

Walmart
Realty

AUCTION

Monday, October 4 - Tuesday, October 12

*26 Properties in 21 Locations
10 offered ABSOLUTE!*



• LOUISIANA •

• TEXAS •



**HIGGENBOTHAM
AUCTIONEERS**
INTERNATIONAL, LTD., INC.

an alliance partner of **NAI Global**

1666 Williamsburg Square, Lakeland, FL 33803
M.E. Higgenbotham, LA Auction Lic#1712, Firm Lic#318
James L. Owen, Jr., TX Lic.# BR0395965 AU13296



*Internet Bidding
Available.
Call for details.*



For further information, please contact our office:

800-257-4161

www.higgenbotham.com

email: auction@higgenbotham.com



Auction Schedule

MONDAY, OCTOBER 4

- 10:00 AM • Oak Grove, Louisiana
- 1:30 PM • Rayville, Louisiana
- 5:00 PM • Farmerville, Louisiana

TUESDAY, OCTOBER 5

- 9:30 AM • Mansfield, Louisiana
- 1:30 PM • Jena, Louisiana
- 5:30 PM • Eunice, Louisiana

WEDNESDAY, OCTOBER 6

- 9:30 AM • Oakdale, Louisiana
- 2:00 PM • Woodville, Texas
- 5:30 PM • Spring, Texas

THURSDAY, OCTOBER 7

- 9:30 AM • Humble, Texas
- 12:00 PM • Houston, Texas
- 2:30 PM • Sealy, Texas
- 5:30 PM • El Campo, Texas

FRIDAY, OCTOBER 8

- 9:30 AM • Penitas, Texas
- 5:30 PM • Brady, Texas

MONDAY, OCTOBER 11

- 9:30 AM • Childress, Texas
- 2:00 PM • Wichita Falls, Texas
- 5:30 PM • Graham, Texas

TUESDAY, OCTOBER 12

- 9:30 AM • North Richland Hills, Texas
- 1:00 PM • McKinney, Texas
- 4:00 PM • Rockwall, Texas

Take advantage of this opportunity to purchase prime high-visibility Walmart outparcels at auction prices! These locations have already been meticulously evaluated by Walmart's real estate marketing team as excellent retail locations. They've done the market research and have established the anchor business, now you can enjoy their success by choosing one of these locations as the new home for your business.

10 of the 26 total properties available will be sold absolute to the last and highest bidder, with no minimum bid and no reserve!

Call our office or visit our website at higgenbotham.com, for further information, to download the property information packets, or to register for internet bidding.



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1 Oak Grove, Louisiana

750 South Constitution Avenue, Oak Grove, Louisiana

ABSOLUTE Auction!



- 0.92± acre outlot adjacent to Walmart Supercenter
- Frontage: 750'± on Hwy. 17
- Single tenant use with 5,000± SF maximum building
- West Carroll Parish
- Parcel ID#APO 1400477526



2 Rayville, Louisiana

1806 South Julia Street, Rayville, Louisiana

Lot 2 is an ABSOLUTE Auction!



- Two outlots adjacent to Walmart Supercenter
Lot 1 – 1.01± Acres
Lot 2 – 0.67± Acres
- Frontage:
Lot 1 – Hwy. 137 (S. Julia st.)
Lot 2 – Walmart entrance drive
- Lot 1 allows shopping center with 8,000± SF maximum bldg.
- Lot 2 is single tenant use with 5,000± SF maximum building
- Richland Parish



3 Farmerville, Louisiana

833 Sterlington Highway, Farmerville, Louisiana

Lot 2 is an ABSOLUTE Auction!



- Two outlots adjacent to Walmart Supercenter
Lot 1 – 1.56± Acres
Lot 2 – 0.70± Acres
- Frontage:
Lot 1 – 317'± on entrance drive
Lot 2 – 142'± on entrance drive
- Lot 1 allows shopping center with 15,000± SF maximum bldg.
- Lot is single tenant use
- Parcel ID#
Lot 1 – 11036740
Lot 2 – 11036717
- Union Parish



4 Mansfield, Louisiana

7292 Highway 509 East, Mansfield, Louisiana

ABSOLUTE Auction!

- 1.02± Acre outlot adjacent to Walmart Supercenter
- Frontage: Hwy. 509
- Single tenant use with 6,000± SF maximum building
- De Soto Parish
- Parcel ID# APO 0400518200C
- Zoned: B-3
- Located in the Shreveport-Bossier City Metro Area



5 Jena, Louisiana

3670 West Oak Street, Jena, Louisiana

ABSOLUTE Auction!



