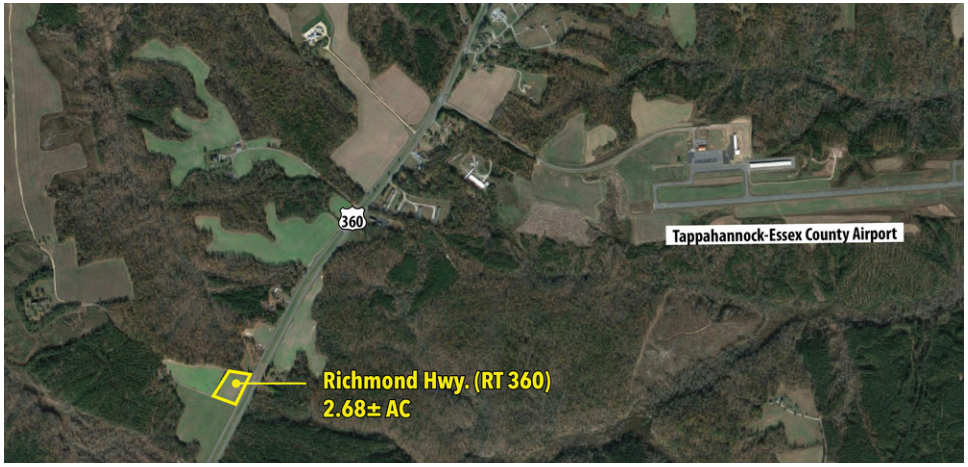
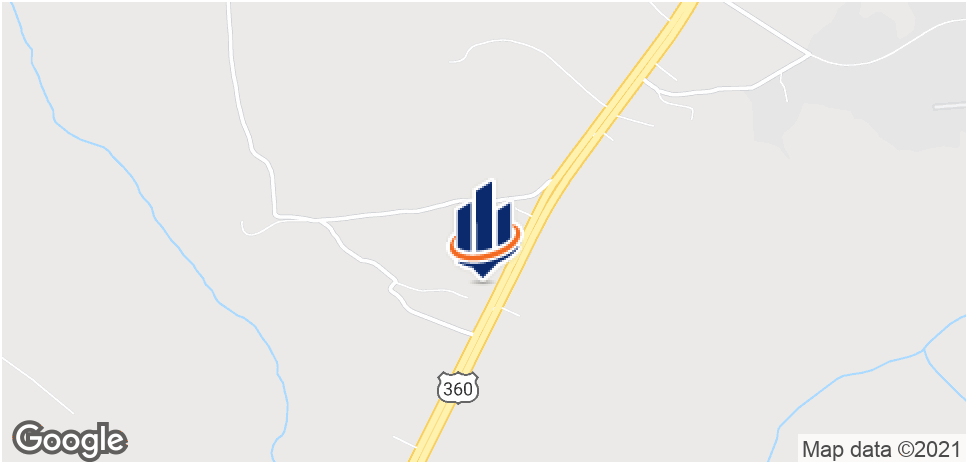
COMMERCIAL DEVELOPMENT OPPORTUNITY

RICHMOND HWY. (RT 360)
TAPPAHANNOCK, VA 22560

Tim Dudley, CAI, AARE
Senior Advisor
O: 804.822.3131
tdudley@svn.com

Property Summary





OFFERING SUMMARY

Price:	N/A
Lot Size:	2.68 AC
Zoning:	A-2
Tax Assessment:	$68,400

PROPERTY OVERVIEW

SVN/Motleys is pleased to present the 2.68 AC, commercial development opportunity located along Richmond Hwy. (RT 360) in Tappahannock, VA 22560. This 2.68 acre property has approximately 450 ± feet of frontage along RT 360 and is zoned A-2 by Essex County.

