

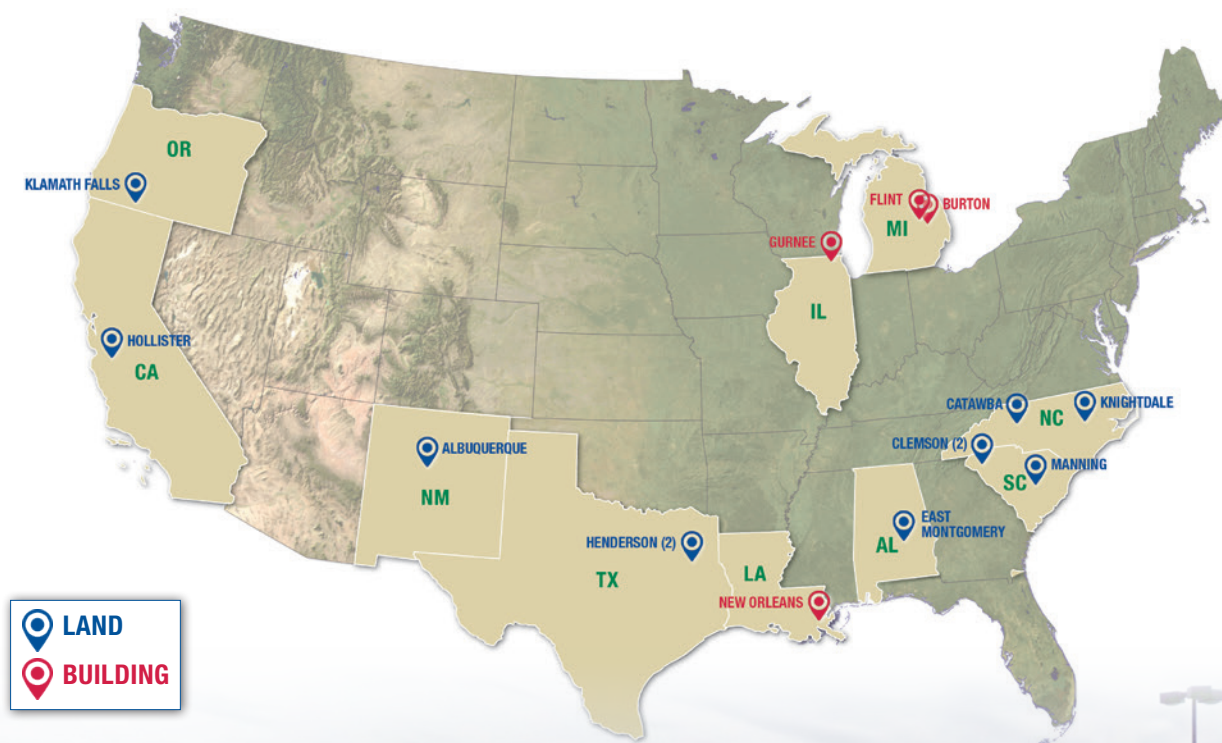


FOR SALE
OFFERS DUE: APRIL 16

15 SURPLUS DEVELOPMENT SITES & RETAIL BUILDINGS

Owned by Lowe's Home Improvement

Potential Retail, Commercial & Multi-Family Sites
Located Throughout the U.S.



Properties Available Individually or in Any Combination
Lease Locations Also Available

www.LowesSurplusRealEstate.com



ED BECK
847.313.4753
ebeck@HilcoGlobal.com

FOR SALE

OFFERS DUE: APRIL 16

ID #	CITY	TYPE	BUILDING SF*	ACRES	ASKING PRICE
ALABAMA					
1	East Montgomery	Land	--	28.32	\$1,780,000
CALIFORNIA					
2	Hollister	Land	--	12.75	\$3,900,000
ILLINOIS					
3	Gurnee	Freestanding Building	142,073	14.31	\$4,500,000
LOUISIANA					
4	New Orleans	Freestanding Building	139,410	13.39	\$5,000,000
MICHIGAN					
5	Burton	Freestanding Building	134,037	17.18	\$3,300,000
6	Flint	Freestanding Building	134,037	17.97	\$2,800,000
NEW MEXICO					
7	Albuquerque	Land	--	13.1	\$1,430,000
NORTH CAROLINA					
8	Catawba	Land	--	22.93	\$1,000,000
9	Knightdale	Land	--	12.50	\$2,316,000
OREGON					
10	Klamath Falls	Land	--	9.8	\$1,400,000
SOUTH CAROLINA					
11	Clemson	Land	--	2.31	\$1,465,000
12	Clemson	Land	--	1.65	\$1,195,000
13	Manning	Land	--	13.26	\$670,000
TEXAS					
14	Henderson	Land	--	1.15	\$245,000
15	Henderson	Land	--	2.92	\$573,000

*Excludes Garden Center Square Footage



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PROPERTY #1

**10510 Chantilly Pkwy.
East Montgomery, AL**

**ADJACENT TO WALMART IN
HIGH GROWTH AREA**



- **Lot Size:** 28.32± AC
- **Taxes (2018):** \$20,825
- **MSA:** Montgomery
- **Highlights:** Located in main growth area for the Montgomery, AL market (+6.54% since 2010). Well above national average household income (\$151,835 within one mile).
- **Area Retailers Include:** Home Depot & Walmart, as well as Costco (0.5 miles NW)

