

Offering Memorandum Residential College Campus East Tennessee

Located in the midst of rolling farmland of East Tennessee, is the 285 acre campus operated by Hiwassee College. Founded by the Methodists in 1849, the four-year liberal arts residential college closed its doors in the Spring of 2019. The Trustees of Hiwassee College now intend to divest the real property owned by the college, and as such are offering the property for sale.

Map of the Subject Property:



225 Hiwassee College Dr, Madisonville, TN 37354

Offering Price - \$6,000,000

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Facilities Summary

Building Name	Building Size	Description
Barker Learning Center	59,400 SF	Administration offices, 24 classrooms, Butcher Auditorium, faculty offices
Rymer Student Center	25,875 SF	Cafeteria, Boardroom, Commercial Kitchen, Grill, Lounge, Conference Area, Dental School
Lundy Science Building	16,520 SF	9 classrooms (including science labs)
Rudy Youell Physical Education Center	27,012 SF	Gymnasium, 4 locker rooms, banquet and press rooms, coach's office, weight rooms, 73' x 40' outdoor pool
Tom Black Hall	25,066 SF	4 story men's dormitory – 70 rooms, lounge, 1 large suite
Allison Hall	18,912 SF	3 story women's dormitory – 50 rooms, lounge, 1 large suite
Buckner Memorial Chapel	12,763 SF	Sanctuary (seats 420), chapel (seats 40), fellowship hall, kitchen, library, classrooms
Laycock Alumni Center	2,300 SF	2 story guest home
New Barn	6,090 SF	12 stalls, office with shower, shower for horses, tack and feed storage room
Old Barn	2,259 SF	8 stalls, 1 birthing stall, sick horse stall and tack room
Maintenance Building	4,920 SF	Supplies, equipment and tool storage
3 houses (between Barker Ctr. and Allison Hall)	3,400 SF	Faculty or staff homes
Total In Use	204,517 SF	

Under Renovation	Size	Description
Brock Hall	20,408 SF	Dormitory – Gutted for Renovation
Hardwick/Johnston Memorial Library	11,003 SF	Library – Gutted for Renovation
Total Under Renovation	31,863 SF	



Other Facilities	Description
Baseball Field	2 dug-out shelters, field house, 367' home plate to outfield fence at center field
Softball Field	2 dug-out shelters, 215' home plate to outfield fence at center field
Equestrian	12 paddocks, 2 arenas (one with dressage) , total of 51 acres enclosed in fence
Tennis/ Volleyball	3 tennis courts, 1 volleyball court

Scheduled for Demolition	Size	Description
Brunner Hall	13,000	3 story former dormitory



Barker Learning Center



- Approximately 59,400 SF (footprint is 26,600 SF)
- Built in 1969 – 3 stories (except for auditorium)
- 3 story concrete and steel construction
- Auditorium in the center of the building, with 3 levels of classrooms and offices on the perimeter.
- EPDM roof
- Dual building entrances
- 24 classrooms
- Administration offices
- Butcher Auditorium – seating for 781 (new in 2017) proscenium arch 44' x 20', stage depth from proscenium 31', apron 12', clear height to mechanical 26'6"
- Fully climate controlled (electric), but 2 of the air handlers require service.



