

SECURITIES AND EXCHANGE COMMISSION
Washington, DC 20549

FORM D

NOTICE OF SALE OF SECURITIES
PURSUANT TO REGULATION D,
SECTION 4(6), AND/OR
UNIFORM LIMITED OFFERING EXEMPTION

OMB APPROVAL

OMB Number: 3235-0076

Expires: April 30, 2008

Estimated average burden

hours per response... 16

SEC Use Only

Serial

DATE RECEIVED

Prefix

Name of Offering () check if this is an amendment and name has changed, and indicate change.)

TIC Duncan Distribution Investors, LLC - \$7,250,000 Offering

Filing Under (Check box(es) that apply): () Rule 504 () Rule 505 (x) Rule 506 () Section 4(6) () ULOE
Type of Filing: (x) New Filing () Amendment

A. BASIC IDENTIFICATION DATA



07067105

1. Enter the information requested about the issuer

Name of Issuer () check if this is an amendment and name has changed, and indicate change.)

TIC Duncan Distribution Investors, LLC

Address of Executive Offices (Number of Street, City, State, Zip Code)
101 North Main Street, 12th Floor, Greenville, South Carolina, 29601

Telephone number (including area code)
(800) 577-4842

Address of Principal Business Operations (Number and Street, City, State, Zip Code)
(if different from Executive Offices)

Telephone number (including area code)

Brief Description of Business

Investment in a limited liability company that will own an interest in a distribution center located in Duncan, South Carolina

Type of Business Organization

() corporation () limited partnership, already formed (x) other (please specify): Delaware Limited Liability Company
() business trust () limited partnership, to be formed

Month Year

Actual or Estimated Date of Incorporation or Organization: 0307 (x) Actual () Estimated

Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:

CN for Canada; FN for other foreign jurisdiction)

D E

PROCESSED
JUN 29 2007
THOMSON FINANCIAL

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501, et seq., or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate state will not result in loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated upon the filing of a federal notice.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

SEC 1972(2-97)

A. BASIC IDENTIFICATION DATA

2. Enter the information requested for the following:

- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

TIC Properties, LLC

Business or Residence Address (Number and Street, City, State, Zip Code)

101 North Main Street, 12th Floor, Greenville, South Carolina, 29601

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Boyd, John W.

Business or Residence Address (Number and Street, City, State, Zip Code)

101 North Main Street, 12th Floor, Greenville, South Carolina, 29601

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Workman, Josh A.

Business or Residence Address (Number and Street, City, State, Zip Code)

101 North Main Street, 12th Floor, Greenville, South Carolina, 29601

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Aiesi, Paul M.

Business or Residence Address (Number and Street, City, State, Zip Code)

101 North Main Street, 12th Floor, Greenville, South Carolina, 29601

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Watson, Brandy D.

Business or Residence Address (Number and Street, City, State, Zip Code)

101 North Main Street, 12th Floor, Greenville, South Carolina, 29601

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Gordon, Trevor

Business or Residence Address (Number and Street, City, State, Zip Code)

101 North Main Street, 12th Floor, Greenville, South Carolina, 29601

(Use blank sheet, or copy and use additional copies of this sheet, as necessary)

B. INFORMATION ABOUT OFFERING

1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?..... Yes No
 Answer also in Appendix, Column 2, if filing under ULOE.
2. What is the minimum investment that will be accepted from any individual?..... **\$ 14,500**
**The Company reserves the right to accept less than the minimum purchase requirement and to issue fractional units.*
3. Does the offering permit joint ownership of a single unit?..... Yes No
4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such broker or dealer, you may set forth the information for that broker or dealer only. *Listed below are the broker-dealers the issuer expects to use in connection with the sale of securities in this offering.
 Full Name (Last name first, if individual)
Thisis, David A.

Business or Residence Address (Number and Street, City, State, Zip Code)
One Valmont Plaza, 4th Floor, Omaha, NE 68154-5203

Name of Associated Broker or Dealer
QA3 Financial Corp.

States in Which Person Listed has Solicited or Intends to Solicit Purchasers
 (Check "All States" or check individual States)..... All States

[AL]	[AK]	[AZ] XX	[AR]	[CA] XX	[CO] XX	[CT]	[DE]	[DC]	[FL] XX	[GA] XX	[HI] XX	[ID]
[IL] XX	[IN] XX	[IA] XX	[KS] XX	[KY]	[LA]	[ME]	[MD]	[MA]	[MI] XX	[MN] XX	[MS]	[MO]
[MT] XX	[NE]	[NV]	[NH] XX	[NJ]	[NM]	[NY]	[NC] XX	[ND] XX	[OH] XX	[OK]	[OR] XX	[PA]
[RI]	[SC]	[SD] XX	[TN]	[TX] XX	[UT]	[VT]	[VA] XX	[WA] XX	[WV] XX	[WI] XX	[WY]	[PR]

Full Name (Last name first, if individual)
Dougherty, Michael

Business or Residence Address (Number and Street, City, State, Zip Code)
One Valmont Plaza, 4th Floor, Omaha, NE 68154-5203

Name of Associated Broker or Dealer
QA3 Financial Corp.

