacobs AL 5060, S. Barnes AL 1932
J. Hathorn AL 2444, Mitch Kessler AL 2802

ABSOLUTE AUCTION

Thursday, October 19th at 2 pm



#17-09 DISCLAIMER: Target Auction and Land Company, Inc. assumes no liability for errors or omissions in this listing. Although information has been obtained from sources deemed reliable, the auctioneer makes no warranty or guarantee, expressed or implied, as to the accuracy of the information herein contained. It is for this reason that the buyer's and buyer's agents should avail themselves of the opportunity to make a thorough inspection and verify all specifications prior to sale. All properties offered for sale in "AS IS" condition. This includes both personal property (if applicable) and real property. All sales are final. This listing may be modified or withdrawn at the seller's discretion without notice at any time prior to or during the sale; property may be sold prior to Auction. All properties are being sold subject to confirmation unless otherwise indicated. Seller may reserve the right to deny admittance or to remove anyone at this auction that may disrupt this sale in any way. All statements made at the auction shall take precedence over all printed materials. The auctioneer shall not be responsible or liable in any way if the seller fails to honor any bid or refuses to close or cannot close title in accordance with the winning bid(s) or any sales contract; or if the property is contaminated with any type of hazardous waste or requires any repairs. It is the purchaser's responsibility to inspect all properties prior to bidding to verify all of his/her specifications. Agency Disclosure: Target Auction & Land Company, Inc. and its agents represent the seller only. Target Auction & Land Company, Inc. is the selling agent only.



Thursday, October 19th at 2 pm

ABSOLUTE AUCTION

EVERGREEN, AL

*Highly visible properties in the heart of Evergreen.
Just off I-65 between Montgomery & Mobile, AL.*



12 Commercial Properties & 2 Residential Properties
Income Producing & Development Sites:
Stand-alone buildings, retail centers, office complex,
unimproved commercial and residential development sites

TARGET AUCTION
ADVANCED REAL ESTATE MARKETING

800-476-3939
TargetAuction.com

AUCTION INFORMATION:

Sale Date and Location: Thursday, October 19th at 2 pm. Registration begins at 1 pm. All properties will be sold from The McIntyre Retail Center located at 300-310 West Front St, Evergreen, AL 36401.

Terms of Sale: 10% down due on auction day with the balance due at closing within 30 days.

Property Information: Additional information is available by visiting TargetAuction.com

Buyer's Premium: A 10% Buyer's Premium will be added to the final bid to determine the total contract price paid by the purchaser.

Property Information Center: An auction representative will be available on Tuesday, October 3rd, Tuesday, October 10th and Wednesday, October 11th from 12-4 pm at The McIntyre Retail Center located at 300-310 West Front St, Evergreen, AL 36401.

Buyer Broker Participation: Broker participation welcome. Please see TargetAuction.com for the Broker Form and guidelines.



#1 Fred's Store #1560 ABSOLUTE AUCTION

450 West Front St, Evergreen, AL 36401

- Built in 2000
- 14,100± SF
- 1.8± acre site
- Zoned B2
- Located on corner of W. Front St & Mimosa St
- Block construction with metal roof
- \$6,533/month
- Lease expires 2023
- Fronts on US HWY 84/31
- ALDOT traffic count 8,160/day



#2 McIntyre Medical Complex ABSOLUTE AUCTION

420-422 West Front St, Evergreen, AL 36401

- Built in 1997
- 8,400± SF
- 1.32± acre site
- Zoned B2
- 3 Units
- Flex-use/Easily adaptable
- Metal construction with brick façade
- Fronts on US HWY 84/31
- ALDOT traffic count 8,160/day

Hector Salemi, MD Clinic: 2,400± SF, \$1,200/month, lease expires February 2018 with two 5-year options at \$1,400 & \$1,800
Vacant: 5,000± SF & 1,000± SF



#3 Fastenal Center ABSOLUTE AUCTION

402-412 West Front St, Evergreen, AL 36401

- Built in 2003
- 10,800± SF
- 1.25± acre site
- Zoned B2
- 5 Store fronts
- Flex-use/Easily adaptable
- Metal construction with metal roof
- Fronts on US HWY 84/31
- ALDOT Traffic Count 8,160/day

Fastenal: 4,200± SF, \$1,500/month, lease expires December 2018 with 3-year option at \$1,925/month

Advance America: 1,200± SF, \$1,180/month, lease expires February 2019
Express Nails: 1,200± SF, \$800/month, lease expires April 2018 with 3-year option at \$1,000/month

