

*Wal-Mart Outparcels and Excess Land*



# AUCTION

*Monday, June 11 - Tuesday, June 26*

*44 Properties in 28 High-Visibility Locations  
19 Parcels offered ABSOLUTE! No Minimums! No Reserves!*

GEORGIA • IDAHO • ILLINOIS • KANSAS • MICHIGAN • MISSOURI • NEBRASKA • OHIO • OKLAHOMA



SOUTH CAROLINA • SOUTH DAKOTA • TEXAS • UTAH • VIRGINIA • WISCONSIN • WEST VIRGINIA



*Internet Bidding Available.  
Call for details.*



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1666 Williamsburg Square, Lakeland, FL 33803  
M.E. Higgenbotham, CAI, FL Lic# AU305 AB158

For further information, please contact our office:

## 800-257-4161

[www.higgenbotham.com](http://www.higgenbotham.com)

email: [auction@higgenbotham.com](mailto:auction@higgenbotham.com)



*uction schedule*



**MONDAY, JUNE 11**

10:00 AM • Port Isabel, Texas

**TUESDAY, JUNE 12**

10:00 AM • Rockdale, Texas

2:30 PM • Gatesville, Texas

**WEDNESDAY, JUNE 13**

10:00 AM • Lewisville, Texas

10:00 AM • Payson, Utah

1:00 PM • Lindon, Utah

4:00 PM • New Boston, Texas

**THURSDAY, JUNE 14**

10:00 AM • Duncan, Oklahoma

10:00 AM • Ammon, Idaho

4:00 PM • Pryor, Oklahoma

**FRIDAY, JUNE 15**

10:00 AM • Enid, Oklahoma

10:00 AM • Spearfish, South Dakota

2:30 PM • Wichita, Kansas

4:00 PM • Pierre, South Dakota

**SATURDAY, JUNE 16**

9:00 AM • Marshall, Missouri

3:00 PM • Omaha, Nebraska

**MONDAY, JUNE 18**

10:00 AM • Columbus, Nebraska

**TUESDAY, JUNE 19**

10:00 AM • Prairie du Chien, Wisconsin

3:00 PM • Belvidere, Illinois

**WEDNESDAY, JUNE 20**

10:00 AM • Pekin, Illinois

**THURSDAY, JUNE 21**

10:00 AM • Houghton Lake, Michigan

**FRIDAY, JUNE 22**

10:00 AM • London, Ohio

3:00 PM • West Union, Ohio

**SATURDAY, JUNE 23**

10:00 AM • Huntington, West Virginia

5:00 PM • Waynesboro, Virginia

**MONDAY, JUNE 25**

10:00 AM • Central, South Carolina

4:00 PM • Sumter, South Carolina

**TUESDAY, JUNE 26**

10:00 AM • Eastman, Georgia

*Take advantage of this opportunity to purchase prime high-visibility Wal-Mart out-parcels at auction prices! These locations have already been meticulously evaluated by Wal-Mart's real estate marketing team as excellent retail locations for their Supercenters. 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.*

*19 of the 44 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: [www.higgenbotham.com](http://www.higgenbotham.com), for further information or to download the bid package of the property in which you are interested.*



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**800-257-4161**

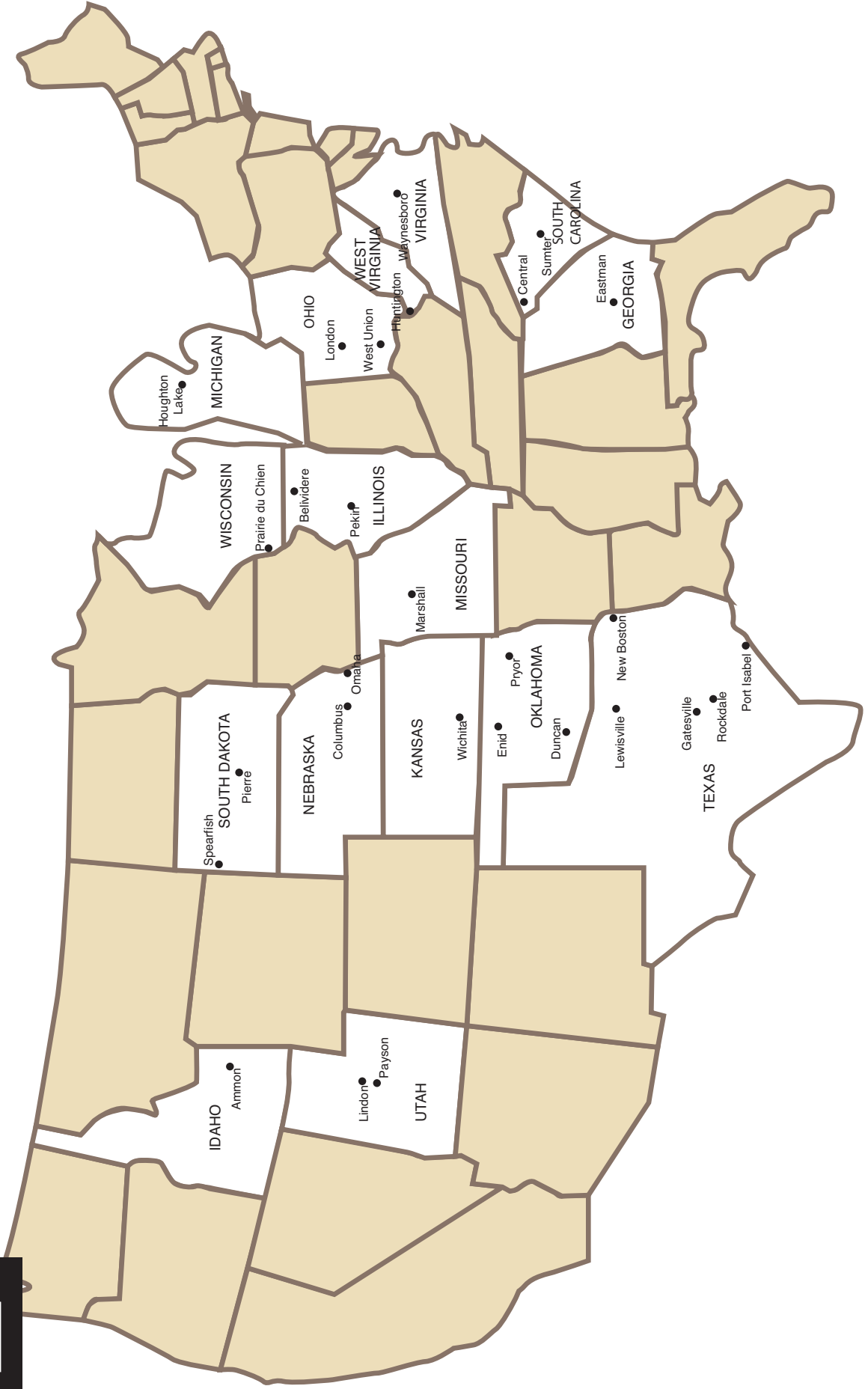
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M.E. Higgenbotham, CAI, FL Lic# AU305 AB158