- 1.14± Acre outlot adjacent to Walmart Supercenter
- Frontage: 191'± on U.S. Hwy. 84
- Shopping Center allowed
- 10,000± SF maximum building
- La Salle Parish
- Parcel ID# APO 114246



6 Eunice, Louisiana

1538 U.S. Highway 190, Eunice, Louisiana

Louisiana's Prairie Cajun Capital!



- Two outlots adjacent to Walmart Supercenter
Lot 2 – 1.10± Acres
Lot 5 – 1.17± Acres
- Frontage:
Lot 2 – 201'± on Hwy. 190
Lot 5 – Walmart entrance drive
- Zoned: B-2, Hwy. Business
- Both lots are single tenant use with 6,000± SF maximum bldg.
- Parcel ID#
Lot 2 – APO 0602673150
Lot 5 – APO 0602673150
- St. Landry Parish



7 Oakdale, Louisiana

1900 Highway 165 South, Oakdale, Louisiana

Allen Parish is the "Gateway" to Cajun Country!



- 1.24± Acre outlot adjacent to Walmart Supercenter
- Frontage: 250'± on Hwy. 165 S.
- Single tenant use
- 6,000± SF maximum building
- Zoned: C-4, Hwy. Commercial
- Allen Parish
- Parcel ID# APO 0540156857A



8 Woodville, Texas

115 Cobb Mill Road, Woodville, Texas

Woodville is Tyler's County Seat!



- 0.56± Acre outlot adjacent to Walmart Supercenter
- Frontage: 179'± on Wal-Mart interior drive and 92'± on Walmart entrance drive
- Tyler County
- Parcel ID# R 062843



9 Spring, Texas

1025 Sawdust Road, Spring, Texas

Located just North of Houston!



- 1.32± Acre outlot adjacent to Walmart Supercenter
- Frontage: Sawdust Road
- Montgomery County
- Parcel ID# APO R56143
- Located in the Woodlands Master Planned Community



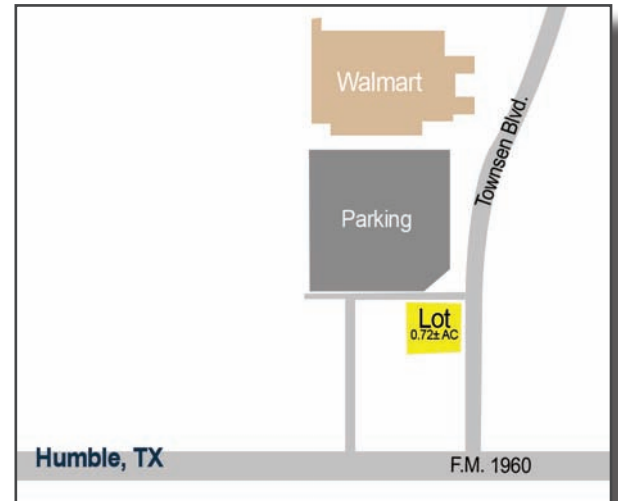
10 Humble, Texas

9451 F.M. 1960 Bypass, Humble, Texas

ABSOLUTE Auction!



- 0.72± Acre outlot adjacent to Walmart Supercenter
- Frontage: 148'± on Townsend Blvd. West
- Shopping Center considered
- Utilities: Available to site
- Harris County
- Parcel ID# APO 124-162-001-0001
- No Detention Required



11 Houston (Katy), Texas

6060 North Fry Road, Houston, Texas

Katy is a rapid growth center just West of Houston!



- 1.17± Acre outlot adjacent to Walmart Supercenter
- Frontage: 199'± on N. Fry Road and on Plantation Grove Tr.
- Single tenant use
- 6,000± SF maximum building
- Harris County
- Parcel ID# APO 129-808-001-0001



12 Sealy, Texas

310 Overcreek Way, Sealy, Texas

Sealy is the largest city in Austin County!



- 3.38± Acre outlot adjacent to Walmart Supercenter
- 1.97± Acres usable
- Frontage: 787'± on Walmart interior drive
- Possible shopping center site
- Austin County
- Parcel ID# R 000066937



13 El Campo, Texas

ABSOLUTE Auction!