PROPERTY HIGHLIGHTS

- Assessed @ $68,400
- Development Opportunity
- Zoned A-2 By Essex County
- Approximately 450 ± Feet Of Frontage Along RT 360

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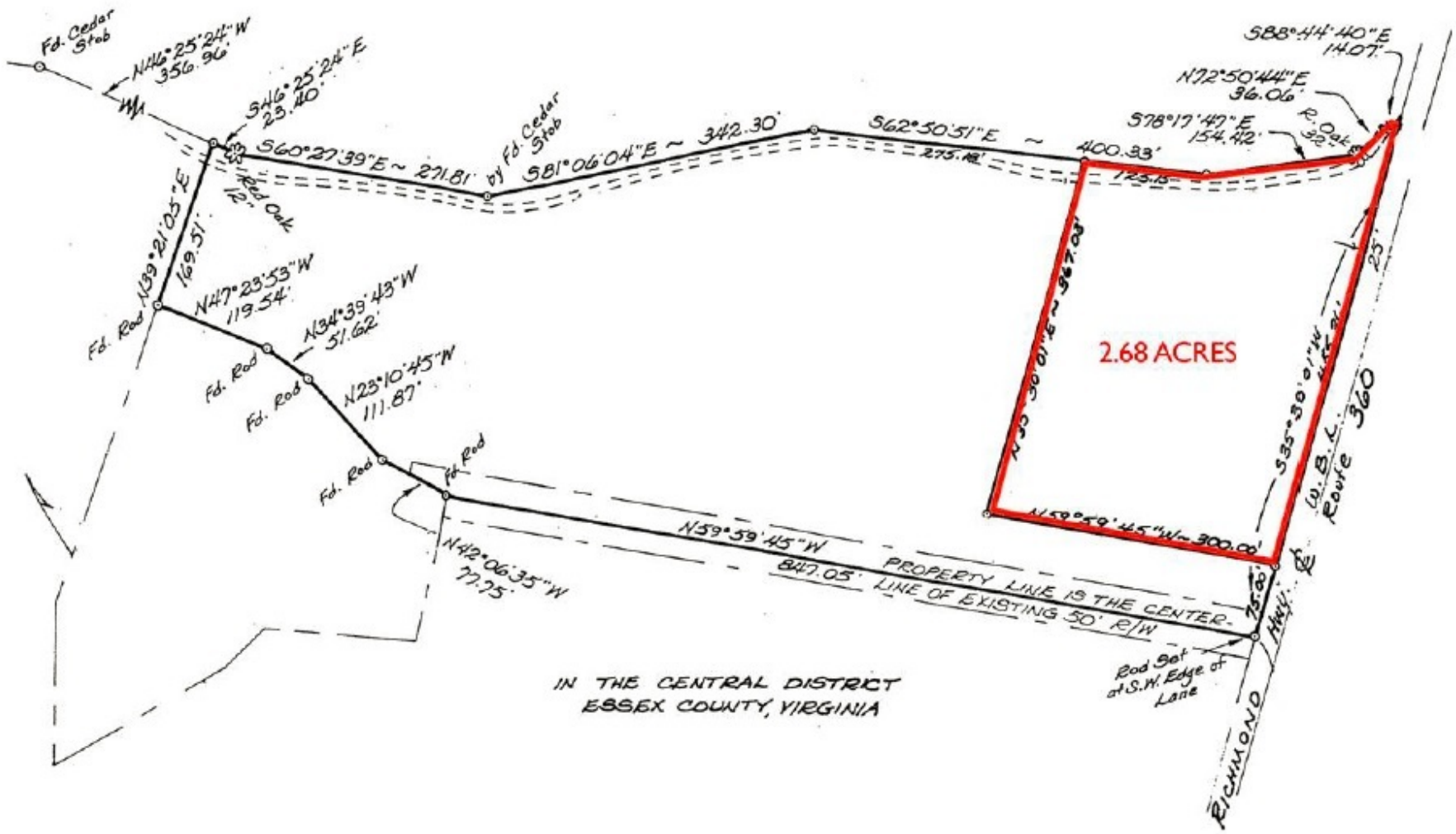
Plat Map