*Locations across the United States*

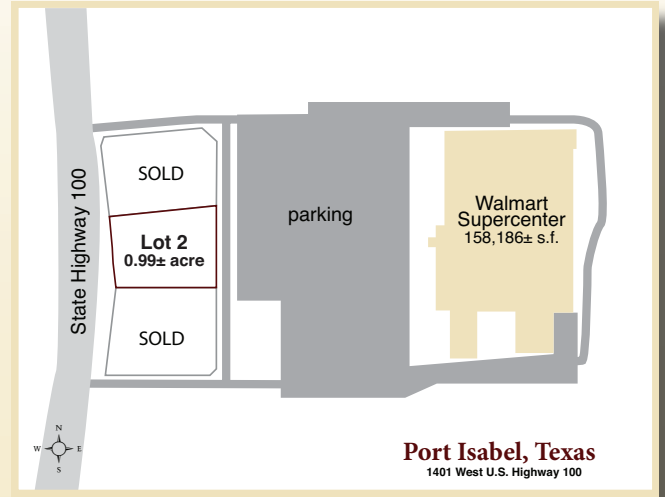


# Port Isabel, Texas

1401 West US Hwy. 100, Port Isabel, TX

Port Isabel is the oldest city in South Texas. The Rio Grande Valley of Texas is one of the fastest growing regions in the country!

- 0.99± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 171± ft. on Highway 100
- Zoned: Planned Development District
- Utilities: Available to site
- Parcel ID# (Cameron County)  
APO 4798000030452000



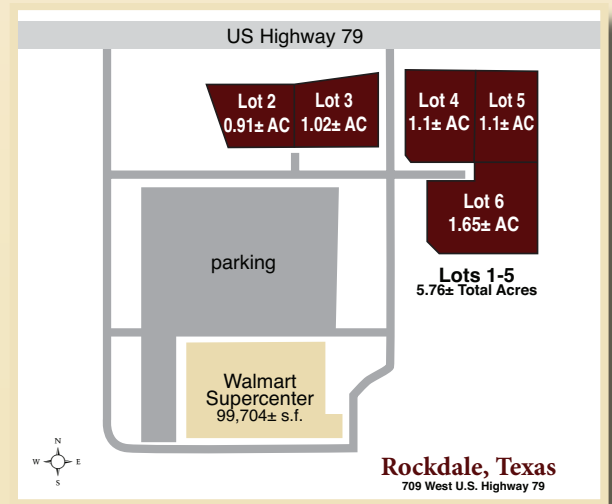
# Rockdale, Texas

709 West Highway 79, Rockdale, Texas

To be sold ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!



- 5 outparcels adjacent to Wal-Mart Supercenter
  - Zoned: Commercial
  - Utilities: Available to site
  - Parcel ID#s (Milam County)
- |       |        |
|-------|--------|
| Lot 2 | R75991 |
| Lot 3 | R75992 |
| Lot 4 | R75993 |
| Lot 5 | R75994 |
| Lot 6 | R75995 |



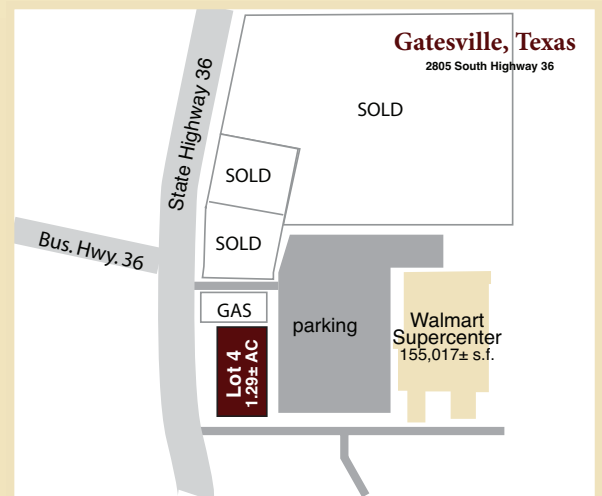
# Gatesville, Texas

2805 South Highway 36, Gatesville, Texas

To be sold ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!

Gatesville has many advantages over other communities, including: community attitude, labor availability, cost of living, housing costs, community school system, and local tax climate.

- 1.29± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 330± ft. on Highway 36
- Zoned: Business Commercial
- Utilities: Available to site
- Parcel ID# 141939 (Coryell County)



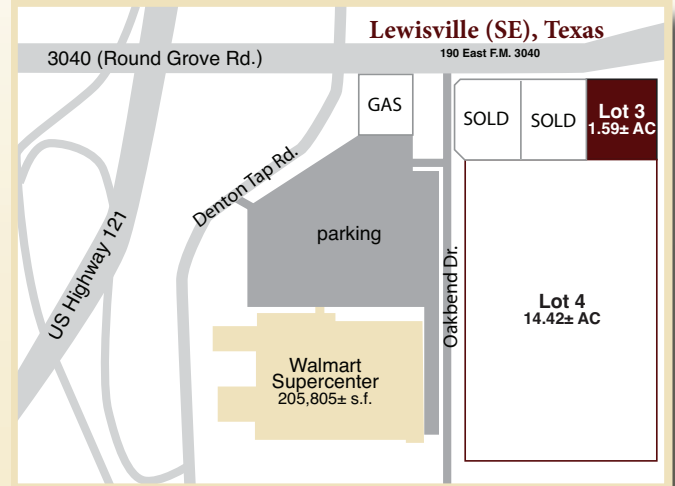


## Lewisville, Texas

190 East FM 3040, Lewisville, TX

**Lot 3**  
to be sold  
**ABSOLUTE**  
to the last  
and high-  
est bidder,  
regardless  
of price! No  
Minimums!  
No Reserves!