States in Which Person Listed has Solicited or Intends to Solicit Purchasers
 (Check "All States" or check individual States)..... All States

[AL]	[AK]	[AZ] XX	[AR] XX	[CA] XX	[CO] XX	[CT]	[DE]	[DC]	[FL] XX	[GA] XX	[HI]	[ID]
[IL]	[IN]	[IA] XX	[KS] XX	[KY]	[LA]	[ME]	[MD]	[MA]	[MI] XX	[MN] XX	[MS]	[MO]
[MT] XX	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC] XX	[ND] XX	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD] XX	[TN]	[TX] XX	[UT]	[VT]	[VA]	[WA]	[WV]	[WI] XX	[WY]	[PR]

Full Name (Last name first, if individual)
Gordon, Trevor

Business or Residence Address (Number and Street, City, State, Zip Code)
101 N. Main Street, Suite 1203, Greenville, SC 29601

Name of Associated Broker or Dealer
Sandlapper Securities, LLC

States in Which Person Listed has Solicited or Intends to Solicit Purchasers
 (Check "All States" or check individual States)..... All States

[AL]	[AK]	[AZ]	[AR]	[CA] XX	[CO] XX	[CT]	[DE]	[DC]	[FL] XX	[GA] XX	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN] XX	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC] XX	[ND]	[OH] XX	[OK]	[OR]	[PA]
[RI]	[SC] XX	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES, AND USE OF PROCEEDS

1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.

Type of Security	Aggregate Offering Price	Amount Already Sold
Debt.....	\$ 0	\$ 0
Equity.....	\$ 0	\$ 0
<input type="checkbox"/> Common <input type="checkbox"/> Preferred		
Convertible Securities (including warrants).....	\$ 0	\$ 0
LLC Interests.....	\$ 7,250,000	\$ 87,000
Other (Tenant In Common Interests).....	\$ 0	\$ 0
Total.....	\$ 7,250,000	\$ 87,000

Answer also in Appendix, Column 3, if filing under ULOE.

2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if the answer is "none" or "zero."

	Number Investors	Aggregate Dollar Amount of Purchases
Accredited Investors.....	\$ 5	\$ 87,000
Non-accredited Investors.....	\$ 0	\$ 0
Total (for filings under Rule 504 only).....	\$ 0	\$ 0

Answer also in Appendix, Column 4, if filing under ULOE.

3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1.

Type of Offering	Type of Security	Dollar Amount Sold
Rule 505.....	_____	\$ _____
Regulation A.....	_____	\$ _____
Rule 504.....	_____	\$ _____
Total.....	_____	\$ _____

4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditures is not known, furnish an estimate and check the box to the left of the estimate.

Transfer Agent's Fees.....	<input type="checkbox"/>	\$
Printing and Engraving Costs.....	<input checked="" type="checkbox"/>	\$ 5,000
Legal Fees.....	<input checked="" type="checkbox"/>	\$ 40,000
Accounting Fees.....	<input checked="" type="checkbox"/>	\$ 30,000
Engineering Fees.....	<input type="checkbox"/>	\$
Sales Commission (specify finders' fees separately).....	<input checked="" type="checkbox"/>	\$ 507,500
Other Expenses (due diligence fees, marketing expenses and miscellaneous offering expenses)....	<input checked="" type="checkbox"/>	\$ 192,790
Total.....	<input checked="" type="checkbox"/>	\$ 775,290

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES, AND USE OF PROCEEDS

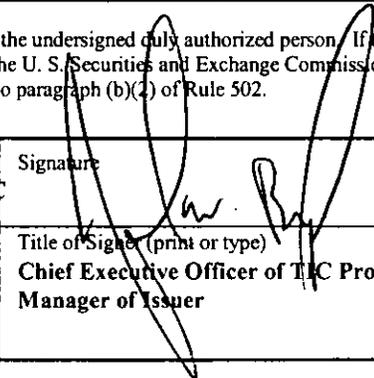
b. Enter the difference between the aggregate offering price given in response to Part C - Question 1 and total expenses furnished in response to Part C - Question 4.a. This difference is the "adjusted gross proceeds to the issuer." \$ 6,474,710

5. Indicate below the amount of the adjusted gross proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C - Question 4.b. above.

