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3 DEVELOPER ABSOLUTE AUCTIONS

AUCTION 1: MULTI-FAMILY LAND • **AUCTION 2:** COMMERCIAL LAND • **AUCTION 3:** INDUSTRIAL LAND

Nashville

888.763.2825 • See RoebuckAuctions.com for more photos, info & terms

THURSDAY, JUNE 16 • 1:07 PM CDT • SELLING FROM THE HOLIDAY INN • 201 CROSSINGS • ANTIOCH, TN

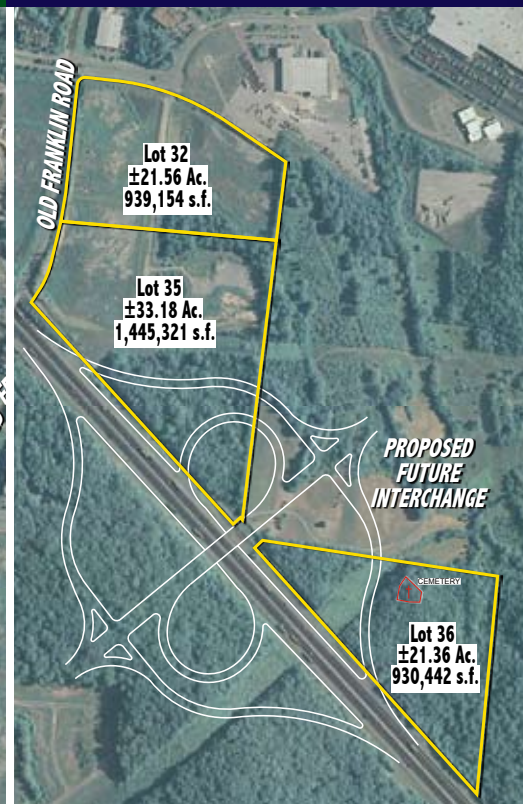
3 DEVELOPER ABSOLUTE AUCTIONS



**AUCTION 1:
 RM 20 MULTI-FAMILY**

**AUCTION 2:
 COMMERCIAL PUD**

**AUCTION 3: IWD INDUSTRIAL,
 WAREHOUSE & DISTRIBUTION**



Project Manager:
 Johnny Mitchum,
 901-763-2825 or 501-940-3231

**For Terms & Conditions see
 RoebuckAuctions.com**



Nashville a great place for work and for play

PRE-AUCTION OFFERS WELCOME

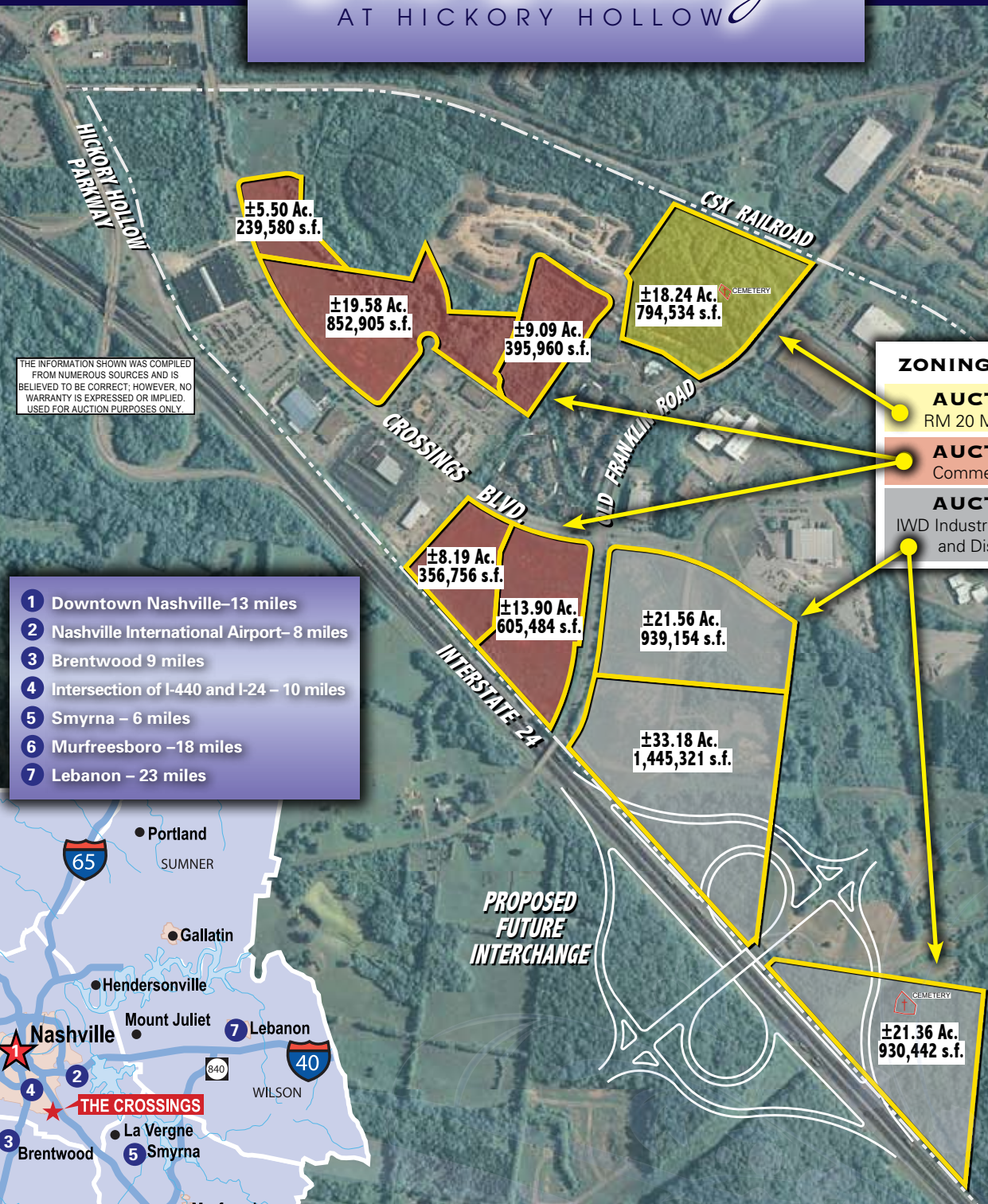
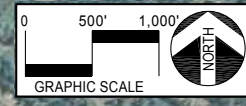
**THE CROSSINGS
 MIXED USE DEVELOPMENT**