- 1.23± Acre outlot adjacent to Walmart Supercenter
- Frontage: 87'± on West Loop St. and 245'± on Walmart entrance drive
- Single tenant use
- 6,000± SF maximum building
- Wharton County
- Zoned: C-2, General Commercial

3413 West Loop, El Campo, Texas



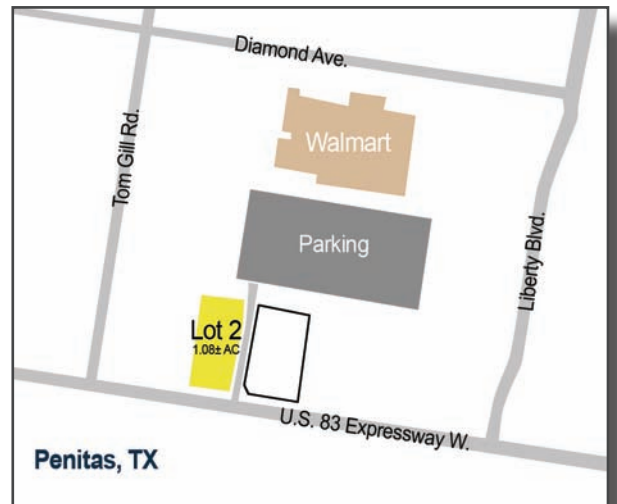
14 Penitas, Texas

ABSOLUTE Auction!



- 1.08± Acre outlot adjacent to Walmart Supercenter
- Frontage: 125'± on U.S. 83
- Single tenant use
- 6,000± SF maximum building
- Hidalgo County
- Parcel ID# R 722995

1705 U.S. 83 Expressway, Penitas, Texas



15 Brady, Texas

Brady is the only location in Texas where 5 major highways meet!



- 1.12± Acre outlot adjacent to Walmart Supercenter
- Frontage: 215'± on S. Bridge St.
- Single tenant use
- 6,000± SF maximum building
- McCulloch County
- Parcel ID# 35086
- Zoned: Commercial

2207 S. Bridge Street, Brady, Texas



16 Childress, Texas

2801 Avenue F, Childress, Texas

Childress is located at the intersections of U.S. 287, 83 and 62!



- 1.26± Acre outlot adjacent to Walmart Supercenter
- Frontage: 251'± on Madison Ave. and Avenue F (Hwy. 287)
- Childress County



17 Wichita Falls, Texas

5131 Greenbriar Road, Wichita Falls, Texas

Lot 2 is an ABSOLUTE Auction!



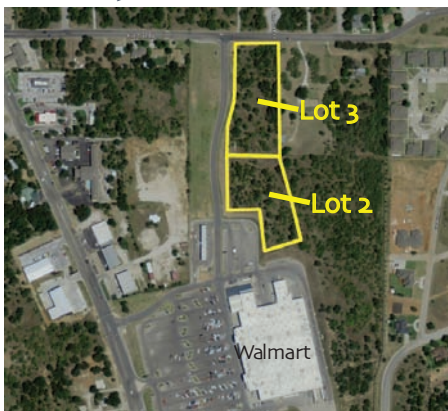
- Two outlots adjacent to Walmart Supercenter
 - Lot 2 – 0.92± Acres
 - Lot 3 – 1.29± Acres
- Frontage:
 - Lot 2 – 200'± on Hwy. 79 and Professional Drive
 - Lot 3 – Professional Drive
- Single tenant use
 - Lot 2 – 6,000± SF max. building
 - Lot 3 – 8,000± SF max. building
- Parcel ID# Wichita County
 - Lot 2 – 443274
 - Lot 3 – 443275



18 Graham, Texas

2121 U.S. Highway 16 South, Graham, Texas

Graham is nestled in the pristine North Texas Hill Country!



- Two outlots adjacent to Walmart Supercenter
 - Lot 2 – 2.97± Acres
 - Lot 3 – 2.90± Acres
- Frontage:
 - Lot 2 – 267'± on entrance drive
 - Lot 3 – 505'± on entrance drive
- Parcel ID#
 - Lot 2 – APO 33490
 - Lot 3 – APO 33490
- Zoned: Planned Development No.3
- Young County



19 N. Richland Hills, Texas

9101 N. Tarrant Pkwy., N. Richland Hills, Texas

Conveniently located between Dallas & Fort Worth!



- 1.25± Acre outlot adjacent to Walmart Supercenter
- Frontage: 218'± on N. Tarrant Pkwy.
- Tarrant County
- Parcel ID# 079-24-860
- Zoned: PD-36



20 McKinney, Texas

2041 Redbud Blvd., McKinney, Texas

McKinney is just 30 miles North of downtown Dallas!



