

Sanford AUCTION Tampa

PRIME INTERSTATE VISIBILITY COMMERCIAL DEVELOPMENT PROPERTIES

FREQUENTLY ASKED QUESTIONS

How do I get a property information package? A property information package is available for each property & includes maps, site plans and/or surveys, demographics, environmental reports, Easements, Covenants & Restrictions, title exceptions and the auction contract. You can download this information by going to www.higgenbotham.com & clicking on the "Register" button. After you fill in the information, you will be emailed a user name & password. Return to our website & click on the "Log In" button. Find the individual property link that you are interested in & then click on that link. The property information package will then be available for you. You may also call our office to obtain a copy of the property information package.

Where will the auction be held? Each auction will be held on site. SANFORD: At the intersection of I-4 and Orange Blvd, at 11:00 AM, Thursday, April 2. TAMPA: At 7400 E. Hillsborough Ave. at 11:00 AM, Friday, April 3.

Is there a preview for these properties? Drive by these properties at your leisure to preview.

What is an acceptable form of deposit? Auction deposits can be made in the form of personal or business check.

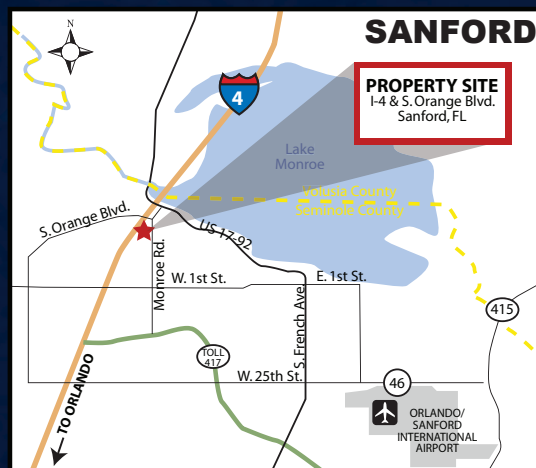
Will I get clear title to the property? All properties will be sold free & clear of all liens and encumbrances except for those ordinary items of record, such as road right of ways, utility easements, restrictions, etc. unless otherwise noted in the bid package or at the auction.

What about financing? The sale is not contingent on the buyer's ability to obtain financing. Buyers should arrange for their financing prior to the auction.

What about Terms? 10% deposit day of sale. Balance due at closing on or before 45 days. 10% buyer's premium.

What if I am a broker? We offer a Broker Participation Fee to any licensed Real Estate Broker who properly registers a client. Registration forms must be completed at least 48 hours prior to the scheduled auction by calling 1-800-257-4161.

MAPS AND DIRECTIONS



From Orlando, Take I-4 to exit #104 in Sanford. Proceed straight on Monroe Rd for 1/4 mile to the property on the right. The entrance to the property is just past the gas station. Look for the auction signs.

From I-4 & I-95: Take I-4 west to exit #104 in Sanford. Turn right on US-17/92 and proceed to Monroe Rd. Turn right on Monroe Rd and proceed 1/4 mile to the property on the right. The entrance to the property is just past the gas station. Look for the auction signs.



From I-75: Take I-75 to I-4 west (exit #261) towards Tampa. Proceed west on I-4 for 1 mile to exit #7 (US-301/ US-92/ Hillsborough Ave). Once exited follow the signs for Hillsborough Ave/ US-92. The property is located on Hillsborough Ave on the right, across from the Hard Rock Casinos. Look for the auction signs.

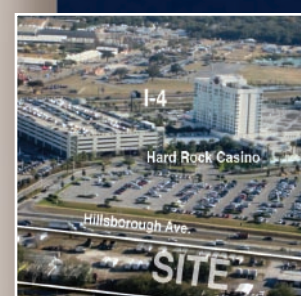
From Tampa International Airport, When leaving the airport follow the signs for I-275 to Tampa. Exit onto I-275 towards Tampa/ I-4. Proceed on I-275 for 5.5 miles to I-4. Exit onto I-4 and proceed 5 miles to exit #6 (Orient Rd). Turn left on Orient Rd. and proceed 1/2 mile to Hillsborough Ave. Property is located at the NE corner of Orient and Hillsborough. Look for the auction signs.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. 09/04/02/03 Produced by Brenmar Advertising, Inc. (863)644-6687