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3 DEVELOPER ABSOLUTE AUCTIONS

The Crossings AT HICKORY HOLLOW

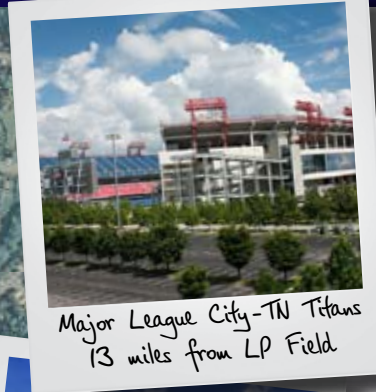


THE INFORMATION SHOWN WAS COMPILED FROM NUMEROUS SOURCES AND IS BELIEVED TO BE CORRECT; HOWEVER, NO WARRANTY IS EXPRESSED OR IMPLIED. USED FOR AUCTION PURPOSES ONLY.

ZONING LEGEND

- AUCTION 1** RM 20 Multi-Family
- AUCTION 2** Commercial PUD
- AUCTION 3** IWD Industrial, Warehouse and Distribution

- 1 Downtown Nashville—13 miles
- 2 Nashville International Airport—8 miles
- 3 Brentwood 9 miles
- 4 Intersection of I-440 and I-24 – 10 miles
- 5 Smyrna – 6 miles
- 6 Murfreesboro –18 miles
- 7 Lebanon – 23 miles



The Nashville region is home to more than 1.5 million people and 40,000 businesses. Nashville's advantages have attracted more diverse new business from across the country than any city its size over the past 20 years. Due to this success, Nashville has become a "who's who" of corporate relocations.

— Nashville Chamber of Commerce

MIXED USE DEVELOPMENT NASHVILLE, TN

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SELLING FROM THE HOLIDAY INN CROSSINGS
201 CROSSINGS • ANTIOCH, TN 37013

I-24 ACCESS WITH GREAT VISIBILITY

AUCTION 1: 18.24+/- ACRE ZONED MULTI-FAMILY
 The tract has approx. 794,534± sq. ft. and is Zoned RM 20 which would yield around 360 units.

AUCTION 2: 56.26 +/- ACRES ZONED COMMERCIAL PUD
 Offered in 5 Tracts, ranging in size from 5.5 +/- acres to 19.58 +/- acres, 2,450,686± sq. ft. total. Strategically located on Crossings Blvd. and Old Franklin Road. Highly visible from I-24.

AUCTION 3: 76.10+/- ACRES ZONED IWD (Industrial, Warehouse & Distribution) Offered in 3 tracts
 Approx. 3,314,916± sq. ft. total.

THE AUCTIONEER WILL OFFER THE PROPERTIES ON A PER SQUARE FOOT PRICE—HIGH BIDDER CHOICE. WHEN THE HIGH BIDDER MAKES A CHOICE FROM ALL CATEGORIES, HE/SHE WILL PICK THE LOT OR LOTS HE/SHE WANTS IN A CATEGORY AND THEN ALL THE LOTS IN THAT CATEGORY MUST BE SOLD BEFORE THE SELLER OFFERS ANY FURTHER CATEGORIES. ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL PREVIOUS PRINTED, ORAL, OR ELECTRONIC STATEMENTS.

PRE-AUCTION OFFERS WELCOME

AUCTION PERSONNEL ON-SITE:
 JUNE 13-15th, 10 AM - 5 PM & DAY OF SALE

NOTE: 10% buyer's premium due day of auction. This buyer's premium is added to your high bid to determine total sales price. For other terms & conditions see RoebuckAuctions.com.

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ONLINE BIDDING AVAILABLE

TOP REASONS TO CHOOSE NASHVILLE

1. Tennessee's State Capitol.
2. Home of the Grand Ole Opry, numerous entertainment venues and many other tourist attractions.
3. Major League City with the Tennessee Titans (NFL) and the Nashville Predators (NHL).
4. Major International Airport with over twenty carriers including Southwest, Delta and American.
5. Transportation Hub with eighty miles of Interstate Highway (I-24, I-40 & I-65) passing through.
6. National and International Distribution Center featuring "cutting edge" logistical support that includes advantageous road, rail & air capabilities.
7. Superb Elementary and Secondary Schools both public and private.
8. World renowned Vanderbilt University along with other outstanding two and four year colleges.
9. Internationally recognized Medical Center.
10. City of quiet neighborhoods and moderate climate.