- 0.98± Acre outlot adjacent to Walmart Supercenter
- Frontage: 264'± on Central Circle
- Single tenant use
- 6,000± SF maximum building
- Collin County
- Zoned: PD Office & Light Manufacturing



21 Rockwall, Texas

850 West Rusk Street, Rockwall, Texas

ABSOLUTE Auction!



- 1.00± Acre outlot adjacent to Walmart Neighborhood Market
- Frontage: 190'± on W. Rusk St.
- Rockwall County
- Parcel ID# 56676
- Zoned: PD-49, GR Commercial



Frequently Asked Questions

WHAT IS A PROPERTY INFORMATION PACKET AND HOW DO I GET ONE?

A Property Information Packet is available for each property and includes maps, site plans and/or surveys, demographics, environmental reports, Easements, Covenants & Restrictions, title exceptions and the Purchase and Sale Agreement. You can download this information by going to www.higgenbotham.com and registering for a user account; you will be emailed a password. Once received, return to the website and log in. Go to the property page and click the Documents tab. The PIP will be available for you to download. You may also call or email our office to obtain a copy.

WHERE WILL THE AUCTION BE HELD?

Each auction will be held live on-site. See individual property listings for dates, times and locations.

WHAT IF I CAN'T ATTEND THE AUCTION?

If you cannot attend the auction in person, you may arrange to bid via the Internet. Registration must be complete at minimum of 48 hours in advance of the auction. You **MUST** be pre-registered to participate via Internet bidding.

AUCTION TERMS:

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

INTERNET: \$5,000 deposit due 48 hours prior to the auction. A balance equal to 10% of the total contact price is due within 48 hours. Balance due at closing on or before 45 days. 11% buyer's premium. If you are not a high bidder your deposit will be returned the following business day.

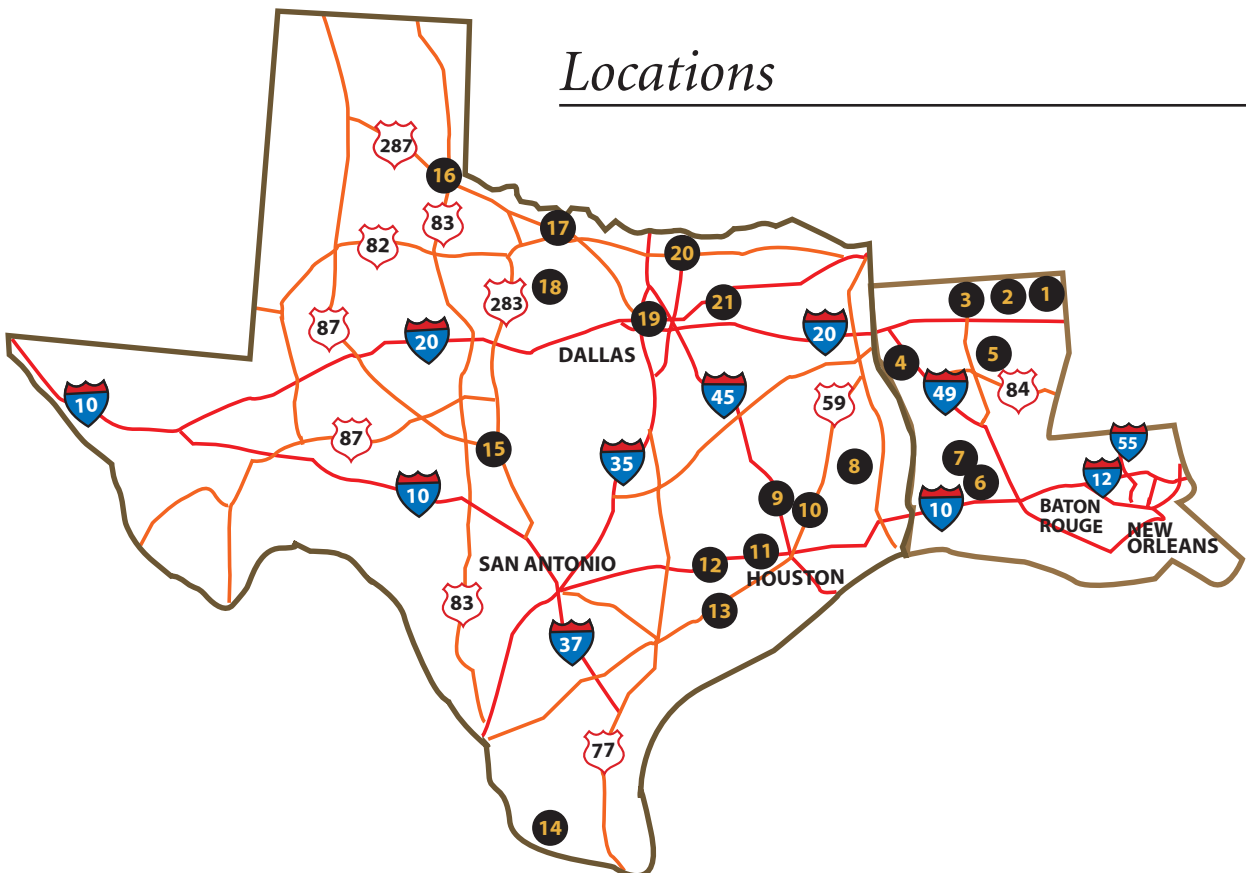
WHAT IS AN ACCEPTABLE FORM OF DEPOSIT?

