

# ESTATE AUCTION

PROPERTY FROM THE ALBERT W. HUDSON ESTATE  
FOR DIVISION AMONG HEIRS

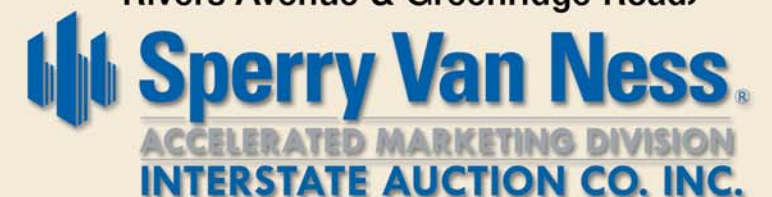


## 1.74 Acres of Prime, Commercial Development Land

**SELLING ONSITE:**  
**TUESDAY, SEPTEMBER 20**  
**@ 2:00 PM**

Greenridge Extension at Rivers Avenue  
North Charleston, SC

(Just 1 mile west of I-26, near the intersection of  
Rivers Avenue & Greenridge Road)



Sperry Van Ness® Commercial Properties, LLC

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

- High Visibility
- Located on Major 8-Lane Thoroughfare
- Zoned B-2, General Business
- Ready For Immediate Retail Development!

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**1.74 ACRES OF PRIME, COMMERCIAL DEVELOPMENT LAND**

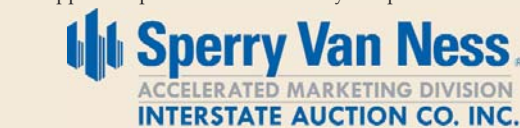
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North Charleston, SC

1100 Johnson Ferry Road NE • Suite 588  
Atlanta, GA 30342  
John L. Johnson, Auctioneer, SC # 002733R; RE # 543996183  
www.interstateauction.com  
404-303-1232 (ext. 12)  
Sperry Van Ness® Commercial Properties, LLC  
Alex Graham, CCIM  
843-881-9898



7997 fax) before any inspection of the property by the prospect, no later than 5:00 PM on the last business day preceding the auction. UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. In addition, to qualify for a commission, the Broker must also attend the auction and sign the purchase and sale Agreement if their client is the winning bidder. Commissions to be paid only upon closing. A commission on the property will be paid only to the first broker registering a prospect. A Broker cannot act as a principal and a broker on the same transaction.

**DISCLAIMER:** Auctioneer reserves the right to deny any person admittance to any auction. Auctioneer may refuse admittance to or expel anyone from the auction premises for any interference with auction activities, or any act or action which might be considered detrimental to the auction by the Auctioneer. All information was obtained from sources deemed reliable, however, Sperry Van Ness® Commercial Properties, LLC and Sperry Van Ness/Interstate Auction® Company, John L. Johnson, Auctioneers, Sale Managers and all their agents, Sellers and all of their Agents, will not be responsible for any errors or omissions herein. Oral representations cannot be relied upon as correct. However, announcements made on auction days take precedence over all written matter. Offer void where prohibited by law. The auctioneers shall not be responsible or liable in any way whatsoever if any Seller fails to honor any bid or refuses to close on any contract which may result from this auction. Seller reserves the right to add or delete properties, to postpone or cancel the auction in whole or part, and to modify or add any terms and conditions either prior to or at the auction. Persons buying in the name of trusts, partnerships, corporations or with a power of attorney must have the authorizing documents examined and approved prior to the auction by a representative of the Seller.



Alex Graham, CCIM  
Sperry Van Ness® Commercial Properties, LLC  
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**843-881-9898**

## 1.74 Acres of Prime, Commercial Development Land



## ESTATE AUCTION

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## AUCTION TERMS & CONDITIONS

**AUCTION DATE, TIME & LOCATION:** Tuesday, September 20, 2005 at 2:00 on the premises of the property, Greenridge Extension at Rivers Avenue, North Charleston, SC

**AGENT FOR THE SELLER:** Sperry Van Ness® Commercial Properties, LLC and Sperry Van Ness/Interstate Auction® Company and John L. Johnson (Auctioneers) are acting as agent for the Sellers.

**REGISTRATION:** All prospective buyers wishing to bid on this property must register and receive a bidder card on auction day. Please come early on auction day to avoid delay.

**REAL ESTATE TERMS:** Pay \$25,000 down in cashier's check or approved check at the auction, increase the down payment to 10 percent within 5 business days of acceptance, with the balance due at closing in forty-five (45) days.