Barker Learning Center - continued



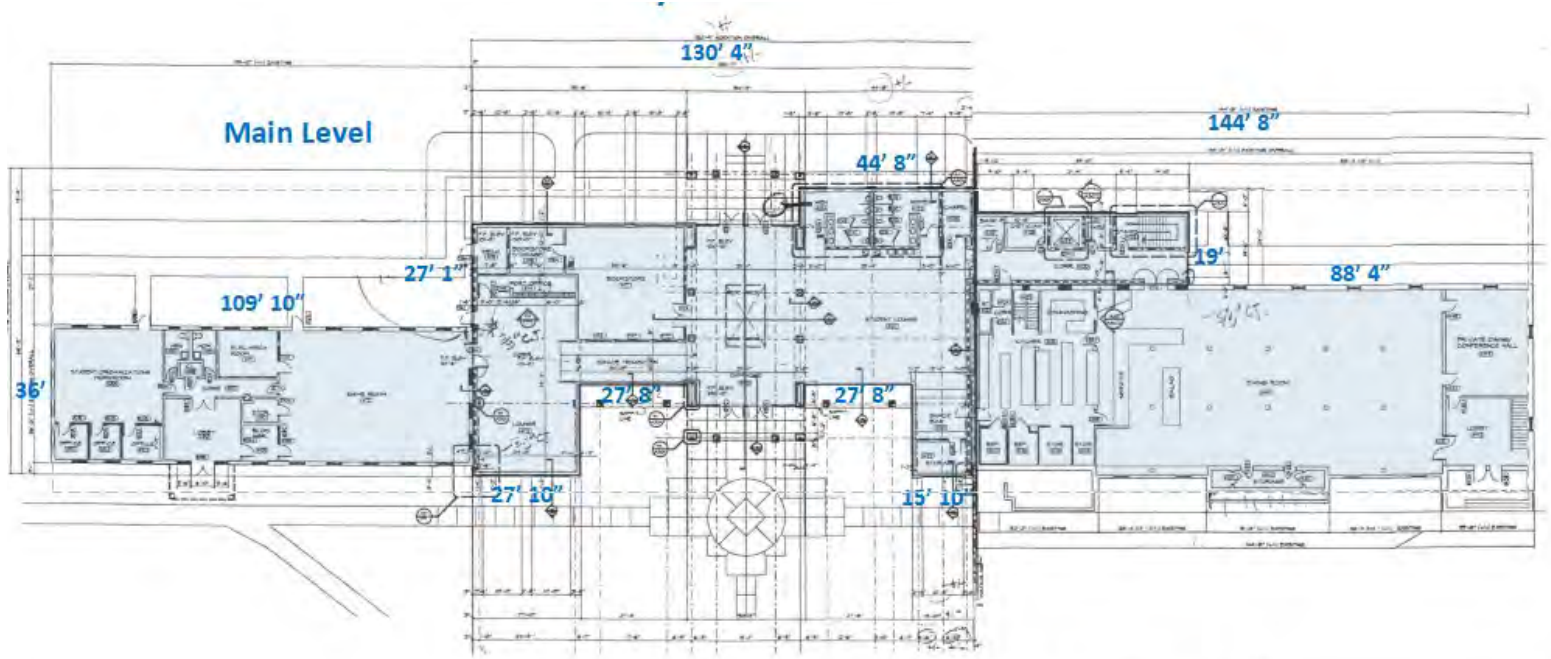
Rymer Student Center



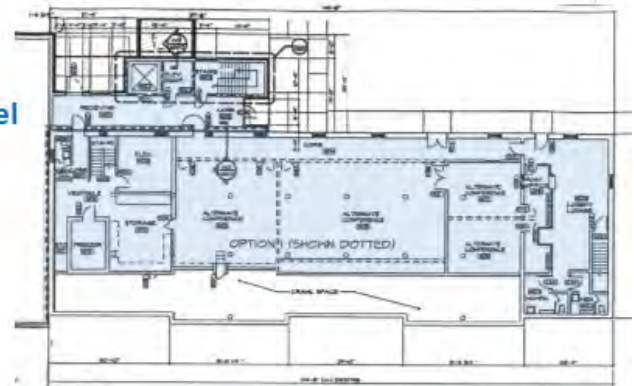
- Approximately 25,875 SF (footprint 19,404 SF)
- Original structure 1930, expansion and complete renovation in 1998
- 2 level concrete and steel construction
- EPDM roof
- Dual building entrances
- Elevator- but currently out of service
- 3,954 SF wing was used for dental school
- Full service commercial kitchen and attached grill (Biggs Grill). Much equipment remains.
- Separate cafeteria seating and café seating
- Conference/Boardroom
- Electric HVAC. Natural gas available in kitchen.



Rymer Student Center - continued



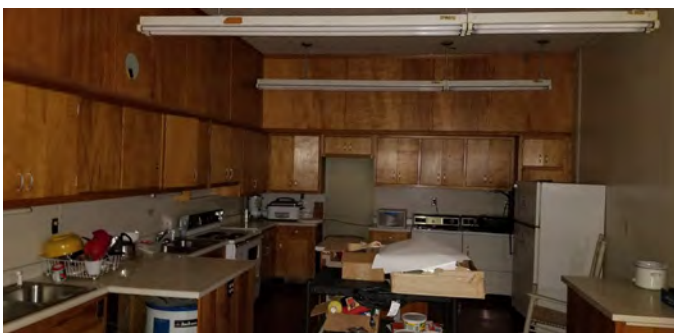
Lower Level



Lundy Science Hall



- Approximately 16,520 SF (footprint 8,260 SF)
- Original structure 1961
- 2 level block & steel construction, brick veneer.
- EPDM roof
- HVAC – Fully climate controlled. Gas heat.
- 9 classrooms (including labs)
- Kitchen for student training