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, leases, restrictions, etc. unless otherwise noted in the bid package or at the auction.

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. 101004-12 Produced by Brenmar Advertising, Inc. (863)644-6687



How an Auction Works

This is my first auction and I'm not sure how to bid.

Step 1: Register to bid by filling out a bidder card at the registration table. By registering to bid, the buyer acknowledges that they have reviewed and understand the information in the bid packet and the Contract of Sale agreement. The bidder also acknowledges that immediately following the auction, they are prepared to execute the Contract of Sale agreement and pay the appropriate deposit at that time in a form that has previously been deemed acceptable to the Auction Company.

Step 2: Determine how much you are willing to pay for a piece of property. Since your needs and desires are unique, your evaluation of the property will be different from anyone else's.

Step 3: As the auctioneer progresses in his call for bids, simply raise your hand when you want to bid. If you're not sure if you're in or out, raise your hand again and the auctioneer will keep you in. He will not let you bid against yourself. The auction will be conducted under the total control of the auctioneer.

Step 4: If you have any questions, motion for one of Higgenbotham's Auction Team members. These ringmen are here to help you understand the process completely.

What does the term "RESERVE" mean?

Under a reserve auction the auctioneers will submit the highest and best bid to the seller. The seller has the right to accept or reject the bid. If the property is not labeled as absolute, it will be sold on a reserve basis.

What does the term "ABSOLUTE" mean?

In an absolute auction, the property will be sold to the last and highest bidder regardless of price.

Do I need to Pre-Qualify?

No. Pre-qualification is not required to bid; however, we highly recommend starting the process before the auction, as the deposit made on auction day is not contingent upon financing.

What if I am a broker?

We offer a Broker Participation Fee to any licensed Real Estate Broker who properly registers a client. Completed registration forms must be received at the Higgenbotham office 48 hours prior to the scheduled auction.

The most important thing to do at an auction is to relax and have fun. if you have a question, ask it.
We strive to insure that all of our customers are fully informed and educated. And remember,

You're only going to pay one bid more than someone else was willing to pay.

Having the right partner is key...

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available Walmart properties,
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www.walmartrealty.com

Auctioneer's Note

Many times, as I am speaking at various business conventions, people recognize the affiliation that we have had with Walmart over the years and they will make some comment about Walmart and its success. And invariably someone will say, "Walmart is successful because they sell their merchandise cheaper". Well, yes, that's true. They can afford to sell it cheaper because of the way they operate. But after having had the opportunity of working with Walmart staff and organization, I maintain that that's not the sole reason for their success.

Their success is due to the principles and integrity on which Walmart operates. From the store associates to top brass, the Walmart organization operates straight forward with integrity that I very seldom see at any other level in American enterprise. This, in my opinion, is the reason Walmart has been such a tremendous success.

I would like to take this opportunity to invite you to attend our Walmart auctions, take a look at these sites, visualize what your business could do and understand what we bring to the table. Universally speaking across the nation, when Walmart builds a store, they change the traffic pattern of the town. The people who are buying merchandise come to Walmart. If you have a business at their site, the consumers of that community will be driving by your door. We look forward to having you attend the sales. If you can't come personally, you are always welcome to bid online. Most of these sales will be broadcast via Internet with the exception of those wherein cell phone service becomes tenuous. I recommend that you get the brochure and download the Property Information Package (PIP) at higgenbotham.com. If you need a hard copy, call my office and they will make it available to you. We're looking forward to seeing each of our previous customers as well as the new ones on sale site. Be sure and arrive early for the opening remarks. I look forward to seeing you at the auction!

Marty

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