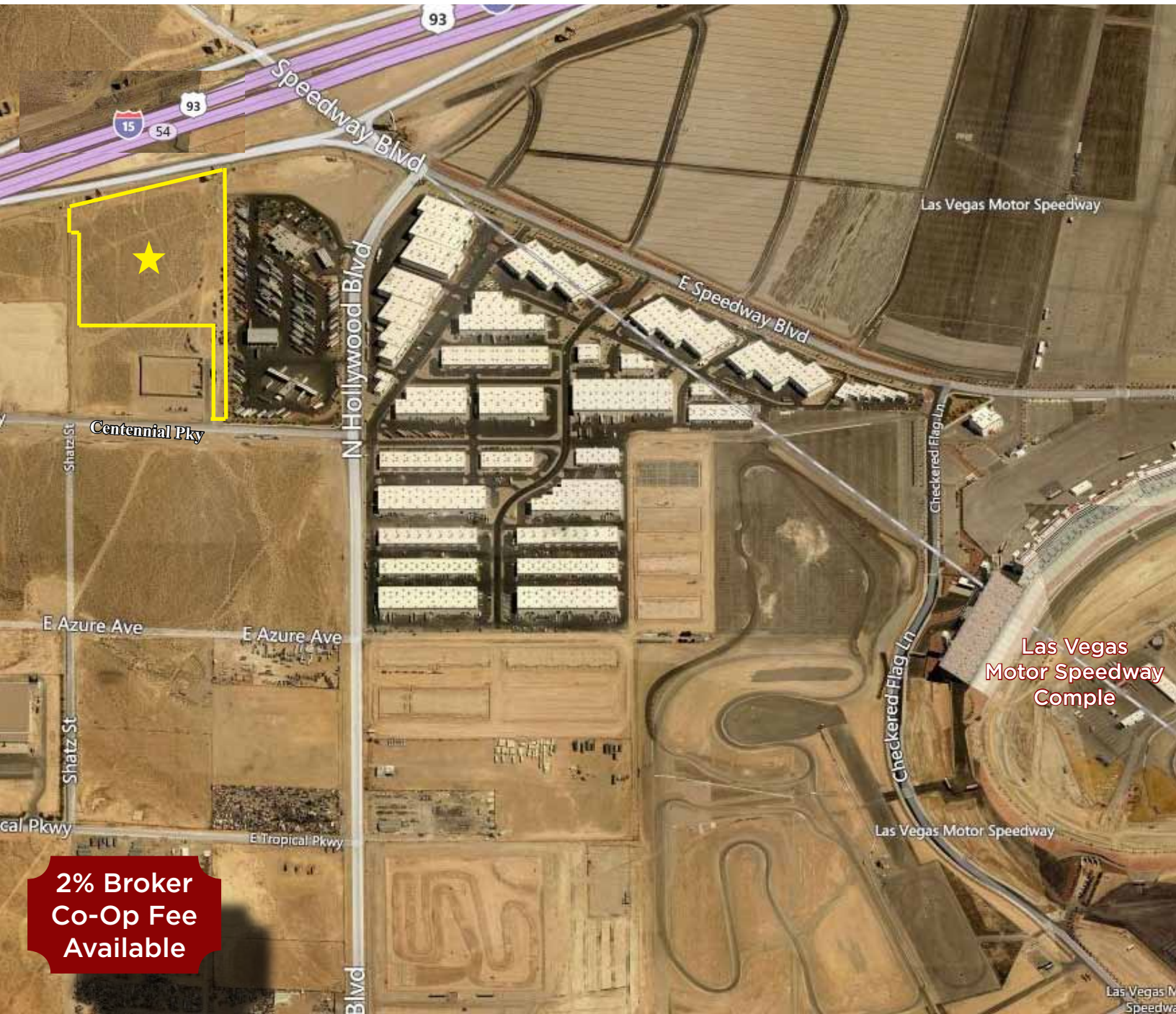


AUCTION

13.92 Acres on Centennial Parkway, North Las Vegas
Located near the Las Vegas Motor Speedway



Wednesday, November 29th @ 11:00 A.M.