Asking Price: \$1,780,000

PROPERTY #2

**Hillcrest Rd. & Hwy. 25 Bypass (NWQ)
Hollister, CA**

**ONE OF CALIFORNIA'S FASTEST
GROWING COMMUNITIES**



- **Lot Size:** 12.75± AC
- **Taxes (2019):** \$14,477
- **MSA:** San Jose - Sunnyvale - Santa Clara
- **Highlights:** Located in the heart of town within a strong growth market (+11.29% population growth since 2010). Above national average household income (\$99,769 within three miles).
- **Area Retailers Include:** Lucky Market, Safeway & Target

Asking Price: \$3,900,000

PROPERTY #3

**7735 Grand Ave.
Gurnee, IL**

**ONE OF CHICAGO'S TOP
PERFORMING RETAIL SUBMARKETS**



- **Building Size:** 142,073± SF
- **Lot Size:** 14.31± AC
- **Taxes (2018):** \$274,414
- **MSA:** Chicago - Naperville - Elgin
- **Highlights:** Gurnee is among Chicago's top performing retail submarkets (\$692M annual retail expenditures within three miles). Proximate to Gurnee Mills Mall & Stonebrook Commons.
- **Area Retailers Include:** Home Depot, Menards, Target & Walmart

Asking Price: \$4,500,000

PROPERTY #4

**5770 Read Blvd.
New Orleans, LA**

**HIGH GROWTH MARKET WITH
VISIBILITY TO I-10**



- **Building Size:** 139,410± SF
- **Lot Size:** 13.39± AC
- **Taxes (2018):** \$196,296
- **MSA:** New Orleans - Metairie - Kenner
- **Highlights:** Located in high growth market (+23.88% population since 2010). Situated along I-10 with frontage visibility (97,000+ VPD).
- **Area Retailers Include:** Home Depot & Walmart

Asking Price: \$5,000,000

PROPERTY #5

**4274 East Court St.
Burton, MI**

**DENSE RETAIL WITHIN 5 MILES
OF 3 UNIVERSITIES**



- **Building Size:** 134,037± SF
- **Lot Size:** 17.18± AC
- **Taxes (2018):** \$149,095
- **MSA:** Flint
- **Highlights:** Located within a strong retail area. Situated less than five miles from University of Michigan - Flint, Kettering University & Mott Community College. Off I-69 with frontage (66,800+ VPD).
- **Area Retailers Include:** Art Van Furniture, Home Depot, JCPenney & Staples

Asking Price: \$3,300,000

PROPERTY #6

**2100 T.A. Mansour Blvd.
Flint, MI**

**MAIN RETAIL NODE WITH
STRONG CO-TENANTS**



- **Building Size:** 134,037± SF
- **Lot Size:** 17.97± AC
- **Taxes (2018):** \$129,007
- **MSA:** Flint
- **Highlights:** Located at signalized intersection of Linden Rd and Corunna Rd (combined 50,000+ VPD). Over \$407M of annual retail expenditures within 3 miles.
- **Area Retailers Include:** Home Depot, Sam's Club & Walmart

Asking Price: \$2,800,000

PROPERTY #7

**Central Ave. & Unser Blvd. (SWC)
Albuquerque, NM**

**PREMIUM ANCHOR PARCEL TO
LARGE PLANNED DEVELOPMENT**



- **Lot Size:** 13.10± AC
- **Taxes (2018):** \$40,887
- **MSA:** Albuquerque
- **Highlights:** Located within an entitled shopping center project. Graded with all off-site improvements completed. Largest underserved retail trade area in Albuquerque.

Asking Price: \$1,430,000

PROPERTY #8

**NC Hwy 16 Bypass & NC Hwy. 150
(NEQ), Catawba, NC**

**HIGH GROWTH MARKET
AT MAIN INTERCHANGE**



- **Lot Size:** 22.93± AC
- **Taxes (2018):** \$12,605
- **MSA:** Hickory - Lenoir - Morganton
- **Highlights:** Located at the main interchange of State Hwy 150 & State Hwy 16. Immediate area has seen +6.35% population growth since 2010.

Asking Price: \$1,000,000

PROPERTY #9

**7316 Knightdale Blvd.
Knightdale, NC**

**HIGHLY DESIRED
LOWE'S OUTPARCEL**



- **Lot Size:** 12.50± AC
- **Taxes (2019):** \$44,717
- **Zoning:** HB - Highway Business
- **MSA:** Raleigh
- **Highlights:** Lowe's outparcel w/ strong visibility along Knightdale Blvd (27,990+ VPD). Multiple access points. Strong population growth (9.33% 5-miles).
- **Area Retailers Include:** Best Buy, Kohl's, Lowe's, Target, Tractor Supply & Walmart