- Two outparcels adjacent to Wal-Mart Supercenter  
Lot 3: 1.59± acres- ABSOLUTE!  
Lot 4: 14.42± acres- Reserve
- Frontage:  
Lot 3: 234± ft. on Round Grove Rd.  
Lot 4: 958± ft. on Oakbend Rd.
- Zoned: L-1, Light Industrial
- Utilities: Available to site
- Parcel ID# (Denton County)  
Lot 3: R251609  
Lot 4: R251610



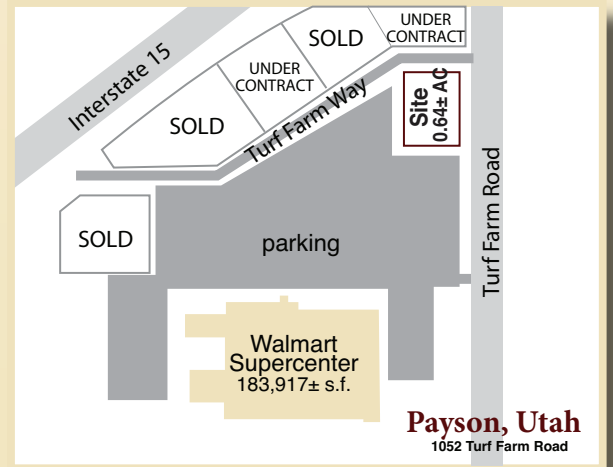
## Payson, Utah

1052 S. Turf Farm Road, Payson, UT

*Payson was among the first to receive the Quality Growth Communities certification from the state of Utah.*



- 0.64± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 199± ft. on Turf Farm Rd.
- Zoned: S-1 Special Highway Service
- Utilities: Available to site
- Parcel ID# (Utah County)  
APO 49 483 0001 2008



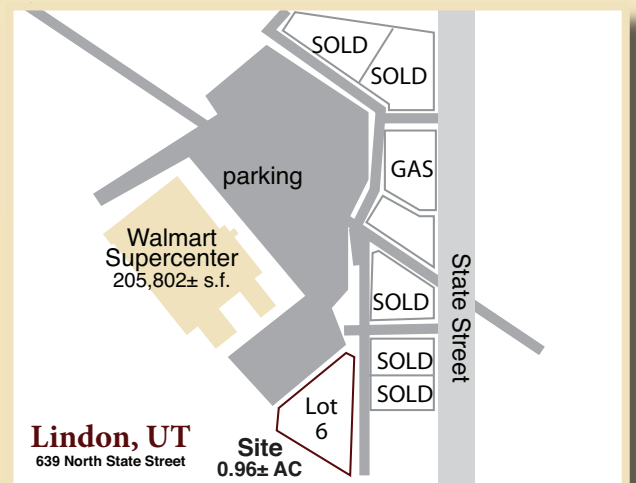
## Lindon, Utah

639 N. State Street, Lindon, Utah

*Over the past century Lindon has seen extreme development. However, it has tried to remain true to its motto "Lindon: a little bit of country."*



- 0.96± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 297± ft. on State St.
- Zoned: C-G, Commercial
- Utilities: Available to site
- Parcel ID#: (Utah County)  
45:371:0008



# N

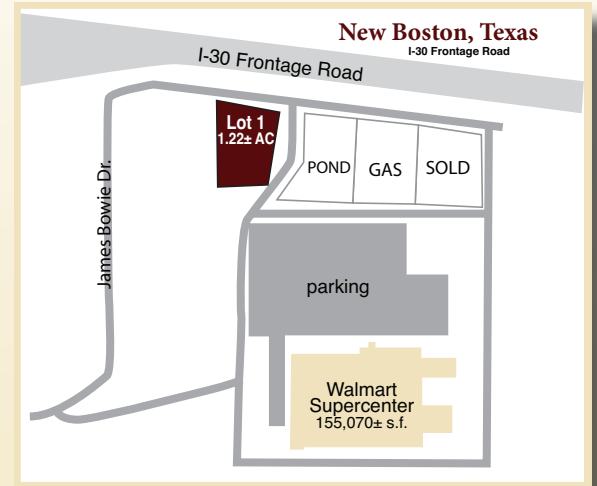
## ew Boston, Texas

800 James Bowie Drive, New Boston, Texas

To be sold ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!



- 1.22± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 216± ft. on I-30 Frontage Rd.
- Zoned: C-2, Commercial District
- Utilities: Available to site
- Parcel ID# (Bowie County) 27564000100



# D

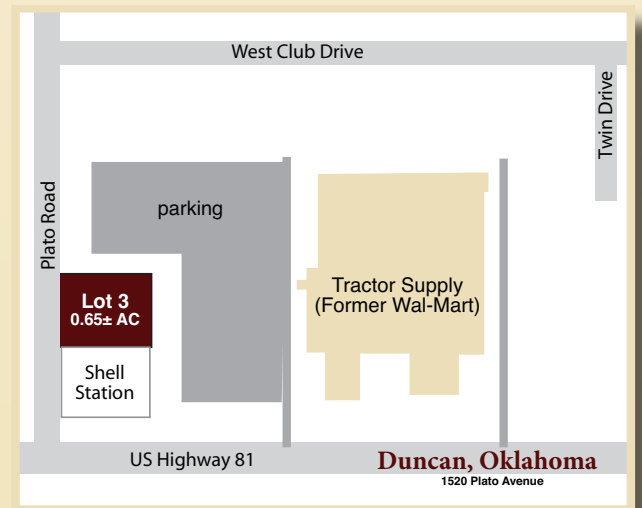
## uncan, Oklahoma

1520 Plato Avenue, Duncan, Oklahoma

Residents enjoy the best of both worlds - big-city amenities and a small town atmosphere.

