

**110 West High St**  
Lebanon, TN 37087

**SOLD!**

Auction  
09/14/2019 10:00AM



Listed By (Agent):

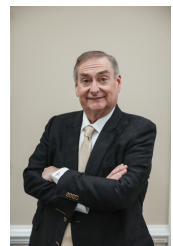
**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



**Absolute Auction Saturday September 14, 2019 @ 10:00am**

**Located 110 West High Street (Baddour Parkway) Lebanon, TN 37087**

**DIRECTIONS: From Lebanon Historic Square, travel north on N Cumberland St. (HWY 231 N) 3/10 of a mile. Turn left on High St, 110 West High St on Left**

**Location! Location! Location!**

# ABSOLUTE AUCTION

**Saturday  
September 14, 2019  
10:00 AM**

**110 WEST HIGH ST (BADDOUR PARKWAY)  
LEBANON TN 37087**

**Directions:** From Lebanon Historic Square, travel north on N Cumberland St. (HWY 231 N) 3/10 of a mile. Turn left on High St, 110 West High Street on Left.

**LOCATION! LOCATION! LOCATION!**



**DESCRIPTION:** 5200 sf building. Consisting of 1200 sf original building, 2000 sf showroom and 2000 sf warehouse with roll up loading door. With over 130 feet of road frontage, this corner lot sits on .40 acre with over 30 parking spaces. The roof is under 10 years old. Highly desirable location – daily traffic count 12,600 (2017), Commuter Rail .4 mile, I-40 2.2 mile, Lebanon Municipal Airport 2.5 miles.

**BOB POTTS, OWNER**

**Contact Jay White - 615-308-4421**



REAL ESTATE FINANCING available thru the following lenders: Wilson Bank & Trust, Ralph Mallicoat, 615.444.2265 or Southern Bank of TN, David Penuel, 615.444.3700. Contact the lender of your choice to prequalify prior to sale date.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2019 property taxes; give possession with deed.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.



**615.444.0909**

**www.AgeeAndJohnson.com**

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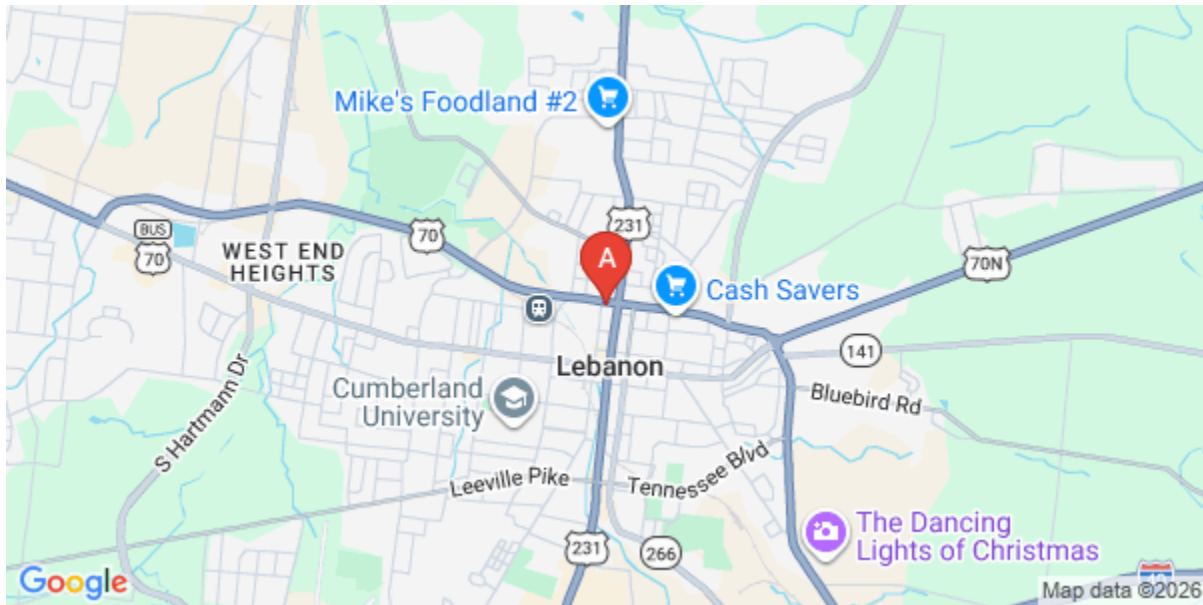
Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2019-09-14
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	110 West High St
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Square Feet</b>	5,200
<b>Property Type</b>	Commercial
<b>Property Status</b>	Listed / Active
<b>Auction Time Start</b>	10:00AM



