

FOR SALE

THE FOLLOWING PROPERTY IS BEING OFFERED “FOR SALE” BY THE
STATE OF NORTH CAROLINA

Location: 824 South Main Street, Graham, Alamance County.

Price: \$1,252,200.00

Land Area: +/- 4.29 acres, subject to survey.

Zoning: B2 Commercial and a portion is zoned I-1 Industrial (City of Graham)

Property Information: The property is located on Highway 87 south of Interstate Highway 85/40. The site has frontage on Highway 87 (South Main Street) and East Crescent Square Drive. PIN 883390631, Tax ID 39-0631, Deed book 170, page 355, Alamance County Registry. The property contains +/- 4.29 acres with improvements. The property will be sold “as is, where is”.

For more information contact: Joy Wayman, State Property Office at 919-807-4661 or visit our website at www.ncspo.org

THE PROPERTY WILL BE SOLD BY THE SALE PROCEDURE ATTACHED.

SALE PROCEDURE

REAL PROPERTY

+/- 4.29 acres, 824 South Main Street, Graham, NC

The property will be advertised for sale and offers will be received beginning immediately and continue until such time as a suitable offer to purchase has been accepted by the State Property Office. Offers with contingencies will be considered; however, offers without contingencies (such as geo-technical, zoning, and financing) are highly encouraged. A deposit in certified funds for one hundred thousand dollars (\$100,000.00) made payable to the State of North Carolina shall accompany all offers. Offers are to be delivered to and received in the State Property Office.

Hand Delivery Address:

Director, State Property Office, Room 4055, Administration Building
116 West Jones Street, Raleigh, North Carolina 27603

U.S. Mail Address:

Director, State Property Office, Administration Building
1321 Mail Service Center, Raleigh, North Carolina 27699-1321

1. The State Property Office reserves the right to reject or negotiate any and all offers and, in its sole discretion, will determine the successful offeror. All offers are subject to acceptance or rejection for any reason at the discretion of the Director, State Property Office.
2. Title to the land will be conveyed by deed without warranty. The State of North Carolina makes no representations or warranties concerning the title to the property, the boundaries of the property, the uses to which the property may be made, zoning, local ordinances, or any physical, environmental, health and safety conditions relating to the property. Prospective purchasers are encouraged and shall be responsible for making all independent inquiries and confirming the accuracy of the information contained herein. Any and all prospective purchasers are advised to make an independent investigation of these matters, and any responsibilities or liabilities arising out of or relating to such matters are expressly disclaimed by the State of North Carolina. The State of North Carolina is not responsible for any cost incurred by prospective purchaser. The property will be sold "as is, where is".
3. The property will be sold for cash upon delivery of the deed. Once the successful offeror has been determined and accepted, the one hundred thousand dollar (\$100,000.00) certified funds deposit will be applied to the purchase price. If the purchaser subsequently fails, refuses, or is unable to close the transaction for any reason, at time of delivery of deed, the State of North Carolina will retain the deposit as liquidated damages.

4. The State Property Office shall be entitled to retain and use without compensation to any party, individual or entity any information submitted, including but not limited to any concept, element or idea (including financial or ownership structures or schemes) disclosed in or evident from an offer. All information submitted in response to this offer shall become the property of the State of North Carolina.
5. The State Property Office reserves the right at its sole and absolute discretion and without liability to modify, amend or otherwise change, or to extend, suspend, postpone, cancel, any part of this offering.
6. Any contingencies, restrictions or limiting conditions regarding the offer shall be included in the offer.
7. A real estate commission will not be paid by the State.
8. The State of North Carolina and their respective officers, employees, consultants and agents, shall not under any circumstances, including pursuant to contract, tort, statutory duty, law, equity or otherwise, or any actual or implied duty of fairness, be responsible or liable for any costs, expenses, loss of opportunities, claims, losses, damages or any other liabilities to anyone arising out of or related to this offering. By submitting an offer to purchase, prospective purchaser(s) has accepted and agreed to the foregoing.