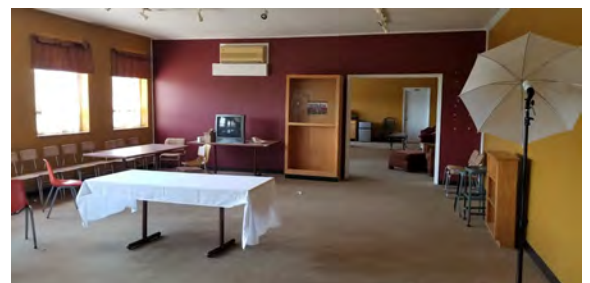
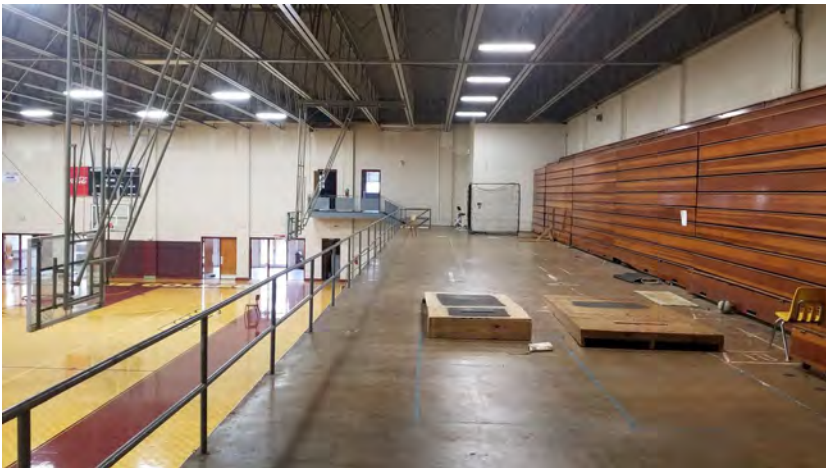
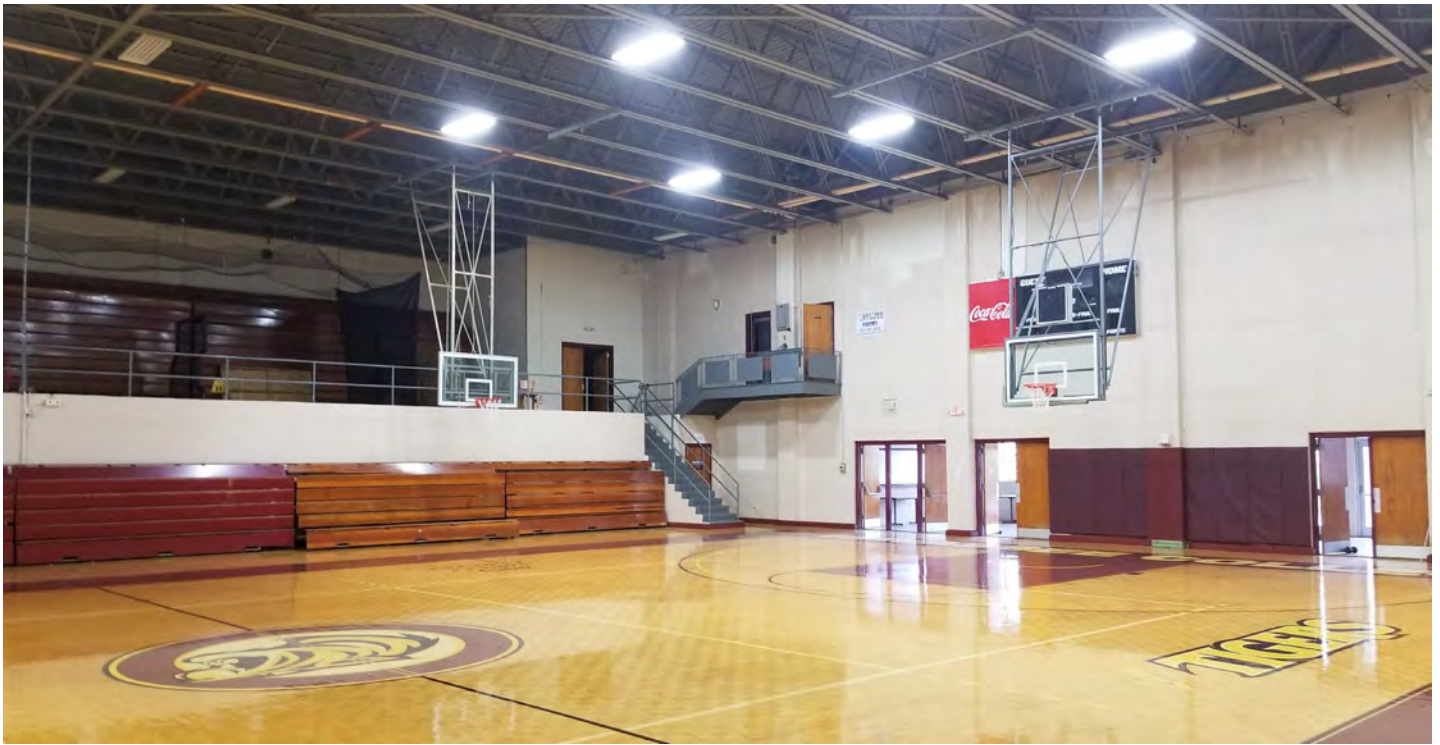
Rudy Youell Physical Education Facility



