

ONLINE BIDDING: SEPTEMBER 14, 2026 @ 12:00 PM - SEPTEMBER 16, 2026 @ 12:00 PM



ONLINE ONLY AUCTION!

120 Malabu Drive Lexington, Kentucky 40503

Property Highlights

- Click Here for Online Bidding Website:
<https://bid.halfhillauctions.com/auctions/10124-120-malabu-drive>
- Prime Lexington Commercial Outparcel
- Opportunity to acquire a ±0.495-acre commercial outparcel located within The Venue, a highly desirable Nicholasville Road and Malabu Drive corridor
- Zoned B-3 with cross access and parking easements
- Strategically positioned property offers an excellent opportunity for investors, developers, and business owners seeking a presence in one of Lexington's most established and sought-after commercial areas
- Surrounded by strong residential density, retail, dining, and established businesses, the location provides tremendous potential for future development or investment
- University of Kentucky Campus (30,000+ enrollment) is located within 2 miles

AUCTION DATE:	September 16, 2026 @ 12:00 PM
PRE-AUCTION:	Pre-auction offers encouraged under the auction terms & conditions
ONLINE BIDDING:	https://bid.halfhillauctions.com/auctions/10124-120-malabu-drive
HALFHILL AUCTION:	https://www.halfhillauctions.com/120-Malabu-Drive/
BIDDING TERMS:	10% Buyer's Premium / 30-Day Closing / As-Is, Non-Contingent / 20% Deposit / Pre-Auction Offers Encouraged / Broker Incentive Offered / Selling Subject to Seller Confirmation

For More Information

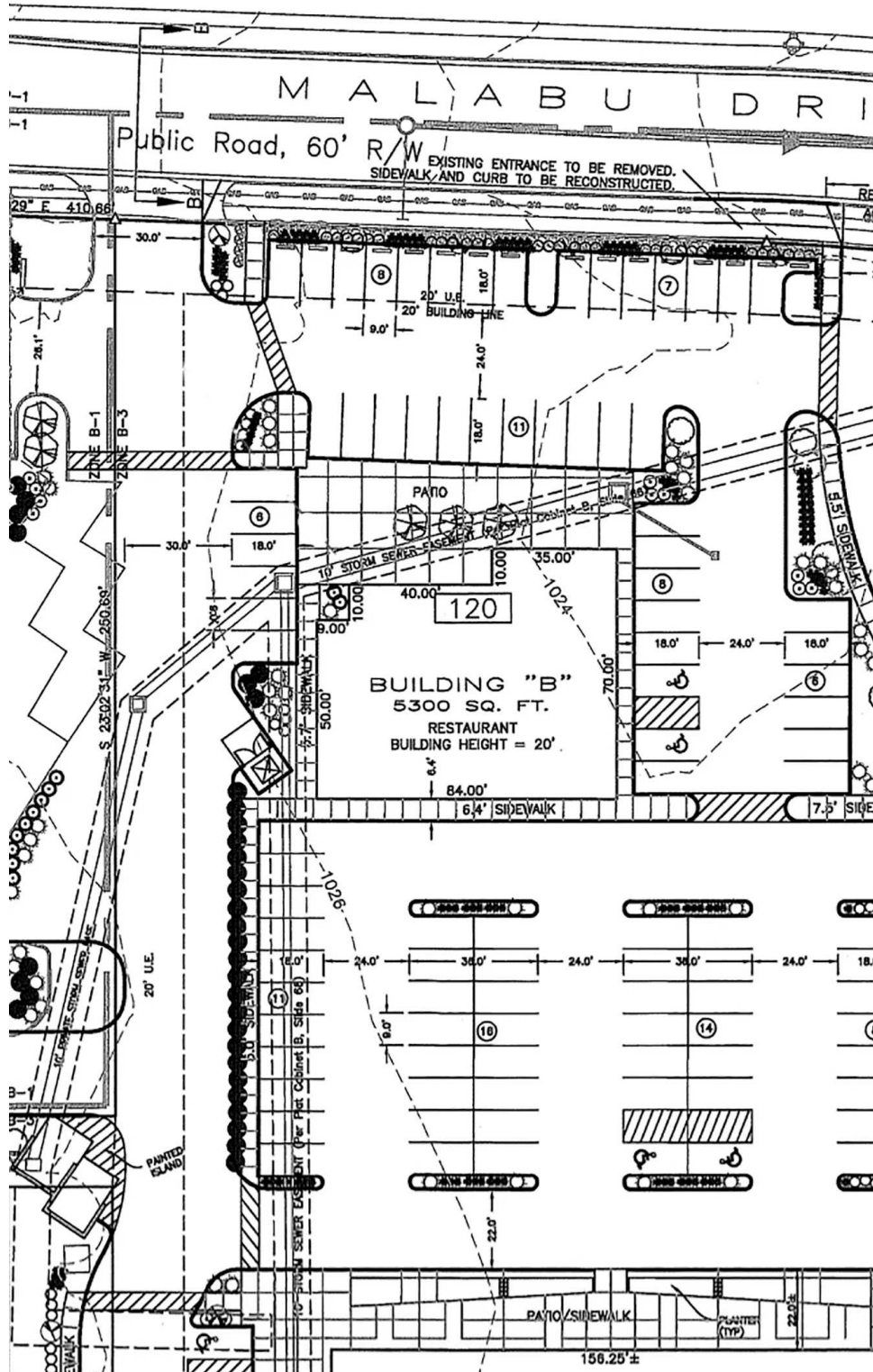
Paul Ray Smith, Jr
Executive Vice President
O: 859 422 4401
prsmith@naiisaac.com