To be sold ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!

- 0.65± acre outparcel adjacent to former Wal-Mart, now occupied by TJC
- Frontage: 150± ft. on Plato Rd.
- Zoned: C-4 General Commercial District
- Utilities: Available to site
- Parcel ID# (Stephens County) 1999-29-01N-07W-2-006-00



# A

## mmon, Idaho

1201 South 25th East, Ammon, Idaho

Ammon is conveniently located just outside the Idaho Falls city limits!



- Lot #3-.70± acre development tract adjacent to Wal-Mart Supercenter
- Frontage: 124± ft. on Hitt Rd. (S. 25th St. E.)
- Zoned: HC-1; Highway Commercial 1
- Utilities: Available to site
- Parcel ID# (Booneville County) APO RPB309000100010

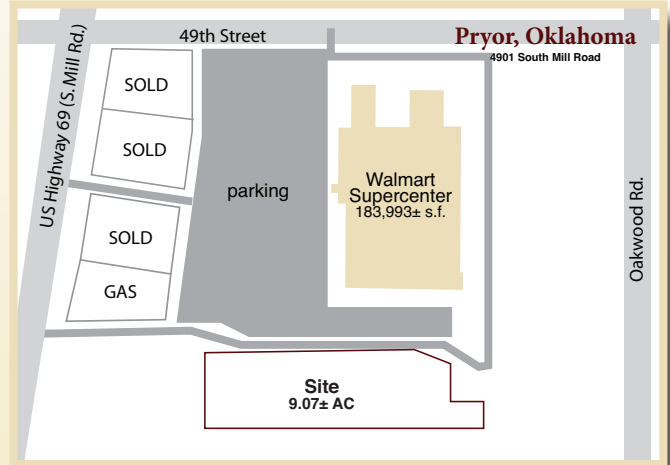


# Pryor, Oklahoma

4901 South Mill Road, Pryor, Oklahoma

*Pryor is a growing community that offers many opportunities. They have all the amenities that make this a really nice place to be!*

- 9.07± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage on Wal-Mart entrance drive
- Zoned: CAR, Commercial Automotive Recreation District
- Utilities: Available to site
- Parcel ID# (Mayes County) 0810-00-001-006-0-001-00



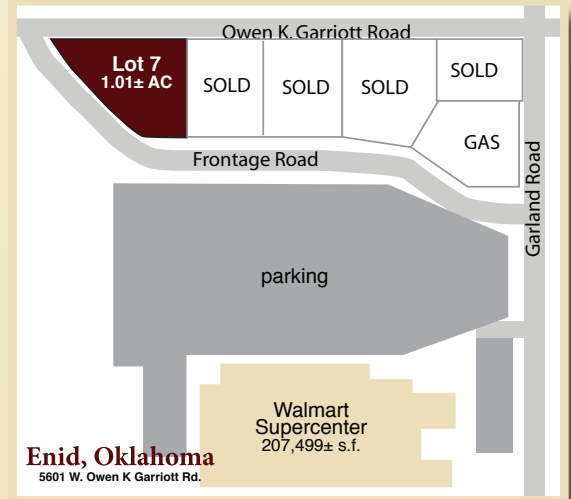
# Enid, Oklahoma

5601 West Owen K. Garriott Road, Enid, Oklahoma

*To be sold ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!*



- 1.01± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 310± ft. on Owen K. Garriot Rd.
- Zoned: C-2 Planned Business Center District/ PUD overlay
- Utilities: Available to site
- Parcel ID# (Garfield County) 4905-00-001-007-0-007-00

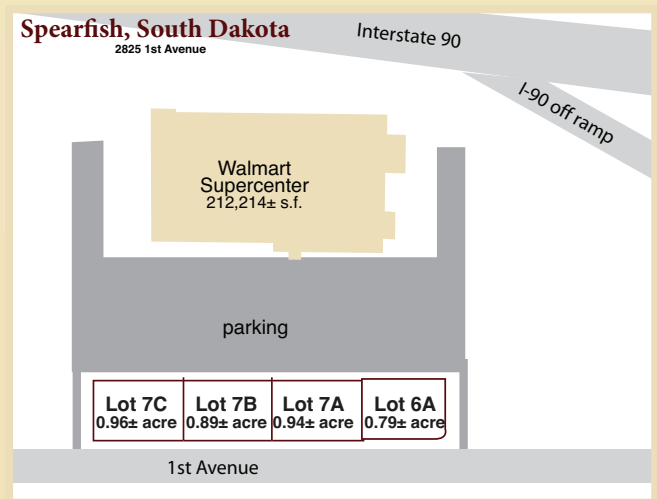


# Spearfish, South Dakota

2825 1st Avenue, Spearfish, South Dakota

*Spearfish is widely known as one of the fastest growing communities in the Midwest.*

- Four outparcels adjacent to Wal-Mart Supercenter
  - Lot 6A has 0.79± Acres
  - Lot 7A has 0.94± Acres
  - Lot 7B has 0.89± Acres
  - Lot 7C has 0.96± Acres
- Frontage:
  - Lot 6A has 158'± on 1st Ave.
  - Lot 7A has 220'± on 1st Ave.
  - Lot 7B has 210'± on 1st Ave.
  - Lot 7C has 204'± on 1st Ave.
- Zoned: C-2 Highway Service Commercial
- Utilities: Available to site
- Parcel ID# (Lawrence County) APO 32202-00200-060-00



**W**

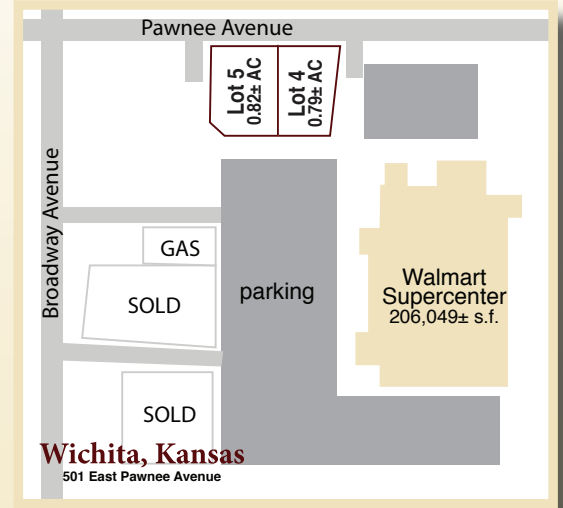
## Wichita, Kansas

To be sold **ABSOLUTE** to the last and highest bidder, regardless of price! No Minimums! No Reserves!