	Payments to Officers, Directors & Affiliates	Payments To Others
Salaries and fees.....	<input type="checkbox"/> \$ 0	<input type="checkbox"/> \$ 0
Purchase of real estate.....	<input type="checkbox"/> \$ 0	<input checked="" type="checkbox"/> \$ 4,600,000
Purchase, rental, or leasing and installation of machinery and equipment.....	<input type="checkbox"/> \$ 0	<input type="checkbox"/> \$ 0
Construction or leasing of plant buildings and facilities.....	<input type="checkbox"/> \$ 0	<input type="checkbox"/> \$ 0
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger).....	<input type="checkbox"/> \$ 0	<input type="checkbox"/> \$ 0
Repayment of indebtedness (refinance of interim loans).....	<input type="checkbox"/> \$ 0	<input type="checkbox"/> \$ 0
Working capital (reserves).....	<input type="checkbox"/> \$ 0	<input checked="" type="checkbox"/> \$ 1,115,000
Other (specify): <u>acquisition and transaction costs, carrying and closing costs, and issuer profit</u>	<input checked="" type="checkbox"/> \$ 503,970	<input checked="" type="checkbox"/> \$ 255,740
Column Totals.....	<input checked="" type="checkbox"/> \$ 503,970	<input checked="" type="checkbox"/> \$ 5,980,740
Total Payments Listed (column totals added).....	<input checked="" type="checkbox"/> \$ <u>6,474,710</u>	

D. FEDERAL SIGNATURE

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U. S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(4) of Rule 502.

Issuer (print or type) TIC Duncan Distribution Investors, LLC	Signature 	Date <u>6/21/07</u>
Name of Signer (print or type) John W. Boyd	Title of Signer (print or type) Chief Executive Officer of TIC Properties, LLC, Manager of Issuer	

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

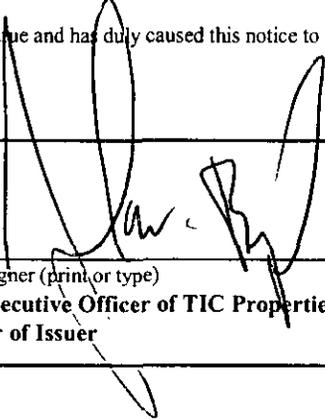
E. STATE SIGNATURE

1. Is any party described in 17 CFR 230.252 presently subject to any of the disqualification provisions of such rule? Yes No **NOT APPLICABLE**

See Appendix, Column 5, for state response.

2. The undersigned issuer hereby undertakes to furnish to any state administrators of any state in which this notice is filed, a notice on Form D (17 CFR 239.500) at such time as required by state law.
3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform Limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied. **NOT APPLICABLE**

The issuer has read this information and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized persons.

Issuer (print or type) TIC Duncan Distribution Investors, LLC	Signature 	Date 6/21/07
Name of Signer (print or type) John W. Boyd	Title of Signer (print or type) Chief Executive Officer of TIC Properties, LLC, Manager of Issuer	

Instruction:

Print the name and title of the signing representative under this signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1 State	2 Intend to sell to non-accredited investors in State (Part B-Item 1)		3 Type of security and aggregate offering price offered in state (Part C-Item 1) \$7,250,000 in Investor Units ("Units")	4 Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted (Part E-Item 1) NOT APPLICABLE)	
	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL		X	Units - \$7,250,000						
AK		X	Units - \$7,250,000						
AZ		X	Units - \$7,250,000						
AR		X	Units - \$7,250,000						
CA		X	Units - \$7,250,000						
CO		X	Units - \$7,250,000						
CT		X	Units - \$7,250,000						
DE		X	Units - \$7,250,000						
DC		X	Units - \$7,250,000						
FL		X	Units - \$7,250,000						
GA		X	Units - \$7,250,000						
HI		X	Units - \$7,250,000						
ID		X	Units - \$7,250,000						
IL		X	Units - \$7,250,000						
IN		X	Units - \$7,250,000						
IA		X	Units - \$7,250,000						
KS		X	Units - \$7,250,000						
KY		X	Units - \$7,250,000						
LA		X	Units - \$7,250,000						
ME		X	Units - \$7,250,000						
MD		X	Units - \$7,250,000						
MA		X	Units - \$7,250,000						
MI		X	Units - \$7,250,000						
MN		X	Units - \$7,250,000	4	58,000				
MS		X	Units - \$7,250,000						
MO		X	Units - \$7,250,000						

APPENDIX

1 State	2 Intend to sell to non-accredited investors in State (Part B-Item 1)		3 Type of security and aggregate offering price offered in state (Part C-Item 1)	4 Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted (Part E-Item 1) NOT APPLICABLE	
	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
MT		X	\$7,250,000 in Investor Units ("Units")						
NE		X	Units - \$7,250,000						
NV		X	Units - \$7,250,000						
NH		X	Units - \$7,250,000						
NJ		X	Units - \$7,250,000						
NM		X	Units - \$7,250,000						
NY									
NC		X	Units - \$7,250,000						
ND		X	Units - \$7,250,000						
OH		X	Units - \$7,250,000						
OK		X	Units - \$7,250,000						
OR		X	Units - \$7,250,000						
PA		X	Units - \$7,250,000						
RI		X	Units - \$7,250,000						
SC		X	Units - \$7,250,000	1	29,000				
SD		X	Units - \$7,250,000						
TN		X	Units - \$7,250,000						
TX		X	Units - \$7,250,000						
UT		X	Units - \$7,250,000						
VT		X	Units - \$7,250,000						
VA		X	Units - \$7,250,000						
WA		X	Units - \$7,250,000						
WV		X	Units - \$7,250,000						
WI		X	Units - \$7,250,000						
WY		X	Units - \$7,250,000						
PR									

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END