

AUCTION

Northport Multiple Properties

**North Creek Blvd.
Northport, Tuscaloosa County, Alabama**

**Auction: Thursday, December 17, 2009 at 2:00 PM Central Time
Registration Begins at 12:00 PM Central Time**

OVERVIEW:

Tuscaloosa, Alabama, Has Jumped From Money Magazine's List Of The Country's Best Places To Live In Recent Years To CNN's Fortune Small Business Magazine's List Of The Top 10 Places To Launch A Small Business In 2009. Such Major Feats In Tough Economic Times Demonstrate Tuscaloosa Does Have It All- Great Schools, Affordable Housing, Reasonable Living Costs, Decent Wages, Excellent Workforce And Low Crime Rate.

TO BE AUCTIONED:

**Eight (8) Out Of Twenty-Two (22) Commercial Lots
Totaling 25+/- Acres Sell Absolute**

LOTS:

**Lot 1: 1.2 +/- Acres
Lot 2: 1.1 +/- Acres
Lot 3: 1.5 +/- Acres
Lot 4: 1.2 +/- Acres
Lot 5: 0.8 +/- Acres
Lot 6: 0.8 +/- Acres
Lot 7: 1.0 +/- Acres
Lot 8: 2.1 +/- Acres
Lot 9: 3.8 +/- Acres
Lot 10: 1.4 +/- Acres
Lot 11: 0.9 +/- Acres
Lot 12: 0.9 +/- Acres
Lot 13: 1.10 +/- Acres
Lot 14: 1.40 +/- Acres
Lot 15: 1.0 +/- Acres
Lot 16: 1.0 +/- Acres
Lot 17: 1.10 +/- Acres
Lot 18: 1.4 +/- Acres
Lot 19: 1.0 +/- Acres**

**# 598 Northcreek Properties
Northport, Tuscaloosa County, Alabama**

Lot 20: 0.8 +/- Acres
Lot 21: 0.8 +/- Acres
Lot 22: 1.0 +/- Acres

ZONING: Commercial (C3)

UTILITIES: Water, Sewer, Electric, Gas

HIGHLIGHTS: 25 +/- Acres Commercial, Construction Ready, 1300 +/- ft of frontage on US Hwy 43

TAXES: Average Yearly Taxes Are \$5,000.00

ALSO TO BE AUCTIONED: 75+/- Acres Residential Tract

ZONING: Multifamily

TAXES: Average Yearly Taxes Are \$1,000.00

COMMERCIAL AIRPORT: Birmingham International Airport (BHM)
Tuscaloosa Regional Airport (TCL)

SCHOOLS: Crestmont Elementary School
Faucett-Vestavia Elementary School
Flatwoods Elementary School
Matthews Elementary School
Huntington Place Elementary School
Walker Elementary School
Northport Middle School
Collins-Riverside Middle School
Lloyd Wood Middle School
Tuscaloosa County High School
Northside High School

GENERAL INFORMATION

BIDDER DEPOSIT: **Commercial Lots:** \$5,000.00 per LOT being in personal check, business check or certified funds.

Residential Tract: \$ 25,000.00 being in personal check, business check or certified funds.

TERMS: 10% down on auction day with balance due at closing in 30 days.

- BROKER PARTICIPATION:** Broker participation welcome subject to certain guidelines. Call 1-800-445-6597.
- PRE-SALE INSPECTION:** The property is available for viewing, by appointment, from 10:00 a.m. to 5:00 p.m. beginning December 10th. To schedule an appointment prior to this date, please call (800) 445-6597. Beginning November 4th, you may call the site directly at (256) 504-5201 or (256) 504-6858.
- FOR MORE INFORMATION:** Visit our Web site at www.nationalauctiongroup.com or call (800) 445-6597 or (256) 547-3434.
- DIRECTIONS:** From Birmingham, take I-59 South to Tuscaloosa. Take I-359 North, Exit 71B, and drive 4/10 miles. Merge onto AL-69 North and drive 4 9/10 miles. Turn left onto US 43 North/82 West/McFarland Blvd. And drive 9/10 mile. Take a slight right onto Main Ave. / US 43 and drive 2 7/10 miles. Turn right onto Northcreek Blvd. (Union Chapel Rd.) and drive 2/10 mile to property.

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