Asking Price: \$2,316,000

PROPERTY #10

**Shasta Way & Avalon St. (NWC)
Klamath Falls, OR**

**MAIN RETAIL SERVING
SURROUNDING 100+ MILES**



- **Lot Size:** 9.80± AC
- **Taxes (2018):** \$25,770
- **MSA:** Klamath County
- **Highlights:** Good frontage along Shasta Way (24,500+ VPD). Klamath Falls is within five hour drive of Portland, San Francisco, Sacramento & Reno.
- **Area Retailers Include:** Coastal Farm and Ranch, Fred Meyer, Petco & Ross

Asking Price: \$1,400,000

PROPERTY #11

**608 Issaqueena Trl.
Clemson, SC**

**HIGH VISIBILITY
LOWE'S OUTPARCEL**



- **Lot Size:** 2.31± AC
- **Taxes (2019):** \$8,083
- **Zoning:** PD-4 - Planned Development
- **MSA:** Greenville - Mauldin - Easley
- **Highlights:** Located off Calhoun Memorial Hwy (17,890+ VPD), 2.5 miles from Clemson University. Shared access with Lowe's. Great site for small strip center.
- **Area Businesses Include:** Clemson University, Ingles Markets, Publix, Walmart Neighborhood Market & Walmart

Asking Price: \$1,465,000

PROPERTY #12

**608 Issaqueena Trl.
Clemson, SC**

**HIGH VISIBILITY
LOWE'S OUTPARCEL**



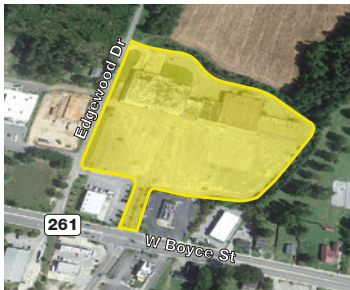
- **Lot Size:** 1.65± AC
- **Taxes (2019):** \$5,782
- **Zoning:** PD-4 - Planned Development
- **MSA:** Greenville - Mauldin - Easley
- **Highlights:** Located off Calhoun Memorial Hwy (17,890+ VPD), 2.5 miles from Clemson University. Shared access with Lowe's. Great site for gas station.
- **Area Businesses Include:** Clemson University, Ingles Markets, Publix, Walmart Neighborhood Market & Walmart

Asking Price: \$1,195,000

PROPERTY #13

**SC Hwy 261 (West Boyce St.) &
Edgewood Dr. (NEQ), Manning, SC**

**MAIN RETAIL FOR
SURROUNDING 20+ MILES**



- **Lot Size:** 13.26± AC
- **Taxes (2018):** \$37,497
- **MSA:** Clarendon County
- **Highlights:** Located in main retail area for city and surrounding 20+ miles. Strong visibility along main corridor from Manning to I-95.
- **Area Retailers Include:** Piggly Wiggly, Tractor Supply & Walmart

Asking Price: \$670,000

PROPERTY #14

**1604 US Hwy. 79 South
Henderson, TX**

**HIGH VISIBILITY
OUTPARCEL**



- **Lot Size:** 1.15± AC
- **Taxes (2019):** \$99,006
- **Zoning:** C2 - General Commercial
- **MSA:** Athens
- **Highlights:** Shared access points with Lowe's. Flexible C2 (General Commercial) zoning.
- **Area Retailers Include:** Kroger, Lowe's, Tractor Supply & Walmart

Asking Price: \$245,000

PROPERTY #15

**1603 US Hwy. 79 South
Henderson, TX**

**HIGH VISIBILITY
OUTPARCEL**



- **Lot Size:** 2.92± AC
- **Taxes (2019):** \$3,742
- **Zoning:** C2 - General Commercial
- **MSA:** Athens
- **Highlights:** Shared access points with Lowe's. Flexible C2 (General Commercial) zoning.
- **Area Retailers Include:** Kroger, Lowe's, Tractor Supply & Walmart

Asking Price: \$573,000

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Lease Locations Also Available

ABOUT HILCO REAL ESTATE

Hilco Real Estate, a Hilco Global company, is one of the industry's most respected and accomplished authorities on real estate repositioning, restructuring and sales. Acting as an agent or principal, we advise and execute strategies to help both healthy and distressed clients derive maximum value from their real estate assets. Our extensive restructuring experience and creative sales strategies are leveraged by substantial access to capital and a vast network of buyers and sellers, enabling us to exceed expectations even in the most complex situations.

ABOUT LOWE'S HOME IMPROVEMENT

Founded in 1946, Lowe's has grown from a small hardware store to a FORTUNE® 50 home improvement company serving approximately 17 million customers a week in the United States, Canada and Mexico. Headquartered in Mooresville, North Carolina the company operates a chain of retail stores in the United States, Canada and Mexico. As of February 2018, Lowe's and its related businesses operate more than 2,390 home improvement and hardware stores and employ over 310,000 people in North America. For fiscal year 2018, Lowe's reported earnings of \$3.44 billion, with annual revenue of \$68.62 billion, an increase of 5.5% over 2017. Lowe's (NYSE: LOW) has a market capitalization of over \$75.8 billion as of October 2018. Lowe's ranked No. 40 on the 2018 FORTUNE® 500 list of the largest United States corporations by total revenue.

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