

Site Plan Approved

1.83± Acres

Professional / Medical Office

**AUCTION**

Thursday, April 22<sup>nd</sup> at 2:00pm

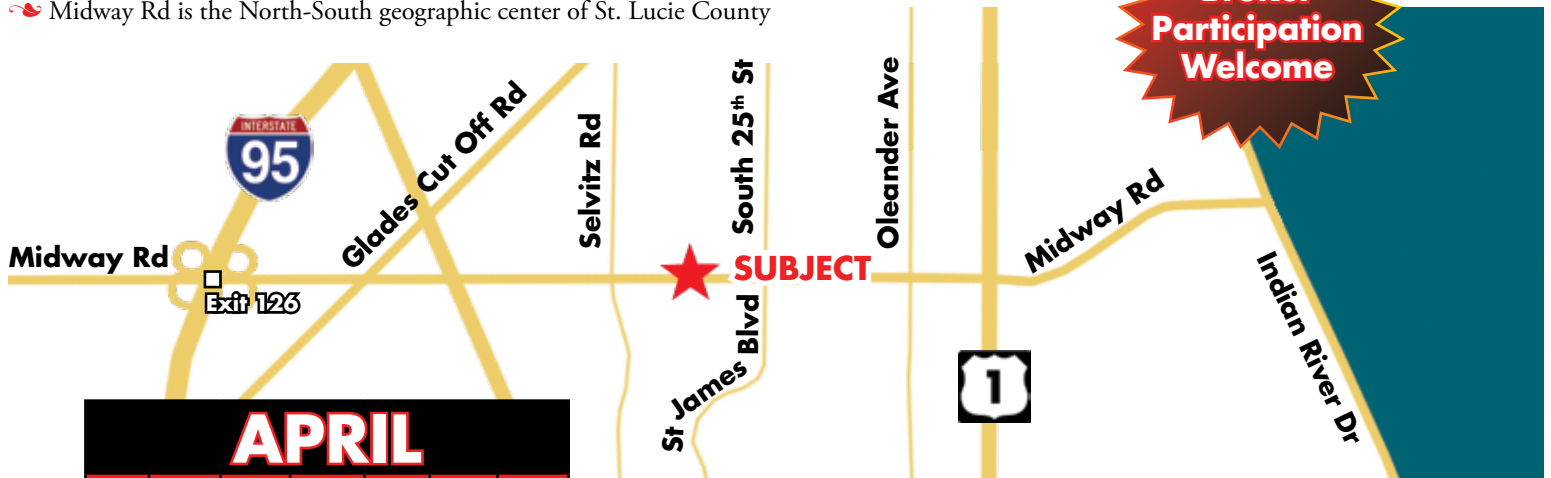


**Property Features**

- 320 ft Frontage on Midway Rd
- 12,700 sf Site Plan Approved for Midway Road Professional Center
- PNRD Zoning: Planned Non-Residential Development
- Property is on a Major East-West County Corridor, SR712
- Traffic Count: 20,000+ Average Annual Daily Traffic
- Direct Access to I-95 Exit # 126 three miles west of site.
- US#1 Business District is only 1.5 miles East of the property.
- Midway Rd is the North-South geographic center of St. Lucie County

