

AUCTION

TEXAS REAL ESTATE

5

FORMER BANK BUILDING



**Featuring:
13 Properties**

**Harris, Fort Bend,
Kaufman and Brazoria Counties**

**Retail Center • Commercial Land
Former Bank, Automotive & Restaurant Buildings
Cell Tower Site • Mini-Storage Facility**

**Wednesday
November 11th, 2009
2:00 P.M.**

Westchase Hilton
9999 Westheimer
Houston, TX 77042



**(713) 722-1250
www.clay-co.com**

**4% Buyer's Premium
TKC #10251**

Cullen Road at Bailey
Pearland, Brazoria County, TX 77584
Key Map® 613Z

1

COMMERCIAL LAND

Description: 10.68-acre commercial reserve out of one of the few new home developments within the Pearland Independent School District. Pearland is experiencing unprecedented growth and Bailey Road (CR101) has become a highly-traveled thoroughfare through Pearland with talks of an expansion in the near future. CR 101 has recently been extended from Highway 35 all the way to State Highway 288. Excellent investment opportunity. Set your own price on this absolute sale.

Terms: Cash Reserve Price: ABSOLUTE

Preston Avenue at Red Bluff
Pasadena, Harris County, TX 77503
Key Map® 537K

2

CELL TOWER SITE

Description: Seller-financing available on this Verizon Wireless cell tower lease starting at \$1,300/month with 5-year escalations. Sits on 8 acres near the northwest corner of Preston and Red Bluff just one mile west of the Sam Houston Tollroad. This tract is adjacent to a Kroger-anchored retail center. The tower site is at the rear corner of the property and will not impact development of the site. A unique income property with 8 acres of commercial land for development.

Terms: 10% Down, 10% interest rate with 10 year amortization, no balloon Reserve Price: \$475,000

East Commons at Highway 6
Houston, Harris County, TX 77095
Key Map® 408F

3

COMMERCIAL LAND

Description: Seller financing available on this three acres on Easton Commons Drive in northwest Houston. Adjacent to the Kroger Center on the northeast corner of Highway 6 and West Road. All utilities available and no detention necessary. Ideal for retail, office, or assisted living facility.

Terms: 20% Down, 7% interest rate for 20 years with 5-year balloon Reserve Price: \$646,866 (\$4.95/SF)

17118 West Little York
Katy, Harris County, TX 77011
Key Map® 407U

4

RETAIL CENTER

Description: This bank foreclosure is a well-located, 23,000 SF retail center in a well-established and growing northwest Houston neighborhood. Priced to sell at only \$56.00 per SF. Well-below replacement cost. Tremendous upside potential.

Terms: Cash Reserve Price: \$1,295,000 (\$56.00/SF)



West Airport at Eldridge Pkwy
Sugar Land, Fort Bend County, TX 77478
Key Map® 568C

5

FORMER BANK BUILDING

Description: Newly constructed bank branch built for Washington Mutual and never occupied. Adjacent to the dynamic Sugar Land Business Park, the building is 3,500 SF on a 36,000 SF pad site with four full-service drive thru lanes. Completed in July 2008. Excellent corner location in a rapidly growing area of Sugar Land.

Terms: Cash Reserve Price: \$1,600,000



28502 FM 2920
Waller, Harris County, Texas 77484
Key Map® 283U

6

FORMER RESTAURANT BUILDING

Description: 4,150 SF metal building on 2.9 acres. This bank foreclosure was built in 2007 and formerly utilized as a tavern/icehouse. Site also includes milled asphalt paving with approximately 65,000 SF of parking, drives and stabilization for outdoor seating, etc. Ideal for a number of commercial uses including a light industrial building, church, restaurant, personal residence, etc. Excess land provides opportunity for additional development. 2920 is a major thoroughfare connecting Tomball to Waller. Priced well-below replacement cost.

Terms: Cash Reserve Price: \$395,000



Interstate 45 South at Monroe Road
Houston, Harris County, TX 77061
Key Map® 535Y

7 FORMER AUTOMOTIVE BUILDING

Description: 4,000 SF former automotive center on 20,037 SF of land. Building includes 3 service bays and office area. Prime freeway location offers premier visibility. Excellent investment opportunity for owner-operator.



Terms: Cash Reserve Price: \$550,000.00

FM 529 and Barker Cypress
Houston, Harris County, Texas 77479
Key Map® 407N

8 COMMERCIAL LAND

Description: Seller financing available on this 6.72-acre commercial reserve in front of successful Beazer Homes subdivision. Excellent proximity to Cy-Fair Community College and the dynamic Bridgelands development. About 2 miles east of the proposed Grand Parkway. Great investment opportunity!

Terms: 20% Down, 7% interest for 20 years with 5-year balloon Reserve Price: \$1,156,255.85 (\$3.95/SF)

Eldridge Parkway at Beechnut Street
Houston, Harris County, TX 77083
Key Map® 528P

9 COMMERCIAL PAD SITE

Description: 39,256 SF pad site for sale at the northeast corner of Eldridge Parkway and Beechnut, a hard corner with traffic light. Significant single/multi-family construction in the immediate area. Adjacent to McDonald's and across from CVS. Well-located, well-priced pad site for retail/commercial development.

Terms: Cash Reserve Price: \$360,000

Hillcroft Avenue at South Main Street
Houston, Harris County, TX 77085
Key Map® 571J

10 COMMERCIAL LAND

Description: Seller financing available on this 3.1-acre tract in southwest Houston. Excellent clear property with high visibility on Hillcroft. Significant new development in the area including a new Home Depot and a new Valero just south of the subject tract. Well-suited for church, retail, fast food, or light industrial. Best priced tract in the area!

Terms: 10% down payment, 10% interest on 10 year term Reserve Price: \$200,000 (\$1.48/SF)

Bammel Road
Houston, Harris County, TX 77073
Key Map® 332L

11 COMMERCIAL LAND

Description: Estate liquidation on this 4.2 acre tract. Over 290 feet of frontage on the north line of Bammel Road near the intersection of I-45 North and FM 1960. Excellent location for mini-storage, church, or light industrial development. Priced to sell!

Terms: Cash Reserve Price: \$304,047.15 (\$1.65/SF)

Clay Road and Katy-Hockley Cut Off
Katy, Harris County, Texas. 77493
Key Map® 444H

12 COMMERCIAL LAND

Description: Seller financing available on this 157-acre corner tract in northwest Houston. Excellent access to future Grand Parkway. Significant development in the area. Well-suited for church, school, company headquarters. Hard corner available for retail.

Terms: 20% Down, 7% interest for 20 years with 5-year balloon Reserve Price: \$3,927,725 (\$25,000/Acre)



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~ **Featuring** ~
13 Properties



**591 Pinson Auction is on
Tuesday, November 17th, 2009 at 11:00 A.M.**

13 **MINI-STORAGE FACILITY**

591 Pinson
Forney, Kaufman County, TX 75126
Key Map® 407U

Description: Seller financing available on this 204-unit, self-storage facility built in 1983 and 1993. The 19,865 SF facility is located in Forney, Texas approximately 20-30 miles east of Dallas and offers many superior improvements including an electronic controlled security gate, closed-circuit monitored cameras, manager's office/kitchenette, and a web-based software system. Strong upside potential with seller financing!

Terms: 25% down, term of 6-12 months, interest rate of 5.5%, amortized over 30 years
Reserve Price: \$750,000

AUCTION

For information on selling your property at the next Clay & Co. auction, please call (713) 722-1250 or visit us at www.clay-co.com