

ABSOLUTE LAND AUCTION

THURS. ~ NOVEMBER 21ST ~ 1 P.M.

MARTIN, TN 38237

4,019 SQ. FT. RESIDENCE

7.455 ACRES COMMERCIAL

PRIME DEVELOPMENT PROPERTY

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AUCTIONS & REAL ESTATE SALES

MARVIN E. ALEXANDER CAI, Auctioneer, TL 9;TFL 107
239 University Street * P.O. BOX 129 * Martin, TN 38237

ABSOLUTE LAND AUCTION

7.455 ACRES ~ SELLING 5 TRACTS AND COMBINED

BRICK RESIDENCE - 4,019 SQ. FT. - 3,352 SQ. FT. HEATED

5 LOTS - 0.97 ACRES TO 7.21 ACRES

TRACT 1: 200 FT. X 200 FT. NORTH OF
MCDONALD'S SKYHAWK PKWY. - .97 AC.

TRACT 2: 200 FT. X 221 FT. NORTH OF
POCKET'S 50 FT. ACCESS STREET
TO UNIVERSITY STREET - 1.25 AC.

TRACT 3: 300 FT. X 439 FT. ON SKYHAWK
PKWY.. RESIDENCE & 2.71 AC.

TRACT 4: 142 FT. X 408 FT. ON
SKYHAWK PARKWAY - 1.22 AC.

TRACT 5: 150 FT. X 408 FT. ON
SKYHAWK PARKWAY - 1.28 AC.

2019 VEHICLES PER DAY COUNT

SKYHAWK PARKWAY SOUTH: 12,987 VPD

SKYHAWK PARKWAY NORTH: 6,204 VPD

UNIVERSITY STREET WEST : 11,280 VPD

HIGHEST TRAFFIC COUNT IN MARTIN
UNIVERSITY STREET & SKYHAWK PARKWAY
(HWY. 43) SUBJECT PROPERTY LOCATED
290 FT. NORTH OF INTERSECTION

ABSOLUTE LAND AUCTION

THURSDAY ~ NOVEMBER 21ST ~ 1:00 P.M. ~ 2019

MARTIN, TN 38237

833 UNIVERSITY STREET & SKYHAWK PKWY.

WINNIE FUTRELL KIRKLAND PROPERTY

BRICK RESIDENCE ~ 4,019 SQ. FT.



RESIDENCE - 3,352 SQ.
FT. HEATED - 10 ROOMS
4 BDMS - 3 BATHS

EASILY CONVERTED TO RETAIL
BUSINESS OR OFFICE BUILDING

SKYHAWK PARKWAY & UNIVERSITY STREET
HAS MARTIN'S HIGHEST TRAFFIC COUNT.

OPEN HOUSE:
TUES.-NOV. 12TH
1:30 TO 4 P.M.
TUES.-NOV. 19TH
1:30 TO 4 P.M.

AUCTION HELD OFF-
SITE IN ALEXANDER
AUCTION FACILITY
123 CHURCH STREET,
DOWNTOWN MARTIN

7.455 ACRES ~ SELLING
5 TRACTS & COMBINATIONS
792 FT. ON SKYHAWK PARKWAY
50 FEET ACCESS TO UNIVERSITY ST.

MARTIN'S MOST DESIRABLE
SHOPPING CENTER PROPERTY
ACROSS FROM UNIVERSITY OF
TENNESSEE PROPERTY ~ JOINING
MARTIN'S MAJOR BUSINESS AREA
& NEWEST DEVELOPMENTS



Bid Online at www.alexanderauctions.com

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MARVIN E. ALEXANDER, CAI, Auctioneer ~ TL9 ~ TFL 107~ AR 2360

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to final bid.

4,019 SQ. FT. RESIDENCE - 3,352 FT. HEATED



**CUSTOM BRICK
FOYER - DINING-
LIVING, MARBLE
FIREPLACE - FAMILY
ROOM, FIREPLACE
4 BEDROOMS
3 BATHS - UTILITY -
REC ROOM
CENTRAL H & A**



LIVING RM- 14' X 21'



FAMILY ROOM- 14' X 24'



**KITCHEN & BREAKFAST
AREA - 10' X 22'**



DINING - 14' X 21'



MASTER BDR - 12' X 16'



**REC ROOM - 15' X 24'
DOUBLE GARAGE**



REAR DOORS TO RAISED PATIO 15' X 50'

**LEVEL TO GENTLY ROLLING LOTS
READY FOR DEVELOPMENT -
INDIVIDUALLY OR AS A WHOLE**



TRACT 1

**TRACT 1: 290 FT. NORTH
OF THE INTERSECTION
OF UNIVERSITY ST. &
SKYHAWK PKWY.
NORTH OF MCDONALD'S**



TRACT 1:

200 FT. FRONTAGE



TRACT 2:

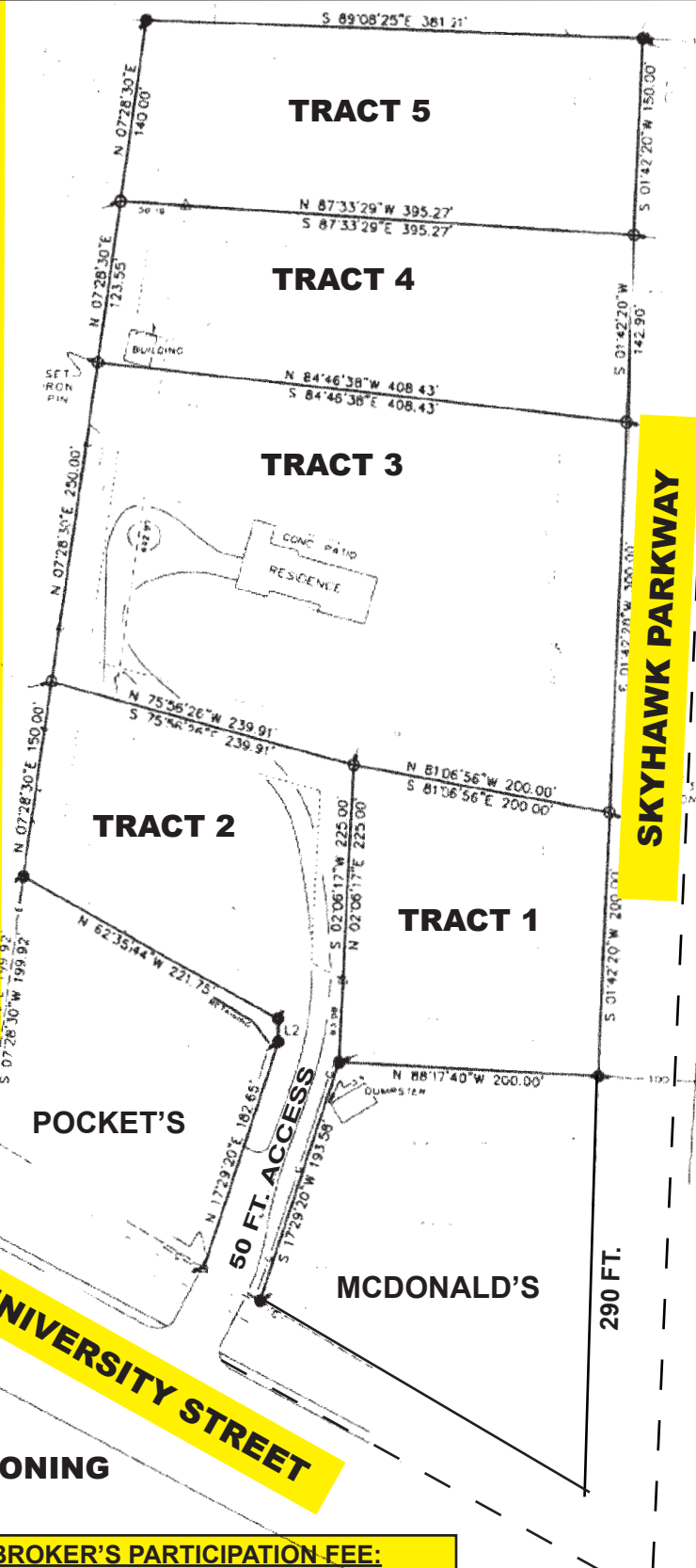
**WEST OF TRACT 1
UNIVERSITY ST. ACCESS**

7.455 ACRES SELLING IN 5 SEPARATE TRACTS & COMBINATIONS

**PRIME DEVELOPMENT PROPERTY READY FOR YOUR BUSINESS
LOCATION - CENTER OF MARTIN'S COMMERCIAL DEVELOPMENT**

LAND IS YOUR BEST INVESTMENT

LIVE AUCTION SIMULTANEOUSLY



PB ZONING

BROKER'S PARTICIPATION FEE:
Broker's Participation Fee to broker who registers a successful buyer for the Auction. Review participation terms.

**MARTIN UTILITIES
WATER, SEWER & GAS**



**TRACTS 4 & 5: NORTH END ON
SKYHAWK PKWY. - HWY. 43**



**TRACTS 1-2-3: SOUTH END ON
SKYHAWK PKWY. - HWY. 43**



**TRACTS 1 THRU 5:
SKYHAWK PKWY. - HWY. 43**



UNIVERSITY ST. & SKYHAWK PKWY.