11 AM Thursday, April 2



11 AM Friday, April 3



an alliance partner of **NAI Global**
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1666 Williamsburg Square, Lakeland, FL 33803

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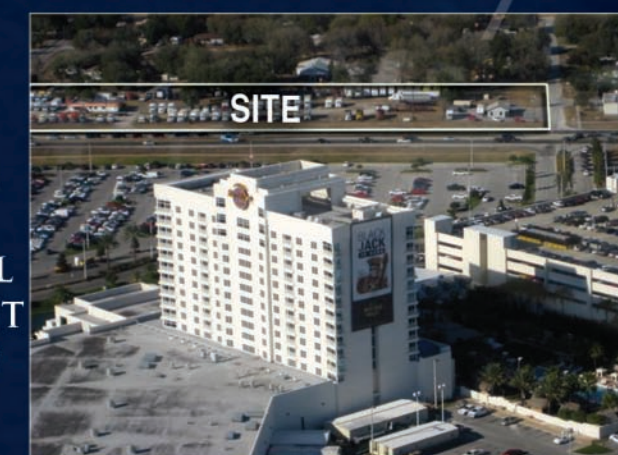
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Sanford AUCTION Tampa



10± ACRE DEVELOPMENT TRACT
I-4 AND ORANGE BOULEVARD
SANFORD

PRIME
INTERSTATE
VISIBILITY
COMMERCIAL
DEVELOPMENT
PROPERTIES



4± ACRE DEVELOPMENT TRACT,
OFFERED IN 4 PARCELS
7400 E. HILLSBOROUGH AVENUE, TAMPA

Terms: 10% deposit day of sale. Balance due at closing on or before 45 days. 10% buyer's premium.

BROKER PARTICIPATION WELCOME. CALL FOR DETAILS.

IMPORTANT NOTICE: To continue receiving notification of our upcoming sales, we must have your current e-mail address. Contact our office immediately if you want to remain on our mailing list.

800-257-4161



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e-mail: auction@higgenbotham.com

SANFORD AUCTION TAMPA

ONE OF THE LAST AVAILABLE INTERSTATE INTERCHANGE DEVELOPMENT PROPERTIES IN THIS AREA!



11:00 AM · THURSDAY, APRIL 2

Auction to be held on site: I-4 & Orange Blvd, Sanford

- I-4 Visibility
- Phase I Environmental and some permits already in place
- Minutes to Seminole Mall & the St. John's River
- Monroe Road between 17-92 and SR-46 is currently being five-laned
- Zoned: HIP, High Intensity Planned Development

Parcel ID#s:
 21-19-30-502-0500-0040
 21-19-30-502-0300-0000
 16-19-30-5AC-0000-0120

- Convenient Central Florida Location
- 5 miles to Orlando/Sanford Airport
 - 30 miles to Orlando International Airport
 - 30 miles to Orlando
 - 35 miles to Daytona and the Atlantic Beaches



TWO INCREDIBLE OPPORTUNITIES... TWO AMAZING DAYS!

PRIME INTERSTATE VISIBILITY COMMERCIAL DEVELOPMENT PROPERTIES

Take advantage of this incredible opportunity to invest in one or both of two prime commercial development properties along Florida's I-4 Corridor. Both Tampa and Sanford/Orlando boast an amazing traffic volume along their highways which encourages success for a wide variety of commercial highway businesses.

800-257-4161
www.higgenbotham.com/JZSEI
 e-mail: auktion@higgenbotham.com

HIGH VISIBILITY ACROSS FROM HARD ROCK CASINO!



11:00 AM · FRIDAY, APRIL 3

Auction to be held on site: 7400 E. Hillsborough Ave., Tampa

- 4± acre commercial block, offered in one± acre parcels
- Directly across from Hard Rock Casino in Tampa
- Situated at the NE corner of Hillsborough Ave. and Orient Rd.
- 700'± frontage on Hillsborough Avenue
- Frontage along four roads: Hillsborough Ave., Orient Rd., E. Mowhawk Ave. and Staley Dr.
- Future Land Use: CMU-12
- Three tenants presently in place

EXCELLENT HIGHWAY EXPOSURE!

BUY ONE PARCEL, OR BUY ALL FOUR!

Tampa
OWNER FINANCING AVAILABLE.
 Call for details.