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Aerial Map

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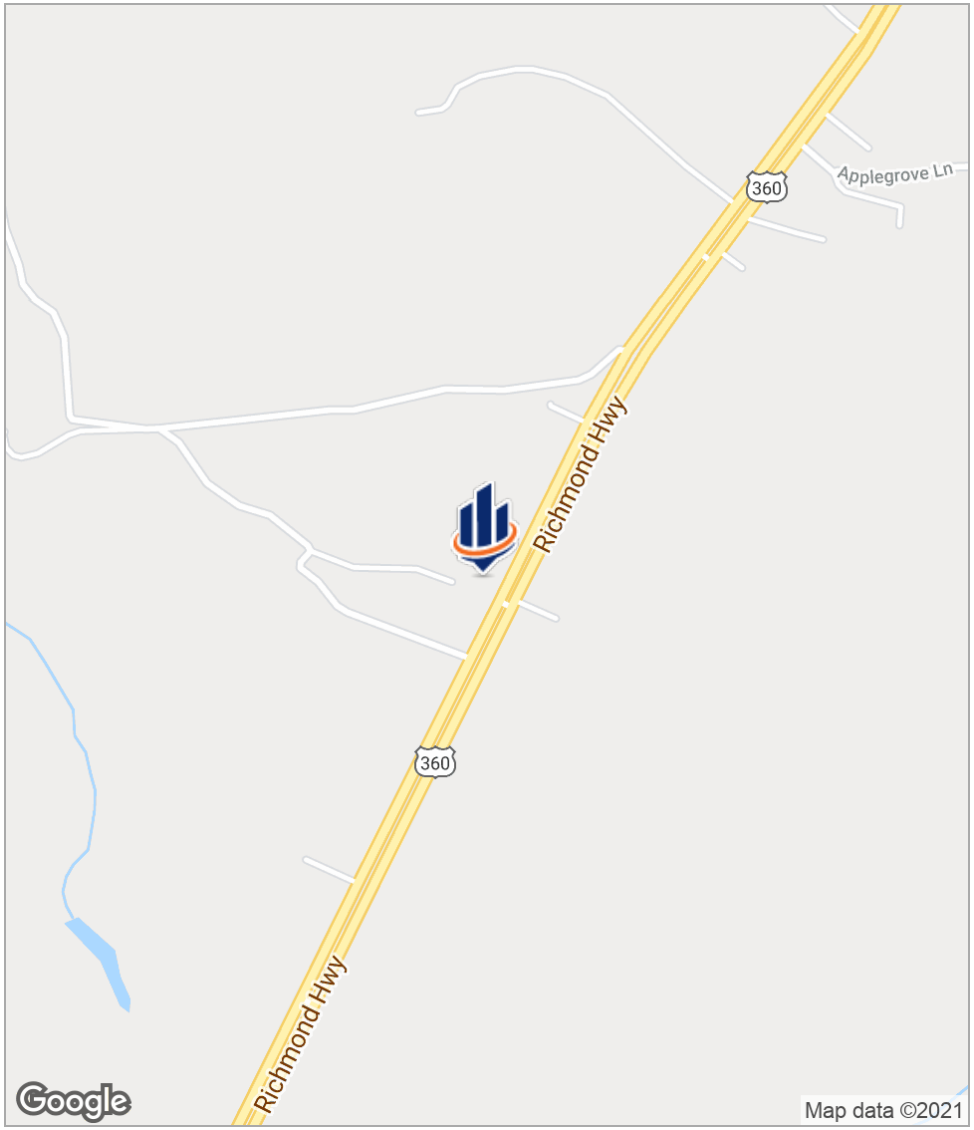
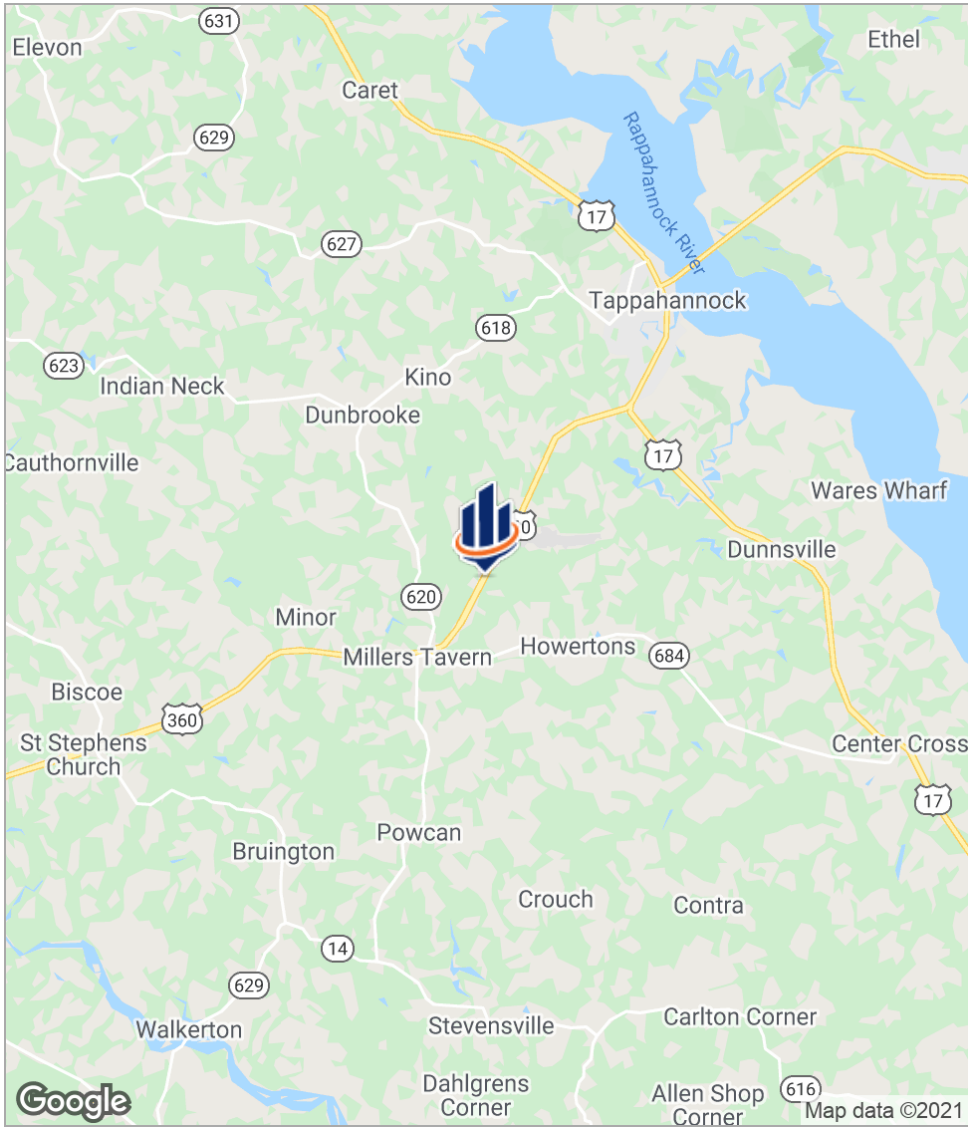
Location Maps