Located at NE Corner of Midway & Christensen Roads

**Fort Pierce, FL**  
**St. Lucie County**



APRIL						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

(Mark Walters) Florida auction license #AU1555

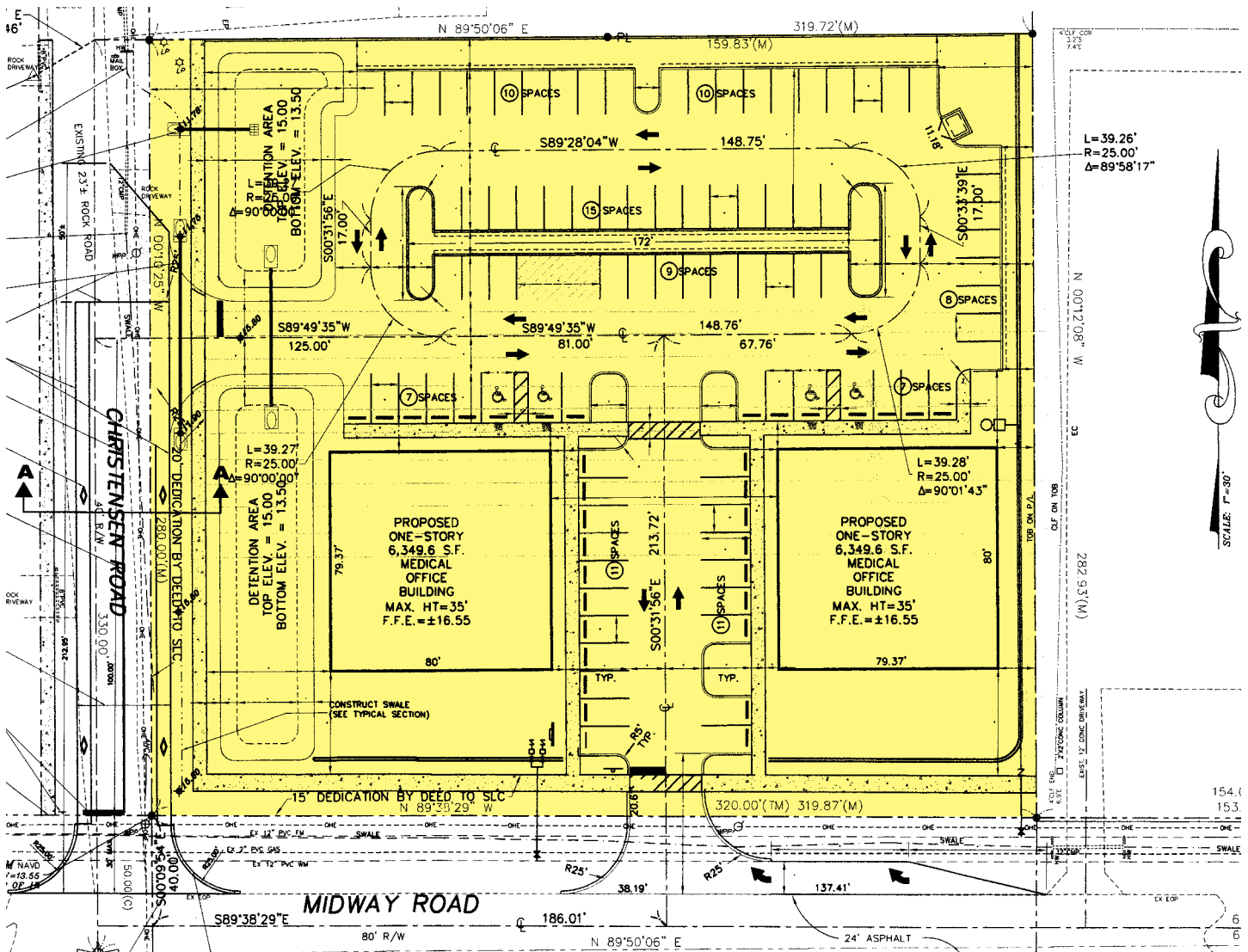
**Auctioneers Note:**

Seller's rapid business expansion required immediate occupancy in a turn key business location in this area, eliminating their need for developing this parcel. Mark Walters & Company has been contracted to auction this property to the HIGHEST BIDDER!

**W** mark walters & company  
real estate brokers & auctioneers  
& co. (772) 468-8306

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

# Midway Road Professional Plaza



**PROCEDURE:** There will be open bidding during the auction as determined by the Auctioneer. The final bid, resulting in the highest sale price, will be presented to the Seller. The bid is for the parcel and will not be adjusted by a new survey.

**BIDDER REGISTRATION:** \$5,000 in cash or a cashier's check must be presented in order to register to bid.

**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the high bid to create the Contract Price due from the Buyer at closing. Please take this into consideration when bidding.

**APPROVAL OF BID PRICES:** The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The Purchase Agreement is available for inspection and review.

**DOWN PAYMENT:** 10% of the Contract Price (high bid plus Buyer's Premium) due as down payment on the day of the auction with the balance in cash at closing. The down payment will include the \$5,000 check presented at time of registration. The balance may be made in the form of cash, cashier's check, personal or corporate check. Your bidding is not conditional upon financing so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**DEED:** Seller shall provide a Special Warranty Deed.

**EVIDENCE OF TITLE:** Seller shall provide an Owners Title Insurance Policy in the amount of the purchase price.

**CLOSING:** The balance of the purchase price is due at closing, which will take place 30 days after auction day or as soon thereafter as applicable closing documents are completed. Buyer will pay all the closing costs associated with the transfer of title except for the title policy provided by Seller.

**POSSESSION:** Possession will be granted at closing with deed.

**REAL ESTATE TAXES:** Real estate taxes shall be prorated to closing day.

**ACREAGE AND SURVEY:** Acreage and dimensions are approximate and have been estimated on current legal descriptions and survey/plat drawings. The Seller will provide copies of the PNRD site plan and the existing survey.

**EASEMENTS:** Sale is subject to any and all easements and restrictions of record including but not limited to those described in the PNRD site plan and other documents.

**AGENCY:** Mark Walters & Company and its representatives are Exclusive Agents of the Seller.

**BROKER PARTICIPATION:** A commission will be paid to any properly licensed Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker Registration Forms are available from the Auction Company. Forms must be completed and returned no later than 48 hours prior to the auction.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representa-

tion, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Seller and the Auction Company make no warranty or representation, express or implied, including any warranty of merchantability or fitness for a particular purpose of the property or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

ANY ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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