- Two outparcels adjacent to Wal-Mart Supercenter  
 Lot 4: 0.79± acre  
 Lot 5: 0.82± acre
- Frontage on Pawnee Avenue:  
 Lot 4: 160± ft.  
 Lot 5: 165± ft.
- Zoned: General Commercial
- Utilities: Available to site
- Parcel ID# (Sedgwick County)  
 Lot 4: B15147    Lot 5: B15148

501 East Pawnee Avenue, Wichita, Kansas



**P**

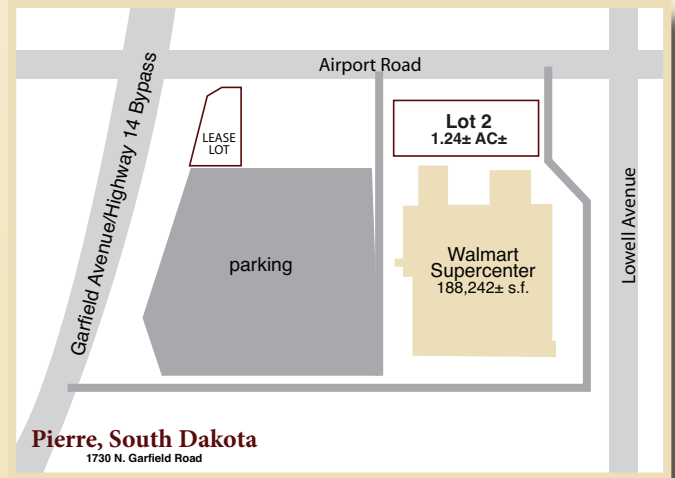
## Pierre, South Dakota

Located in the center of the state, Pierre has 3 intersecting highways, making it easily accessible to all parts of the state!



- 1.24± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 335± ft. on Airport Rd.
- Zoned: Local Business District
- Utilities: Available to site
- Parcel ID#: 111 75 (Hughes County)

1730 No. Garfield Road, Pierre, South Dakota



**M**

## Marshall, Missouri

Marshall is a small town located centrally in the heart of Missouri between Kansas City and St. Louis.

To be sold **ABSOLUTE** to the last and highest bidder, regardless of price! No Minimums! No Reserves!

- 0.82± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 209± ft. on Lexington Ave.
- Zoned: C-2 Highway Business District
- Utilities: Available to site
- Parcel ID# (Saline County)  
 0300 17 50 16 04 004 003000

855 South Cherokee Drive, Marshall, Missouri







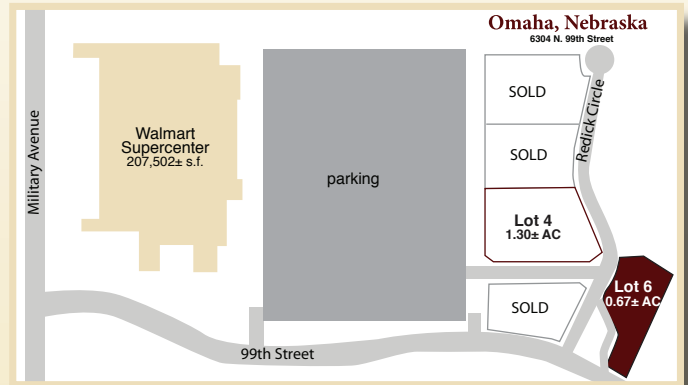
## Omaha, Nebraska

6304 North 99th Street, Omaha, Nebraska

Lot 6 to be sold ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!



- Two outparcels adjacent to Wal-Mart Supercenter  
Lot 4: 1.30± acres- Reserve  
Lot 6: 0.67± acres ABSOLUTE!
- Frontage on Redick Circle  
Lot 4: 193± ft.  
Lot 6: 246± ft.
- Zoned: DR, Development Reserve
- Utilities: Available to site
- Parcel ID# (Douglas Co.)  
Lot 4: 2245254692  
Lot 6: 2245254696

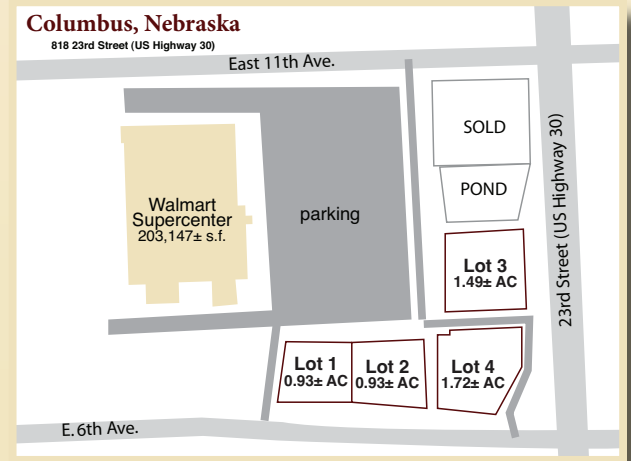


## Columbus, Nebraska

818 East 23rd Street, Columbus, Nebraska



- Four outparcels adjacent to Wal-Mart Supercenter  
Lots 1 & 2: 0.93± acres each  
Lot 3: 1.49± acres  
Lot 4: 1.72± acres
- Frontage:  
Lots 1 & 2: Frontage on E. 6th Ave.  
Lot 3: 208± ft. on 23rd St.  
Lot 4: 307± ft. on 23rd St. and 181± ft. on 6th Ave.
- Zoned: B-2 General Commercial
- Utilities: Available to site
- Parcel ID# (Platte County)  
Lot 1: 710139527    Lot 2: 710139534  
Lot 3: 710137399    Lot 4: 710137406