Immediately upon the conclusion of the auction the high bidder must sign the Auction Purchase and Sale Agreement and make a \$25,000 earnest money deposit in the form of a cashier's check or approved check. The downpayment must be increased to 10 percent of the purchase price within 5 business days of acceptance of the contract by the seller. Closing shall occur with 45 days of contract acceptance.

**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the high bid price to arrive at the contract price.

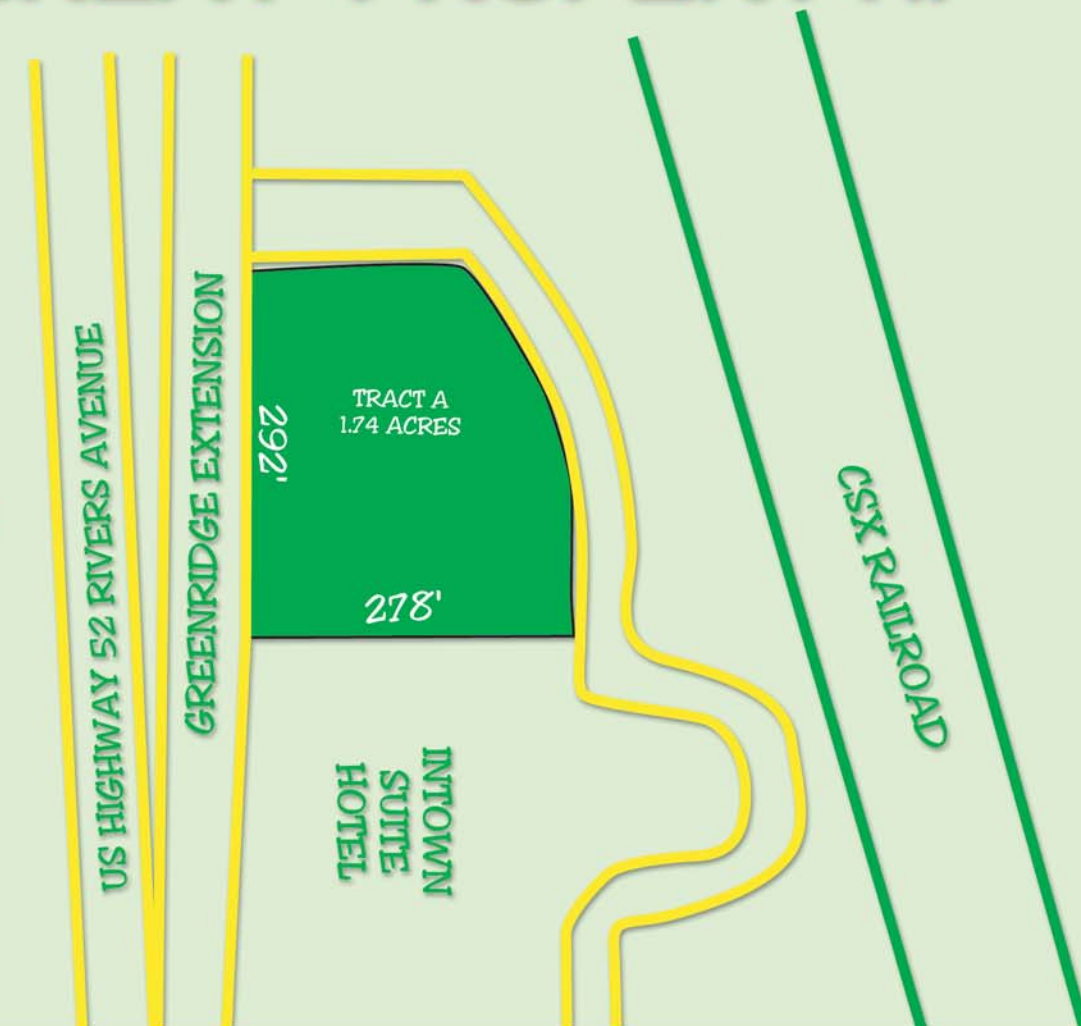
**TERMS OF AUCTION:** Sellers and Auctioneers are offering this property "As Is, Where Is" and with all faults, without warranty expressed or implied of any kind or character including without limitation, any warranty of habitability or fitness of a particular kind. Sellers and Auctioneers and their agents will not be responsible for errors or omissions herein. Announcements made sale day take precedence over all other written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the Auctioneer.

