

# 2 AUCTIONS

Tuesday, June 30, 2009

DeSoto, TX & Ft. Worth, TX

## Auction # 1 - Commercial Land Auction



### 14.99 ACRES OFFERED IN 2 TRACTS

302 W. Danieldale Road, DeSoto, TX 75115

June 30, Sells on-site at 10:00 am

**Tract # 1:** 3.64 +/- acres on West Side of Tract,  
244 ft. wide and 650 ft. deep

**Tract # 2:** 11.35 +/- acres, 761 ft wide and 650 ft deep

Zoned IP and located in DeSoto, Texas and only a short distance from I-20, I-35E and Hwy 67, this tract is suitable for many purposes and is in the heart of new Distribution Centers, Retail Shops, Restaurants, and Shopping Centers. All utilities available and over 994 feet of frontage on Danieldale Road in the two combined tracts.

## Auction #2 - 2 Story Office Building



### 6348+/- Sq. Ft., 2 Story Brick Office Bldg.

101 W. Allen Ave, Ft. Worth TX 76110

June 30, Sells on-site at 2:00 pm

6348+/- square foot, 2 story Brick Office Building on a 13,200+/- square foot corner lot located directly across from John Peter Smith Hospital (on the Southwest Corner of Main St. & W. Allen Ave.)

The building is currently used as a Medical Office and Patient Treatment Center. Its flexible floor plan, ample parking and close proximity to JPS make this a great opportunity for anyone in the Medical Community or could easily be used for professional offices of all types. Building floor plan features 2 lobbies, large open work areas, conference rooms, offices, patient rooms and a covered porch. Large parking lot fronts Allen and is easily accessible from Allen and Main. This property is currently occupied by the seller, has been very well maintained and is "move in ready".

**Office Building Inspections:** Tuesday, June 9, from 10:00 am until Noon & Thursday, June 18, from 10:00 am until Noon, and by appointment.

**To set an appointment:** Contact Auction Manager, Carl Naylor by email: [carl@jonesswenson.com](mailto:carl@jonesswenson.com) or call (940)594-3581.

*Please do not stop by the property unannounced as the current tenant is open for business.*

**United Country**  
Jones • Swenson  
AUCTION MARKETING

Dallas - Austin  
(800) 460-2078

[www.jonesswenson.com](http://www.jonesswenson.com)  
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## **2 AUCTIONS**

*Commercial Real Estate*

*Tuesday, June 30, 2009*

- **Commercial Land**
- **2 Story Office Building**



**Auction # 1  
Commercial  
Land Auction  
Sells @ 10 AM,  
June 30th**



**Auction #2  
2 Story Office  
Building  
Sells @ 2 PM,  
June 30th**

For Complete Information go to:

**[www.jonesswenson.com](http://www.jonesswenson.com)**

Or call (800) 460-2078

**Online Bidding Available**

(A refundable \$10,000.00 deposit with Auction Company is required to bid online.)

**Can't Make it to the Auction? BID LIVE ONLINE!**

Register for this event on [proxibid.com](http://proxibid.com) and bid from the comfort of your home or office.

**proxibid**

877-505-7770

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

### **AUCTIONEER'S COMMENTS & TERMS AND CONDITIONS**

**Auctioneer's Comments:** The Seller of these properties is highly motivated to let them go. Don't miss this opportunity!

**Terms:** 10% Buyer's Premium will be added to the high bid to arrive at the total contract price. \$10,000.00 cashiers check made payable to the bidder required to register at each auction. 10% down payment due on auction day with balance due at closing within 30 days. Property sold "As-Is" with no warranties, guarantees or contingencies. See website for complete terms.