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Regional Map

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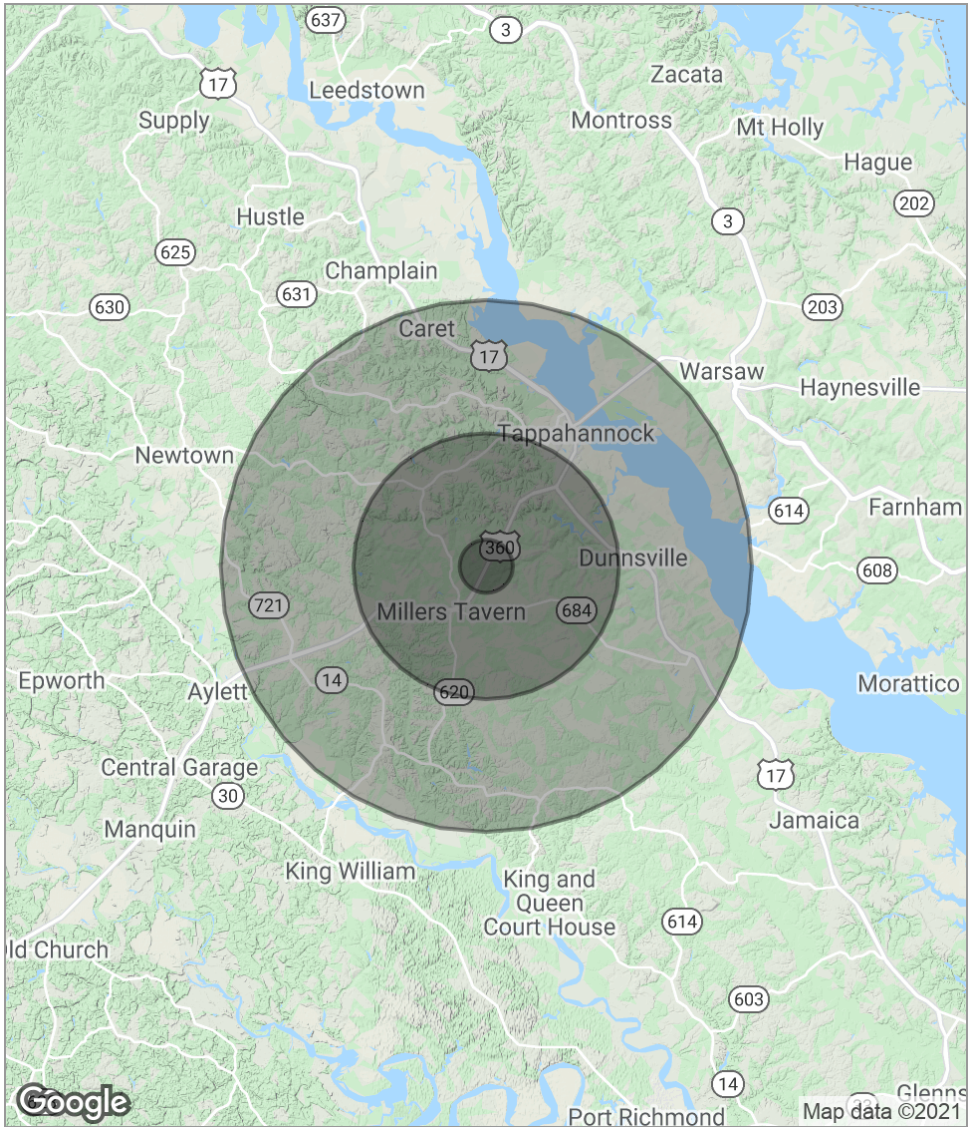
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	306	6,029	12,431
Median age	44.1	44.0	44.4
Median age (Male)	43.8	43.6	43.2
Median age (Female)	44.4	44.4	45.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	124	2,470	5,046
# of persons per HH	2.5	2.4	2.5
Average HH income	$56,362	$55,747	$55,251
Average house value	$242,933	$223,042	$219,655

** Demographic data derived from 2010 US Census*

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REAL ESTATE REGISTRATION FORM

Full Name:_____ Bidder #:_____

E-mail Address:_____

Street Address:_____

City & State:_____ Zip Code:_____

Area Code & Telephone:_____ Driver's License #:_____

How did you hear about our sale?

Currently On Email List	☐	**Email**	☐	**Flyer/Brochure**	☐
Our Website	☐	**Internet Search**	☐	**Trade Publication**	☐
Facebook	☐	**Friend**	☐	**Other Website**	☐

If Other, Please Specify:

Mailing List Interests

Currently On Email List	☐	**Industrial Equipment & Trucks**	☐	**Vehicles**	☐	**Real Estate**	☐

I personally guarantee payment and personally agree to and understand all of the terms and conditions of this sale as set forth in the Terms & Conditions or announcements made by sales staff. Prior to the start of bidding, I have had the opportunity to inspect the Property and all public records related thereto, and to review with an attorney all documents related to the Property, including this Bidder Registration Form. I further understand that I am liable for payment of all real estate purchased on my Bidder Number and that Motley's Auctions, Inc. (Motleys) has the right to pursue the legal means necessary to collect any funds due and that I am personally liable for any costs incurred in the collection of said funds (i.e., expenses of re-selling the property, any deficit realized on a re-sale from the original selling price, any commission to Motleys, the original sales price, Buyer's Premium, and deposits paid plus any attorney's fees, court costs, and all incidental damages or charges involved). I irrevocably submit to the jurisdiction of the Circuit Court of the County of Henrico, Virginia, for all actions brought by Motleys to collect any sum due under this agreement. I agree that any other dispute arising out of this sale shall be resolved solely by final and binding arbitration held in the County of Henrico, Virginia, under the Real Estate Industry Arbitration Rules of the American Arbitration Association. Bidders and purchaser acknowledge that disclosure of the brokerage relationship, if any was made to them by the signing of this form. Motleys is the agent for the Seller. Payment must be in the form of Cash, Approved Credit Card, Money Order, Cashier's Check or Personal/Company Check, accompanied by Bank Letter of Guarantee, in order to register.

