

PRIME COMMERCIAL LAND AUCTION

Wednesday, August 21st, 2024 @ 12:00 PM

2402 US-41, Greenbrier, TN 37073

*Tailor-Made for Ambitious
Developers and Investors*

6.55
ACRES
in 2 Tracts
Greenbrier, TN
Zoned MXC

Welcome to a rare chance to acquire a prime parcel of commercial land in a rapidly expanding area. Zoned **Mixed Commercial (MXC)** and boasting an enviable location with high visibility and connectivity, this property is tailor-made for ambitious developers and investors looking to make their mark in a dynamic market.

*This drawing is not accurate,
it's for visual concepts only.*

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PRIME COMMERCIAL LAND AUCTION

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Aug. 21st, 2024
 @ 12:00 PM

6.55 ACRES Zoned MXC in 2 Tracts

Situated in a bustling and high-growth area, this property is approved for the development of a 12,000 sq. ft. strip mall, apartments, townhomes, 4 story building with parking requirements met offering an ideal canvas for retail, dining, or service-oriented businesses seeking maximum exposure and accessibility.

KEY FEATURES INCLUDE:

- Land Preparation: Two meticulously prepared man holes for sewer connection await your development plans, ensuring a streamlined construction process.
- Utilities: Benefit from the convenience of having all utilities already in place, including water and gas connections, saving time and expense during the development phase.
- Infrastructure: Essential infrastructure such as storm drainage is fully installed, ensuring efficient water management and compliance with environmental standards.
- Grade and Drainage: With mass grading completed, the groundwork is laid for smooth construction and optimal site utilization.



- Retention Basin: A development retention basin is strategically integrated, enhancing the property's environmental sustainability while meeting regulatory requirements.

This auction represents a unique opportunity to secure a strategically located property poised for significant growth and development. Don't miss your chance to capitalize on this high-demand commercial space, where convenience, visibility, and infrastructure readiness converge to offer unparalleled potential.

AUCTION HELD ONSITE AND ONLINE!

IN PARTNERSHIP WITH:



JEFF CHECKO, Realtor®
 Lic# 284459
 Mobile: (615) 394-7783



REAL ESTATE TERMS: A The property will be offered in 2 individual tracts, any combination of tracts, or as a whole property. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. DOWN PAYMENT: \$75,000.00/ per tract as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of a cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

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