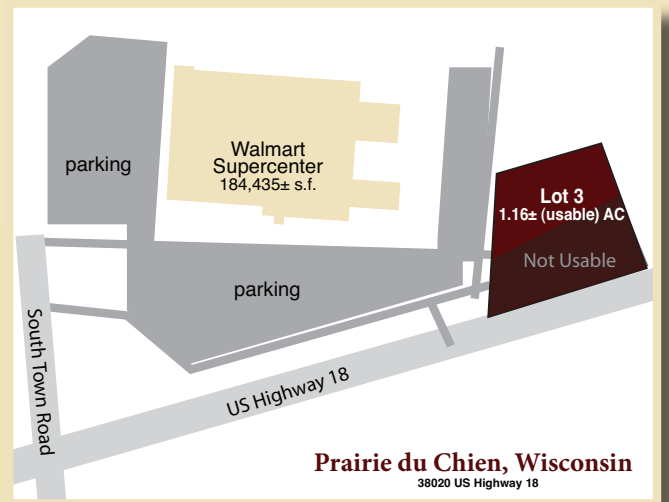
## Prairie du Chien, Wisconsin

38020 US Highway 18, Prairie du Chien, Wisconsin

*Prairie du Chien has a strong business and employee base, where people believe in, and practice, the "old-fashioned work ethic".*

*To be sold ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!*

- 2.4± acre development tract (1.16± usable acres) adjacent to Wal-Mart Supercenter
- Frontage: 391± ft. on US Hwy 18
- Zoned: Commercial
- Utilities: Available to site
- Parcel ID# (Crawford County)  
12-002-0777-0010



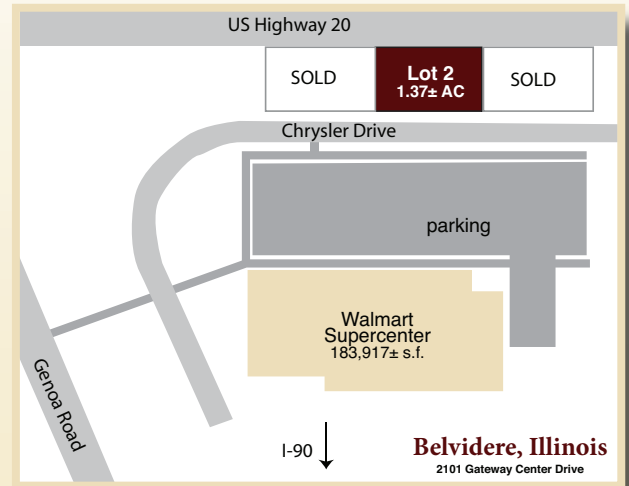
# B

## Belvidere, Illinois

Belvidere, located in north central Illinois, is easily accessible to I-90, I-39, and US Rt 20, making it very attractive to businesses and residents.

- 1.37± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 275± ft. on Chrysler Drive and 275± ft. on US Highway 20.
- Zoned: Planned Business
- Utilities: Available to site
- Parcel ID# (Boone County) 08-06-126-001

2101 Gateway Center Drive, Belvidere, Illinois



# P

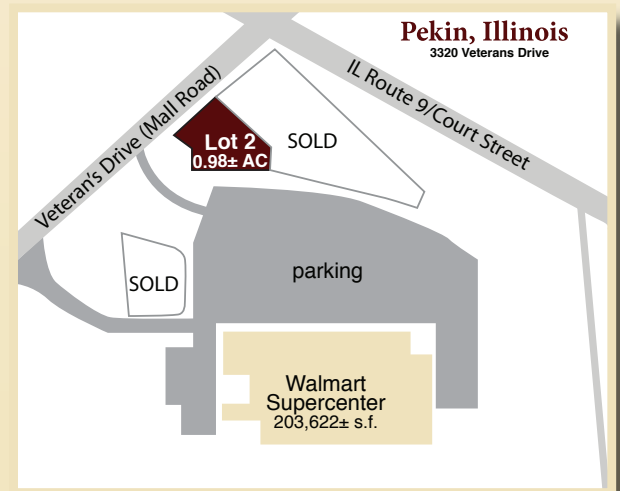
## Pekin, Illinois

Pekin is a community of over 33,000 centrally located midway between Chicago and St. Louis.

To be sold **ABSOLUTE** to the last and highest bidder, regardless of price! No Minimums! No Reserves!

- 0.98± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 213± ft. on Veteran's Drive
- Zoned: B-3, General Business
- Utilities: Available to site
- Parcel ID# 11-11-07-400-034 (Tazewell County)

3320 Veterans Drive, Pekin, Illinois



# H

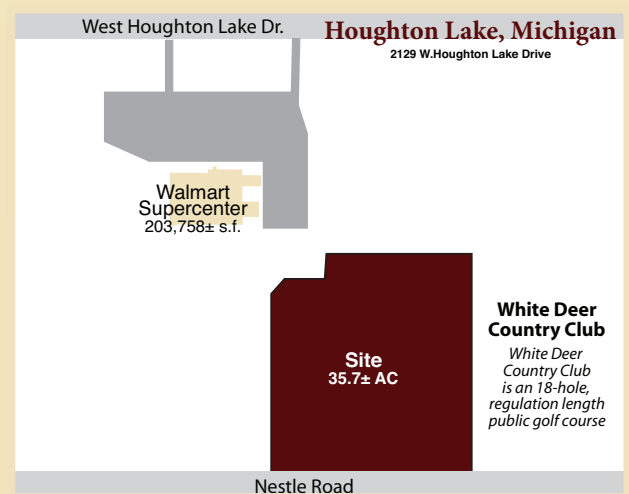
## Houghton Lake, Michigan

Located in the center of Michigan's lower peninsula, Houghton Lake is easily accessible by the two main north-south corridors; I-75 (exit 227) to the east and US-27 (exit M-55) to the west.

To be sold **ABSOLUTE** to the last and highest bidder, regardless of price! No Minimums! No Reserves!