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**LOCATION! LOCATION! LOCATION!**  
  
**DESCRIPTION:** 1000 sq ft building. Consists of 1000 sq ft of building, 1000 sq ft of parking and 1000 sq ft of parking. The building is in excellent condition and is ready for occupancy. The property is located in a prime location and is surrounded by other businesses. The property is a great investment opportunity and is a must-see. Call Bob Potts for more information.  
**BOB POTTS, OWNER**  
 Contact any time: 615.444.0909  
  
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**Local & Nearby Area Resources / Businesses**

- 🍴 **Restaurants:** 20+
- 🛒 **Grocery:** 20+
- 🏥 **Health / Medical:** 20+
- 🎓 **Schools / Education:** 20+
- 🌳 **Attractions / Things to Do:** 20+
- 🛍️ **Shopping:** 20+

Local area results found within 20mi - powered by Yelp.com & GreatSchools.org

**Area Restaurants 20+**

#	Name	Type	Distance	Phone	Rating
1	David's Pizza	Pizza	0.07 mi	(615) 444-8232	23 Review(s) 2.0★
2	Belle's Little Country Kitchen	American (Traditional)	0.09 mi	(615) 547-6888	14 Review(s) 3.5★
3	Barb's Place	Diners	0.09 mi		2 Review(s) 5.0★
4	Burger King	Burgers	0.24 mi		6 Review(s) 1.0★
5	Voodoo Smokehouse	Barbeque	0.26 mi	(615) 784-4235	84 Review(s) 4.5★
6	Wildberry	Cafes	0.28 mi	(615) 547-4494	12 Review(s) 4.5★
7	Split Bean Roasting	Coffee & Tea	0.33 mi	(615) 784-4058	33 Review(s) 5.0★
8	Town Square Social	American (New)	0.33 mi	(615) 784-4593	90 Review(s) 4.5★
9	Sushi Max	Sushi Bars	0.33 mi	(615) 453-0423	26 Review(s) 3.5★
10	Rockin Mike's Restaurant	Sandwiches	0.36 mi	(615) 547-4993	1 Review(s) 4.0★
11	Speedy Burrito Lebanon Tennessee	Mexican	0.36 mi	(615) 784-4071	52 Review(s) 4.5★
12	Al Basha Lounge & Restaurant	Hookah Bars	0.52 mi	(615) 784-4448	18 Review(s) 3.5★
13	La Tienda Hispana	Grocery	0.58 mi	(615) 444-9859	7 Review(s) 4.5★
14	Los Compadres Mexican Restaurant	Mexican	0.68 mi	(615) 443-4697	35 Review(s) 3.5★
15	Pop's Coffee Shop	Coffee & Tea	0.69 mi	(615) 450-8629	2 Review(s) 5.0★
16	China Wok	Chinese	0.7 mi	(615) 443-3338	4 Review(s) 2.5★

17	Painturo's	Pizza	0.71 mi	(615) 443-8444	53 Review(s)	4.5
18	Sonic Drive-In	Fast Food	0.73 mi	(615) 449-3034	12 Review(s)	2.5
19	615 Pizza	Chicken Wings	0.8 mi	(615) 547-4992	3 Review(s)	4.5
20	Whitts Barbecue	Barbeque	0.83 mi	(615) 443-1919	13 Review(s)	3.0