Vacant: 1,800± SF & 2,400± SF **Total Present Monthly Income: \$3,480**



#4 Title Pay Day Loans ABSOLUTE AUCTION

416 West Front St, Evergreen, AL 36401

- Built 2009
- 1,200± SF
- .50± acre site
- Zoned B2
- Covered drive-thru
- Block construction with stucco and metal roof
- \$1,275/month
- Lease expires June 2018 with 3-year option
- Fronts on US HWY 84/31
- ALDOT Traffic Count 8,160/day



#5 2-Commercial Lots ABSOLUTE AUCTION

Adjoins Fred's, McIntyre Medical Complex & Fastenal Center on West Front St, Evergreen, AL 36401

- 2 level sites/ready to build on
- 1.97± total acres
- Zoned B2
- All utilities available
- 274'± On US HWY 84/31
- ALDOT Traffic Count 8,160/day



#6 The McIntyre Building ABSOLUTE AUCTION

123 McIntyre St, Evergreen, AL 36401

- Totally Refurbished 2006
- .69± acre site
- Zoned Industrial 2
- Block construction with stucco & metal roof
- Adjoins BB&T Bank & Salter Hardware

12 Office Suites:

- 8-Ground level suites & 4-upper level suites
- 8,000± SF
- Common reception area, restrooms & kitchen
- 3 Suites: \$400/month (each), leased month to month
- 3 Suites: \$1,000/month (total), leased month to month
- 6 Suites: Vacant

Social Security Office (Suite #8)

- 1,415± SF
- \$2,729/month, lease expires September 2020

Total Present Monthly Income: \$4,929



#7 McIntyre Retail Center ABSOLUTE AUCTION

300-310 West Front St, Evergreen, AL 36401 *SALE SITE*

- 8,200± SF
- 1.08± acre site
- Zoned B2
- 6 Store fronts
- Located on the corner of West Front St & McGehee St
- 225'± On US HWY 84/31
- ALDOT Traffic Count 8,160/day

Southern Linc: 800± SF, \$500/month
Ice Machine: Stand-alone ground lease, \$250/month
Total present monthly income: \$750

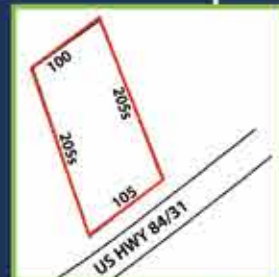
Vacant: 5 Store fronts (600± SF, 2@1,800± SF, 1,200± SF, 2,000± SF)



#8 Commercial Building ABSOLUTE AUCTION

526 West Front St, Evergreen, AL 36401

- Built 1972
- 5,500± SF
- .48± acre site
- Zoned B2
- Formerly Evergreen Auto Parts
- Fronts on US HWY 84/31
- ALDOT Traffic Count 8,160/day



**Highly visible properties located in the heart of Evergreen.
 Just off I-65 between Montgomery & Mobile, AL.**

TargetAuction.com • 800-476-3939



#9 Commercial Lot ABSOLUTE AUCTION

Adjoins Dollar General on West Front St, Evergreen, AL 36401

- Level site/ready to build on
- Zoned B2
- All utilities available
- 100'± On US HWY 84/31
- ALDOT Traffic Count 8,160/day



#10 5.08± Residential Tract ABSOLUTE AUCTION

Located at the end of Montesano Dr & fronts on Travis Ave, Evergreen, AL 36401

- Offered in 3 parcels or entirety
- Beautiful home sites & development tract
- Zoned Residential 1
- All utilities available

Parcel 1: 1.22± acres
Parcel 2: 1.61± acres
Parcel 3: 2.25± acres



#11 .48± Acre Lot ABSOLUTE AUCTION

Located at the corner of Martin St & Mimosa St, Evergreen, AL 36401

- Directly behind Fred's
- .48± acre lot
- Zoned Residential 2
- All utilities available



#12 .30± Acre Commercial Lot ABSOLUTE AUCTION

Access from US Hwy 84/31/West Front St., Evergreen, AL 36401

- Adjoins McIntyre Medical Complex & Fastenal Center
- .30± acre lot
- Zoned B2



#13 Lot ABSOLUTE AUCTION

Located at the corner of Cooper St & Martin Dr, Evergreen, AL 36401

- Adjoins Conecuh County Board of Education bus shop lot
- Zoned Industrial 1



**ALL PROPERTIES WILL BE SOLD FROM
 MCINTYRE RETAIL CENTER
 300-310 WEST FRONT STREET (#7)**