- 35.7± acre development tract adjacent to Wal-Mart Supercenter
- Frontage: 1,311± ft. on Nestle Rd.
- Zoned: R-3; General Residential
- Utilities: Needs Private Well System Houghton Lake Sewer Authority
- Parcel ID# 72-003-016-014-0300 (Roscommon County)

2129 W. Houghton Lake Dr., Houghton Lake, Michigan



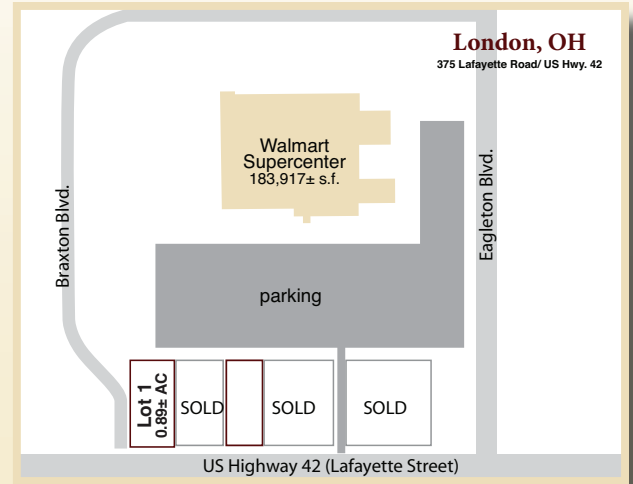
# L

## ondon, Ohio

375 Lafayette Street (Route 42), London, Ohio

London is a city that was established in 1810 to serve as the seat of Madison County.

- 0.89± acre corner outparcel adjacent to Wal-Mart Supercenter
- Frontage: 138± ft. on Lafayette St. (U.S. HWY 42) and 280± ft. on Braxton Blvd
- Zoned: PU District
- Utilities: Available to site
- Parcel ID# (Madison County) APO 31-03399-004



# W

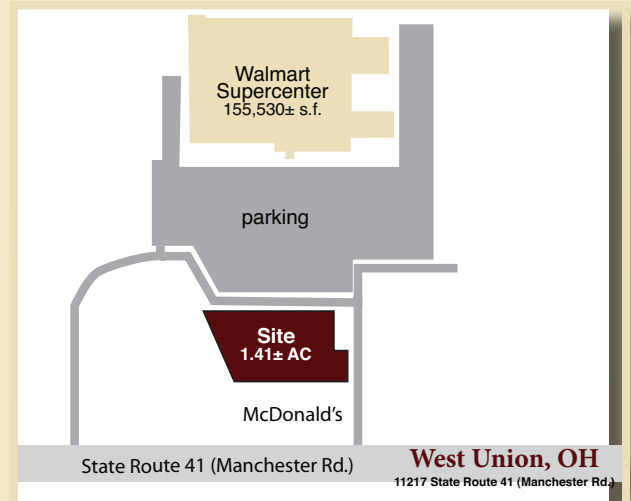
## est Union, Ohio

11217 State Route 41, West Union, Ohio

West Union is a village that is the county seat in Adams County.

To be sold ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!

- 1.41± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 91± ft. on Wal-Mart entrance road
- Zoned: General Zoning District
- Utilities: Available to site
- Parcel ID#: (Adams County) 130-23-01-004.001



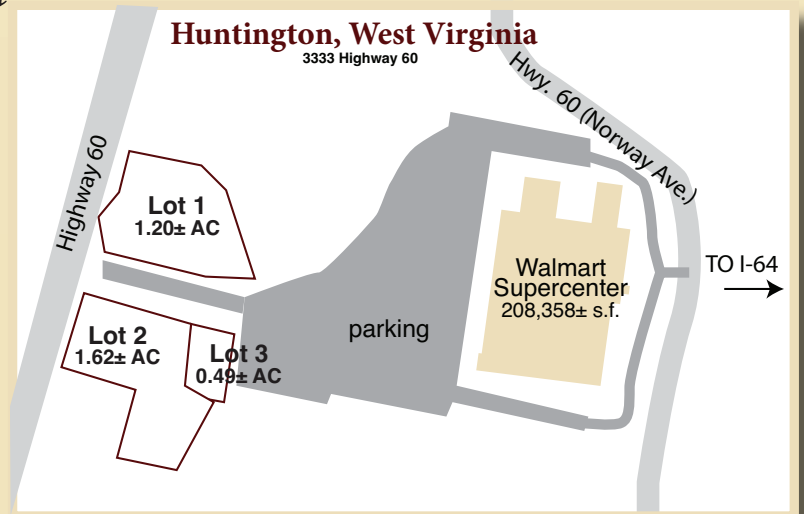
# H

## untington, West Virginia

3333 US Route 60, Huntington, West Virginia

Huntington, West Virginia is located in the southwestern part of the state on the Ohio River.

- Three outparcels adjacent to Wal-Mart Supercenter
- Lot 1: 1.20± acres (0.71± acre usable)
- Lot 2: 1.62± acres (1.10± acres usable)
- Lot 3: 0.49± acre
- Frontage on Route 60
- Lot 1: 80± ft.
- Lot 2: 197± ft.
- Utilities: Available to site
- Parcel ID# (Cabell County) APO 04-7C005200000000

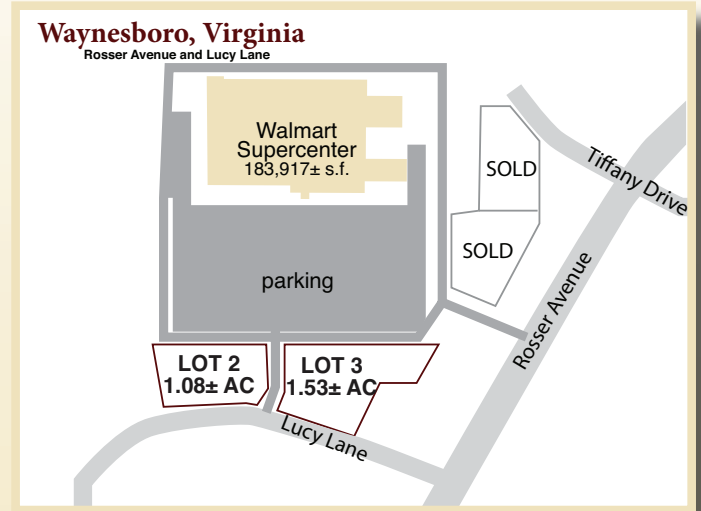


# Waynesboro, Virginia

116 Lucy Lane, Waynesboro, Virginia

Waynesboro is centrally located in the eastern portion of Virginia's scenic and historic Shenandoah Valley, just 90 miles northwest of the state capital of Richmond and 125 miles southwest of the nation's capital Washington DC.