Print Name:_____ Sign Name:_____ Date:_____

If represented by a Broker, Broker must sign and submit a Broker Participation Form to qualify for cooperating fee.

IMPORTANT: PRINT NAME (S) AS IT IS TO APPEAR ON THE PROPERTY DEED:

_____

DEPOSIT CONFIRMED:

$_____

FOR OFFICE USE ONLY

REMIT TO: pbyrum@motleys.com

Updated 2/14/2018

BROKER PARTICIPATION ACKNOWLEDGMENT FORM

REMIT TO: MOTLEYS ASSET DISPOSITION GROUP
3600 Deepwater Terminal Road
Richmond, VA 23234

Phone: (804) 655-2412
Email: rbryan@svn.com
Fax: (804) 232-3301

SALE DATE _____

SALE PROPERTY ADDRESS _____

_____

BUYER NAME ("BUYER") _____

BUYER ADDRESS _____

_____

BUYER PHONE # _____

Motleys Asset Disposition Group ("Motleys"), Broker, a licensed real estate broker, and Buyer, identified above, agree that Broker will be paid a Broker Participation Fee equal to 3% of the highest offer* on the referenced property, or such other percentage as may be set out in the Terms and Conditions of the above referenced sale. The Broker Participation Fee will be paid to Broker, subject to all the following conditions: Broker must represent the customer with the highest successful offer on the property; Broker must comply with all the terms and conditions of this agreement and the sale; the Buyer named herein must be the customer with the highest successful offer at sale: and the Buyer named herein must purchase the subject property. The Broker Participation Fee will be paid only to the Broker named herein upon closing. In the event that more than one Broker registers as representing a single Buyer, only the first registered Broker will receive the Broker Participation Fee. In the event that Motleys agrees to reduce its commission in order to consummate a sale, Broker understands and agrees that Motleys may, in its sole discretion, proportionately reduce the Broker Participation Fee.

_____ _____
Broker Name Printed ("Broker") Agent Name Printed

_____ _____
Broker Signature Date Agent Signature Date

Broker License No. _____ Agent License No. _____

Real Estate Agency _____

Real Estate Agency Address _____

Phone: _____ Fax: _____

_____ _____
Buyer Signature(s) Date

RECEIVED BY: MOTLEYS ASSET DISPOSITION GROUP

_____ _____ _____
Motley's Representative: Date: Time:

*highest offer is defined as purchase price less Buyer's Premium, if applicable.

Advisor Bio & Contact 1

TIM DUDLEY, CAI, AARE

Senior Advisor

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tdudley@svn.com
VA #0225104717

PROFESSIONAL BACKGROUND

Tim Dudley, a licensed Broker and Vice President of SVN/Motleys, is experienced in the sale and valuation of commercial real estate. Some of the properties that Mr. Dudley has sold include office buildings, manufacturing facilities, shopping centers, single and multi-family properties, resort properties, timberland and agricultural tracts, and more. He has worked with many regional and national banks and corporate clients and has conducted transactions in more than 20 states. Mr. Dudley has also provided expert witness testimony in several jurisdictions of the U.S. Bankruptcy Court.

Mr. Dudley is a former director and past president of the Virginia Auctioneers Association (VAA) and is also a Virginia State Champion Auctioneer and in the VAA Hall of Fame (2014). He is a graduate of the Certified Auctioneers Institute (CAI) and holds the Accredited Auctioneer of Real Estate (AARE) designation. Prior to joining SVN/Motleys, he was a principal in the Tim Dudley auction firms of Fox & Associates and the Dudley Auction Group.

Mr. Dudley has received a SVN Partners Circle Award in 2013, 2014, 2015, and 2016. This award is given to the top 30 producing Advisors in the SVN National Network. Mr. Dudley is also a founding member of SVN Auction Services. Mr. Dudley has been awarded a 2015 CoStar Power Broker award for being a top broker in the Richmond market.

MEMBERSHIPS & AFFILIATIONS

Certified Auctioneers Institute
Accredited Auctioneer of Real Estate
Virginia Auctioneers Association
National Auctioneers Association
Richmond Association of Realtors
Turnaround Management Association

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Advisor Bio & Contact 2

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Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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