Sale Site: Holiday Inn Express Nellis
4035 N Nellis Blvd, Las Vegas 89115





Thank you for choosing Hudson & Marshall. From coast to coast we offer a spectacular array of properties to choose from and are excited to offer this unique property in North Las Vegas. This property is well located with 19,000+ cars daily traveling I-15, over 1.5 million annual attendees with 9 race tracks at the Las Vegas Motor Speedway, and 1.4 million SF of industrial/office space at the Speedway Commerce Center. If you have been looking for investment property, you owe it to yourself to inspect this quality property.

- ◆ 13.92 Acre Commercial Tract
- ◆ Zoned PUD - Planned Unit Development
- ◆ Excellent Location
- ◆ High Visibility
- ◆ Located in the City of North Las Vegas
- ◆ (2) Billboards Leased for \$12,000 annually



For property information contact:
Bill Lenhart
Sunbelt Development & Realty Partners
702-365-5200 or Bill@sdrp.com

GoKart

Manheim Auto Auction

Auction Ln
Great Basin Hwy

Dirt Track

Drag Strip

Exotic Racing Course

Superspeedway

Outside Road Course

Bullring

Front Stretch
Pit Road Turn 4
Turn 3
Speedway Blvd
N Las Vegas
Turn 2
Nellis Straightaway
Turn 1
Cheekered-Flag Ln

604

For A Due Diligence Package
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800-841-9400

E. Main Ave



10761 Estes Road
Macon, Georgia 31210

www.hudsonmarshall.com
1-800-841-9400

TERMS & CONDITIONS

SALE SITE: The auction will be held at the Holiday Inn Express Nellis, 4035 N Nellis Blvd, Las Vegas on Wednesday, November 29, 2017 @ 11:00 a.m.

TERMS OF SALE: All bidders must register with a \$50,000 cashier's check made payable to themselves in order to register to bid. The successful high bidder will be required to immediately tender as Earnest Money an amount equal to 10% of the high bid amount. A business check will be required to make up the difference between the \$50,000 cashier's check and the amount of the Earnest Money. This is a cash sale and is not contingent on the bidder's ability to obtain financing. The Earnest Money is not considered an "Option" payment. The bidder is agreeing to close the property in the event that he or she is the successful bidder on the property. The Purchase & Sale Agreement, Title Report and Survey are available on line at www.HudsonMarshall.com for review.

BUYERS PREMIUM: All real estate sold at this auction will be sold with a 10% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price.

INSPECTION: The land is available for inspection at anytime or contact the listing agent to schedule an appointment.

CLOSING COSTS: **The property must close on or before FRIDAY, DECEMBER 29, 2017 with Seller's Title Agent.** Buyer shall pay all escrow, settlement, closing and similar fees, all cost of recording, all documentary stamp, transfer and similar taxes, the title insurance premium for any title insurance policy and endorsements requested or required by Buyer, and the costs of any survey or survey update obtained by Buyer, as well as the cost of obtaining the Title Commitment. Attorneys' fees, consulting fees, and other due diligence expenses shall be borne by the party incurring such expense.

BROKER PARTICIPATION: A 2% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser. Registration forms can be obtained from our website www.hudsonmarshall.com or call 800-841-9400 to have a copy emailed or faxed. Registration forms are due by 5:00 P.M. the day PRIOR to the auction. UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. Commissions will be paid if and only if property closes. A commission on a property will be paid only to the first broker registering a prospect. A BROKER CANNOT ACT AS A PRINCIPAL AND BROKER ON THE SAME TRANSACTION.

TRANSFER OF TITLE: Seller will convey title via Special Warranty Deed and subject to all matters of title as reflected in the title policy. See www.HudsonMarshall.com to review.

BUYERS NOTE: Information contained herein was taken from sources deemed reliable and is believed to be correct. Although every precaution has been taken to insure the accuracy of the information herein, Hudson & Marshall, Inc., Seller, Sale Managers and all of their agents will not be responsible for any errors or omissions. It is the Purchasers responsibility to conduct their own due diligence and make their own decisions as to the accuracy of all information. All property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied other than marketable title free and clear of liens and encumbrances, other than standard title exceptions.. Auctioneers are acting as agents for the Seller not the Buyer. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. Unless the property is marked absolute in the auction brochure, it sells subject to Seller Confirmation. All high bids are considered individual offerings and not contingent upon the Seller's acceptance of other bids. If you purchase more than one property, you are required to close on any and all properties that the Seller accepts.

LICENSE INFORMATION: Sale held in conjunction with **Bill Lenhart, Sunbelt Development & Realty Partners.** Broker Lic B24863