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	La Tienda Hispana	Grocery	0.58 mi	(615) 444-9859	7 Review(s) 4.5
2	Al's Foodtown	Grocery	0.85 mi	(615) 449-8293	1 Review(s) 5.0
3	Walmart Supercenter	Department Stores	1.41 mi	(615) 444-0471	17 Review(s) 2.0
4	ALDI	Grocery	1.61 mi	(855) 955-2534	3 Review(s) 4.5
5	Kroger	Grocery	2.17 mi	(615) 449-4631	6 Review(s) 3.5
6	Publix Super Markets	Grocery	3.08 mi	(615) 444-2581	8 Review(s) 3.5
7	H. G. Hill's Grocery Store	Grocery	4.1 mi		1 Review(s) 1.0
8	Three Forks Marketplace	Grocery	11.89 mi	(615) 237-9777	2 Review(s) 1.5
9	Houston Meat & Produce	Grocery	12.48 mi	(615) 758-7226	27 Review(s) 4.5
10	Publix Super Markets	Grocery	12.5 mi	(615) 758-9830	2 Review(s) 5.0
11	Publix Super Markets	Grocery	12.5 mi	(615) 758-4200	13 Review(s) 4.0
12	Kroger	Grocery	12.51 mi	(615) 773-8700	5 Review(s) 3.0
13	ALDI	Grocery	12.53 mi	(855) 955-2534	3 Review(s) 4.5
14	Stagecoach General Store	Grocery	12.67 mi	(615) 452-0808	1 Review(s) 1.0
15	Publix	Grocery	12.81 mi	(615) 773-0250	5 Review(s) 4.5
16	Kroger	Grocery	12.82 mi	(615) 758-3300	11 Review(s) 4.0
17	Walmart Supercenter	Grocery	12.94 mi	(615) 758-1121	8 Review(s) 3.0
18	Rice's Country Ham Store	Grocery	13.41 mi	(615) 758-2362	6 Review(s) 4.5
19	Cook's Star Market	Grocery	14.01 mi	(615) 444-9992	1 Review(s) 5.0
20	Piggly Wiggly	Grocery	14.75 mi	(615) 374-0600	1 Review(s) 3.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Gallery	General Dentistry	0.07 mi	(615) 444-2069	5 Review(s) 4.0
2	Healthy Bones Chiropractic	Chiropractors	0.36 mi	(615) 549-8070	2 Review(s) 5.0
3	The Massage Collection	Reflexology	0.37 mi	(615) 443-1974	1 Review(s) 5.0
4	Tennessee Family Dental	Cosmetic Dentists	0.42 mi	(615) 444-3185	3 Review(s) 5.0
5	Hardin Family Chiropractic	Chiropractors	0.48 mi	(615) 443-1000	1 Review(s) 5.0
6	Gallaher John OD	Optometrists	0.49 mi	(615) 444-9111	1 Review(s) 5.0
7	Gallaher EyeCare	Optometrists	0.49 mi	(615) 444-9111	1 Review(s) 5.0
8	Family Eye Med	Optometrists	0.67 mi	(615) 449-0541	5 Review(s) 3.5
9	John M. Pino, OD,PhD	Optometrists	0.67 mi	(615) 449-0541	1 Review(s) 5.0
10	STAR Physical Therapy	Physical Therapy	0.69 mi	(615) 443-4938	2 Review(s) 3.0
11	Wilson County Chiropractic	Chiropractors	0.73 mi	(615) 449-6700	1 Review(s) 5.0
12	Troy L Long, DDS	Cosmetic Dentists	0.78 mi	(615) 444-2782	1 Review(s) 5.0
13	Newman Dental Associates	Oral Surgeons	0.79 mi	(615) 470-8550	1 Review(s) 5.0
14	Flawless Reflection	Weight Loss Centers	0.82 mi	(615) 489-6949	1 Review(s) 1.0
15	Strauss William T DC	Chiropractors	0.82 mi	(615) 444-5335	1 Review(s) 5.0
16	Johnson Bruce L DDS	Oral Surgeons	0.97 mi	(615) 444-0065	1 Review(s) 5.0
17	Benson Orthodontics	Oral Surgeons	1.01 mi	(615) 449-0895	1 Review(s) 5.0
18	MidTenn Primary Care	Walk-in Clinics	1.24 mi	(615) 547-6699	1 Review(s) 5.0
19	Aspen Dental	General Dentistry	1.33 mi	(615) 444-5447	2 Review(s) 1.0
20	Kids Care Walk-in Urgent Care Clinic	Pediatricians	1.35 mi	(615) 453-1252	3 Review(s) 3.5

### Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Coles Ferry Elementary School	PK-5 Public	0.44 mi	(615) 443-1946	6.0	4.0
2	The Cedars Preparatory Academy	PK-4 Private	0.53 mi	(615) 257-1394	N/A	5.0
3	Walter J. Baird Middle School	6-8 Public	0.67 mi	(615) 444-2190	7.0	4.0
4	Wilson Co Adult High School	9-12 Public	0.92 mi	(615) 443-7199	N/A	N/A
5	Sam Houston Elementary School	PK-5 Public	0.96 mi	(615) 444-7494	6.0	4.0
6	Castle Heights Elementary School	PK-5 Public	1.01 mi	(615) 444-2483	5.0	3.0
7	Youth Emergency Services	8-12 Private	1.11 mi	(615) 898-0051	N/A	N/A
8	Byars Dowdy Elementary School	PK-5 Public	1.6 mi	(615) 444-6651	6.0	4.0

9	Covenant Life School	PK-6 Private	1.82 mi	Array	N/A	N/A
10	Winfree Bryant Middle School	6-8 Public	1.84 mi	(615) 449-4560	5.0	N/A
11	Southside Elementary School	PK-8 Public	2.1 mi	(615) 444-6330	6.0	4.0
12	McClain Christian Academy	PK-10 Private	2.3 mi	(615) 444-2678	N/A	5.0
13	Lebanon High School	9-12 Public	2.38 mi	(615) 444-9610	5.0	3.0
14	Tennessee Virtual On-Line School	K-12 Public	3.22 mi	(615) 443-2681 x2	5.0	N/A
15	Carroll Oakland Elementary School	PK-8 Public	4.51 mi	(615) 444-5208	4.0	3.0
16	Friendship Christian School	PK-12 Private	5.0 mi	(615) 449-1573	N/A	3.0
17	Tuckers Cross Roads	K-8 Public	6.52 mi	(615) 444-3956	4.0	3.0
18	Advocate @ Y.E.S.	7-11 Private	6.55 mi	(615) 444-1819	N/A	N/A
19	Montessori Achievement Academy	PK-1 Private	7.12 mi	(615) 444-4194	N/A	N/A
20	Wilson Central High School	9-12 Public	7.96 mi	(615) 453-4600	8.0	4.0

## Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Wilkie's Outfitters	Rafting/Kayaking	0.27 mi	(615) 784-4179	1 Review(s) 5.0
2	Guardian MMA Lebanon	Brazilian Jiu-jitsu	0.39 mi	(615) 506-0428	1 Review(s) 5.0
3	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	0.45 mi	(804) 305-2321	1 Review(s) 5.0
4	Jimmy Floyd Family Life Center	Fitness & Instruction	0.55 mi	(615) 453-4545	4 Review(s) 3.5
5	Pro Bowling Center	Bowling	0.57 mi	(615) 449-3898	6 Review(s) 3.5
6	Don Fox Park	Parks	1.2 mi	(615) 449-0303	10 Review(s) 4.0
7	The Dancing Lights Of Christmas	Kids Activities	1.45 mi		4 Review(s) 4.0
8	Planet Fitness	Gyms	1.45 mi	(615) 994-6905	1 Review(s) 5.0
9	The Gun Room	Sporting Goods	1.79 mi	(615) 453-6030	6 Review(s) 5.0
10	Julia's Body Shop	Trainers	2 mi	(615) 828-5385	2 Review(s) 5.0
11	Premier Martial Arts	Martial Arts	2.37 mi	(615) 443-4783	1 Review(s) 5.0
12	Pro Pools	Swimming Pools	2.43 mi	(888) 352-7582	11 Review(s) 2.0
13	Anytime Fitness	Gyms	2.75 mi	(615) 444-3484	7 Review(s) 4.5
14	Lebanon CrossFit	Interval Training Gyms	2.81 mi	(615) 390-4031	1 Review(s) 5.0
15	World Classic Martial Arts	Martial Arts	2.86 mi	(615) 547-9606	1 Review(s) 5.0
16	Sports Village Fitness	Gyms	3.38 mi	(615) 449-0031	10 Review(s) 4.0
17	Maple Hill Road Driving Range	Golf	3.54 mi	(615) 444-4833	2 Review(s) 2.5
18	Sellars State Farm Archaeological Area	Parks	4.22 mi		1 Review(s) 3.0
19	Body Kneads	Skin Care	4.38 mi	(615) 449-7880	17 Review(s) 4.5
20	Young's Performance Skis & Cycles	Jet Skis	5.62 mi	(615) 449-2373	1 Review(s) 1.0

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	S S Graham Floral	Florists	0.05 mi	(615) 443-3366	2 Review(s) 5.0
2	DT's Used Appliances	Appliances	0.05 mi	(615) 470-3070	1 Review(s) 5.0
3	iBROKEIT	Mobile Phone Repair	0.1 mi	(615) 547-9504	3 Review(s) 3.5
4	Haven House Thrift Shop	Thrift Stores	0.12 mi	(615) 965-2706	1 Review(s) 4.0
5	Gimme A \$5	Discount Store	0.13 mi	(615) 547-6005	4 Review(s) 3.5
6	Bloem Kind Boutique	Women's Clothing	0.14 mi	(615) 270-0360	2 Review(s) 4.5
7	Gardens On Main	Nurseries & Gardening	0.15 mi	(615) 547-4900	4 Review(s) 2.0
8	Downtown Antique Mall	Antiques	0.26 mi	(615) 444-4966	3 Review(s) 4.5
9	Wilkie's Outfitters	Rafting/Kayaking	0.27 mi	(615) 784-4179	1 Review(s) 5.0
10	Needful Things	Antiques	0.27 mi	(615) 547-6364	1 Review(s) 5.0
11	Butter Churn	Antiques	0.27 mi		3 Review(s) 4.0
12	Eden's Edge Boutique	Women's Clothing	0.28 mi	(615) 470-8537	1 Review(s) 5.0
13	Screen Door	Antiques	0.28 mi	(615) 453-5222	1 Review(s) 4.0
14	Dreams Boutique	Women's Clothing	0.29 mi	(615) 547-9799	1 Review(s) 5.0
15	Urban Mills Promotions & Boutique	Women's Clothing	0.31 mi	(615) 466-5288	2 Review(s) 4.5
16	Main Street Mercantile & Creamery	Ice Cream & Frozen Yogurt	0.31 mi		1 Review(s) 5.0
17	Poppie's Boutique	Women's Clothing	0.32 mi	(615) 784-4222	1 Review(s) 4.0
18	Iddy & Oscar's	Accessories	0.32 mi	(615) 917-5975	3 Review(s) 5.0
19	Ed's Coins	Gold Buyers	0.33 mi	(615) 444-1382	1 Review(s) 5.0
20	Friends In Stitches	Jewelry	0.33 mi	(615) 453-2221	2 Review(s) 5.0