**BROKER PARTICIPATION:** Broker participation is welcome based on the following terms: A 2% (two percent) commission of the high bid on any property before adding buyer's premium will be paid to any qualified licensed Real Estate Broker whose prospect is the successful bidder at the auction and closes on the property. To qualify for the commission the Broker must download, complete and submit the broker registration form for this property available at [www.interstateauction.com](http://www.interstateauction.com). The registration form must be signed by the prospect and the Broker, and must include the Broker's real estate license number. It must be received at the office of Sperry Van Ness/Interstate Auction® Company, 1100 Johnson Ferry Road NE, Suite 588, Atlanta, GA 30342, (404-303-

# GREAT LOCATION - GREAT ZONING - GREAT PROPERTY!!



1 Mile  
to I-26



Located on Greenridge Extension at Rivers Avenue, this 75,794 square foot tract of commercial land has a very lenient zoning of B-2, General Business, which allows for almost any type of business or commercial use. Level and rectangular in shape, this 1.74 acre parcel has all utilities available. There is approximately 300 feet of frontage along the right of way for Greenridge Extension with right in, right out access to the northbound lanes of Rivers Avenue, an eight-lane divided highway. With the exception of I-26, Rivers Avenue is the busiest, most traveled thoroughfare in North Charleston, with a daily traffic count of 67,500+.

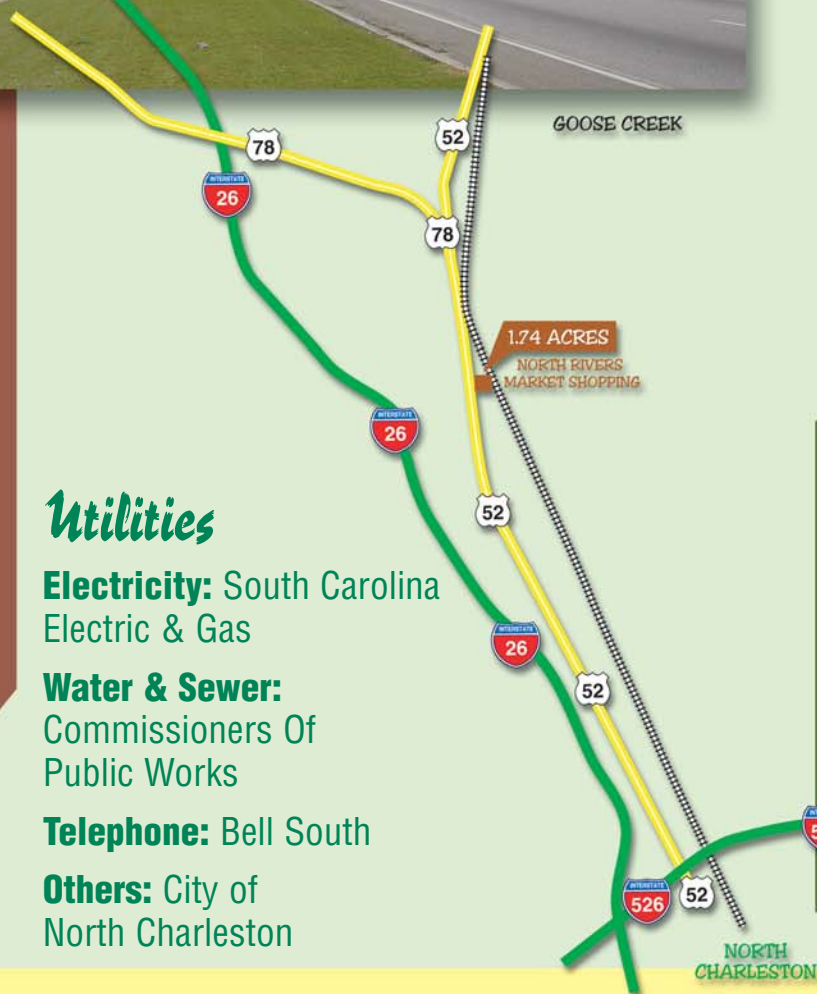
## Utilities

**Electricity:** South Carolina Electric & Gas

**Water & Sewer:** Commissioners Of Public Works

**Telephone:** Bell South

**Others:** City of North Charleston



*The heirs of the estate of the late Albert W. Hudson have commissioned Sperry Van Ness® to sell at public auction this valuable commercial site. Sperry Van Ness® is pleased to have been selected to sell this property and encourages you to be a part of this outstanding real estate buying opportunity.*

GO TO [WWW.INTERSTATEAUCTION.COM](http://WWW.INTERSTATEAUCTION.COM) FOR DETAILED DUE DILIGENCE & MORE AUCTION INFO

**404-303-1232** (EXT.12)

**ALEX GRAHAM, CCIM, SPERRY VAN NESS® COMMERCIAL PROPERTIES, LLC**

**843-881-9898**