Zach Smith, CCIM
Senior Associate
O: 859 422 4406
zachsmith@naiisaac.com

ONLINE BIDDING: SEPTEMBER 14, 2026 @ 12:00 PM - SEPTEMBER 16, 2026 @ 12:00 PM



ONLINE BIDDING: SEPTEMBER 14, 2026 @ 12:00 PM - SEPTEMBER 16, 2026 @ 12:00 PM





1099 Duval Street, Suite 250, Lexington, KY 40515
859-338-5764 • 859-333-1855 • 859-221-9373

HalfhillAuctions@gmail.com
www.HalfhillAuctions.com

REALTOR PARTICIPATION FORM

Property to Be Auctioned:	<u>120 Malabu Drive Lexington, KY 40503</u>
Auction Date:	<u>Wednesday, September 16, 2026</u>
Auction Time:	<u>12:00 PM</u>

Dear Real Estate Broker/Agent:

Rector-Hayden, Realtors welcomes and invites the participation of Brokers/ Agents in the above auction. We are offering a ***REFERRAL fee** of 2 % of the final bid price of the property. This fee will be paid to Brokers/Agents whose Buyer is the winning bidder and who meets the following criteria:

1. This form **MUST** be completed and submitted to the Auctioneer(s) at least 24 hours prior to the auction (Time is of the Essence). You may email to HalfhillAuctions@gmail.com or Dotloop to KHalfhill@rhr.com.
2. If property is a **LIVE AUCTION**, the REFERRING Agent **MUST** attend the auction with the buyer. (not applicable if online only auction).
3. The Buyer must be the winning bidder.
4. The transaction must close.

Buyer's Name (Please Print)

Buyer's Signature

Date

Broker/Agent's Company Affiliation

Broker/Agent's Signature

Date

If you have any questions, please call Jim Halfhill, Sr. at (859) 338-5764, Kristin Halfhill-Larimore at (859) 333-1855 or Jim Halfhill, Jr. at (859) 221-9373.

Date & Time received by Auctioneer: _____

This Referring Agent/Buyer Registration is hereby accepted/declined by: _____

**Referral fee offered - agent does not receive credit at the board.*

Rector Hayden
REALTORS®

Halfhill Auction Group - Terms & Conditions

Halfhill Auction Group at Rector Hayden Realtors®

Jim Halfhill, Sr., Principal Auctioneer, Realtor • Kristin Halfhill-Larimore, Principal Auctioneer, Realtor • Jim Halfhill, Jr., Principal Auctioneer, Realtor

AUCTION PROPERTY: 120 Malabu Drive, Lexington, KY 40503

AUCTION START TIME: Begins Monday, September 14, 2026 at 12:00 PM EST

AUCTION END TIME: Ends on Wednesday, September 16, 2026 beginning at 12:00 PM EST (soft close)

AUCTION SALE TYPE: Online only auction, subject to Seller confirmation within 48 hours. Seller reserves the right to bid.

LOCATION: Auction will be a timed online only auction at www.bid.halfhillauctions.com.

PRE-AUCTION OFFERS: Pre-auction offers will be considered by the seller(s) under the same auction terms and conditions as stated herein. Offers must be presented on proper auction documents, provided by the auction company.

TERMS OF SALE: The successful bidder(s) shall be required to enter into a **NON-CONTINGENT** auction purchase agreement immediately upon the conclusion of the auction, via electronic signatures through the Dotloop software, and make a **NON-REFUNDABLE** earnest money deposit of 20% of the total contract purchase price in USD and must be received by auctioneer within 24 hours of the conclusion of the online auction(s). Earnest money deposit will be held in Rector Hayden Realtors escrow account. We accept personal, business, cashier's checks and online portal payments via Rector Hayden Realtors website on real estate sales. **The balance of the purchase price is to be paid on or before 30 calendar days**, from the date of the auction, unless otherwise negotiated with the seller. TIME IS OF THE ESSENCE.