- Two outparcels adjacent to Wal-Mart Supercenter  
Lot 2: 1.08± acres  
Lot 3: 1.53± acres
- Frontage:  
Lot 2: on Lucy Lane  
Lot 3: 170± ft. on Lucy Lane
- Zoned: C-2  
General Business District
- Utilities: Available to site
- Parcel ID# 785 868  
(Augusta County)



# Central, South Carolina

1286 Eighteen Mile Road, Central, South Carolina

To be sold ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!



Central's location makes it highly accessible to visitors via Highways 93 and 123. Interstate 85 is in close proximity.

- .99± acre development tract adjacent to Wal-Mart Supercenter
- Frontage on 18-Mile Rd.
- Zoned: General Commercial
- Utilities: Available to site
- Parcel ID# (Pickens County)  
APO 4074-00-09.5790



# Sumter, South Carolina

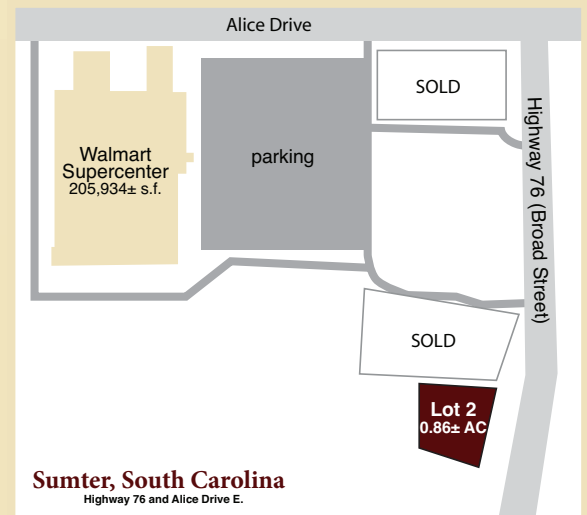
1283 Broad Street, Sumter, South Carolina

To be sold ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!



A metropolitan city with a small town feel, the City of Sumter is in "The Middle of Everything".

- 0.86± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 160± ft. on Broad St.
- Zoned: Planned Development
- Utilities: Available to site
- Parcel ID# 2030002005  
(Sumter County)



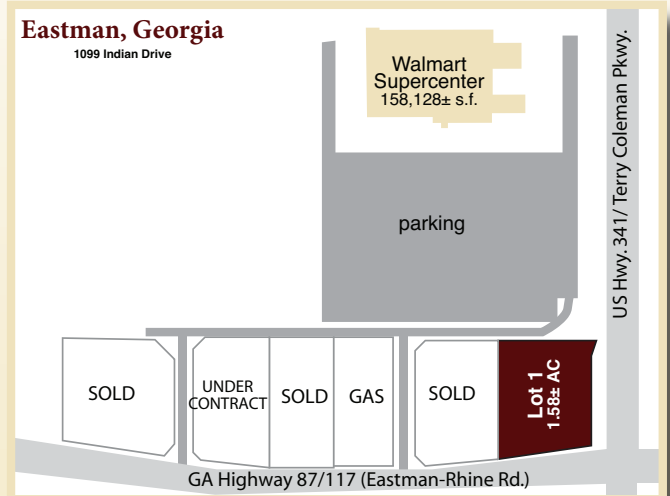
1099 Indian Drive, Eastman, Georgia

# E

## astman, Georgia

Eastman  
is the  
county  
seat for  
Dodge  
County.

- 1.58± acre outparcel adjacent to Wal-Mart Supercenter
- Frontage: 149± ft. on Eastman-Rhine Rd. (Hwy. 87) and 279± ft. on Terry Coleman Parkway (Hwy. 27/341)
- Zoned: B-2, Business District
- Utilities: Available to site
- Parcel ID# (Dodge County) APO 048025G



# Having the right partner is key...

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# **H**ow 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 that 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. We normally do not require any pre-qualification to bid; however, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Phone bidding is available to buyers who have properly registered with our company.

## **What is a buyer's premium?**

A buyer's premium is a percentage that is added to the bid price to determine the total purchase price. In this auction there will be a 10% buyer's premium added to the successful bid amount to create the total purchase price. The Earnest Money (pursuant to the Contract of Sale), will be non-refundable (except as otherwise provided in the Contract of Sale) and due on the date of auction in the form of a personal or business check. The balance of the contract purchase price shall be due at closing on or before 45 days.

## **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 800-257-4161 to request a Broker Participation Form, or download it from the property information page on our website, [www.higgenbotham.com](http://www.higgenbotham.com).

The most important thing to do at an auction is 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.**

LOCATION.  
VISIBILITY.  
ACCESSIBILITY.

**WAL★MART**  
**REALTY**

A DIVISION OF WAL-MART STORES, INC.



**Neal Gesell**

Owner  
QuiznosSub

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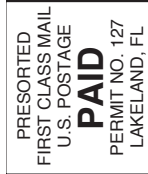
## *uctioneer's Note*

Many times as I am speaking at various business conventions, people recognize the affiliation that we have had with Wal-Mart over the years and will make some comment about Wal-Mart and its success. And invariably someone will say, "Wal-Mart 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 Wal-Mart 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 Wal-Mart operates. From the floor salesmen to top brass, the Wal-Mart 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 Wal-Mart has been such a tremendous success.

I would like to take this opportunity to invite you to attend our Wal-Mart sales, 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 Wal-Mart builds a store, they change the traffic pattern of the town. The people who are buying merchandise come to Wal-Mart. If you have a business at their site, the buyers 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 by phone or you can 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 pull the due diligence up on the web. 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 old customers as well as the new ones on sale site. Be sure and arrive early for the opening remarks. I'm looking forward to seeing you at the auction.

*Marty*



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