CREDIT CARD AUTHORIZATION: Users will be required to make a cc authorization of \$1.00 in order to bid. These authorizations will be released after the auction is completed.

CLOSING: The successful purchaser is hereby notified that they must hire an attorney to check the title and coordinate the closing with the auction company. The buyer is responsible for their own closing costs. Seller will pay for Deed preparation and property transfer tax.

BUYER'S PREMIUM: A 10% buyer's premium will be added to the high bid and included in the total contract purchase price. Example: High bid of \$100,000.00 plus 10% buyer's premium = \$110,000.00 contract purchase price.

PROPERTY INSPECTION: Property is vacant land and may be viewed at any time. Each potential bidder is responsible for conducting, at his or her own risk, their own independent inspections, investigations, inquiries and due diligence concerning the properties.

POSSESSION: Possession will be granted with deed transfer, subject to any existing leases, tenants, or occupants, if applicable.

REAL ESTATE TAXES: Pro-rated to deed transfer date.

INSURANCE: The successful purchaser of the subject property is hereby notified that they may wish to insure their interest in the property.

LEAD BASED PAINT: Purchaser agrees to waive their right to any post sale lead based paint inspection, if applicable.

SPECIAL NOTICE: The property is offered "AS IS, WHERE IS", and with all faults, with no warranties expressed or implied of any kind. Property will be conveyed by "General Warranty" deed with no liens or encumbrances, other than existing covenants, restrictions and easements of record. Bidders should carefully verify all information and make their own decisions as to accuracy thereof before bidding. NOTE: Announcements the day of the auction take precedence over any prior information.

BIDDER'S ACKNOWLEDGEMENT: By acceptance, you, as a successful bidder agree to the terms and conditions stated herein. This document is part of the non-contingent contract of sale to purchase the property. This is a public offering open to all.

All property is sold in "AS IS, WHERE IS" condition. ALL SALES ARE FINAL! Bidder understands and agrees that no refunds, exchanges, adjustments, charge backs, etc. will be allowed or permitted. Property is available for inspection at specified times, and it is the bidder's responsibility to determine condition or fitness of purpose. Bidder's failure to inspect any item or lot will not constitute grounds for any claim, refund, adjustment or charge back, etc.

All description information has been gathered from sources which we believe to be reliable, but are not guaranteed. Auctioneer makes no warranty or guarantee of any kind with respect to condition, authenticity, provenance, source, suitability for a particular purpose, etc. Auctioneer reserves the right to change, modify or delete any item or lot or description in the auction as may be necessary.

RIGHT TO REFUSE PARTICIPATION: The Seller and/or Auctioneer reserve the unrestricted right, in their sole and absolute discretion, to deny registration, reject or decline any bid, revoke bidding privileges, remove any bidder from the auction, or otherwise prohibit participation by any individual or entity at any time before, during, or after the auction. The Seller and/or Auctioneer are under no obligation to provide a reason for exercising this right, and all such decisions shall be final and binding.

SERVER & SOFTWARE TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software or any other on-line auction related technologies, Halfhill Auction Group reserves the right to extend the bidding, continue the bidding, or close the bidding. NEITHER THE COMPANY PROVIDING THE SOFTWARE nor HALFHILL AUCTION GROUP SHALL BE HELD RESPONSIBLE FOR A MISSED BID OR THE FAILURE OF THE SOFTWARE TO FUNCTION PROPERLY FOR ANY REASON. Email notifications will be sent to registered bidders with updated information as deemed necessary by the Auctioneer.

Any dispute between Rector Hayden Realtors/Halfhill Auction Group, its agents or representatives and the buyer(s) will be tried in a court of jurisdiction in Fayette County, Kentucky. By bidding on the property, buyer agrees to all terms and conditions set forth.

Halfhill Auction Group reserves the right to alter this agreement at any time. This will take place by updating this site. Please check back and review these terms and conditions, as every time you use this site you are agreeing to the terms and conditions as they are written at that time.

BIDDER DEFAULT: Failure to complete a purchase is illegal and will result in one or more of the following: (1) Prosecution, (2) loss of bidding privileges with Rector Hayden Realtors/Halfhill Auction Group.

If a bidder at any time feels his/her username, password or bidder number has been compromised due to lack of security by the bidder, notify Auctioneer immediately.

For additional information contact Halfhill Auction Group at halfhillauctions@gmail.com or (859) 338-5764, (859) 221-9373, or (859) 333-1855.

TIME IS OF THE ESSENCE regarding all auction terms and conditions.

Buyer	Date
--------------	-------------

Buyer	Date
--------------	-------------