- Approximately 27,012 SF (footprint 19,883 SF)
- Built 1965
- 2 level block & steel construction, brick veneer.
- EPDM roof
- LED lighting
- HVAC – electric heat, air conditioning in some of the rooms
- 4 locker rooms – 2 on lower level and 2 on main level
- Bleachers seating can accommodate over 1,700
- Banquet room, press room, coach's office, 3 weight rooms, cheer squad room



Rudy Youell Physical Education Facility *(continued)*



Allison Hall



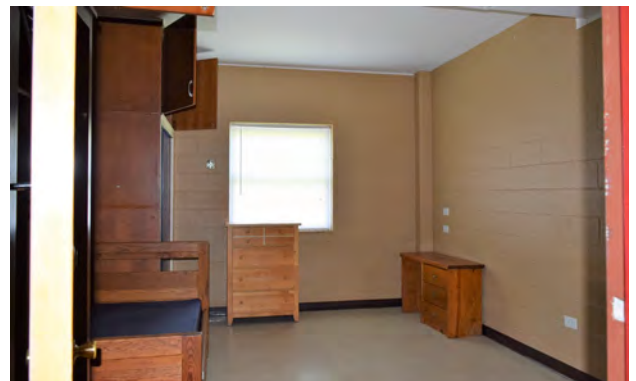
- Approximately 18,912 SF (footprint 6,304 SF)
- 50 dorm rooms + 1 large suite
- Built 1965
- 3 level block & steel construction, brick veneer.
- EPDM roof
- HVAC – central split systems
- All windows units recently replaced with vinyl



Tom Black Hall



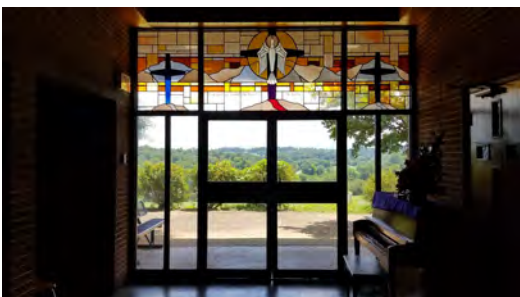
- Approximately 25,066 SF (footprint 6,266 SF)
- 41.5' x 151' structure
- Built 1965
- 4 level block & steel construction, brick veneer.
- EPDM - roof replaced in 2013.
- HVAC - central except no HVAC on 4th floor.
- 70 dorm rooms + residence suite
- Exit stairwells at each end of building
- Lower 3 floors have new vinyl windows



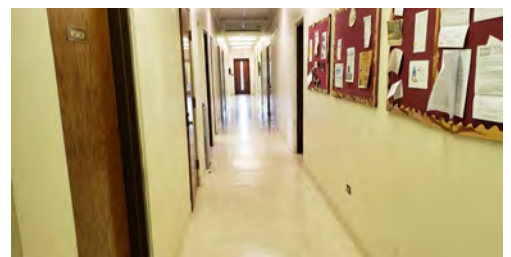
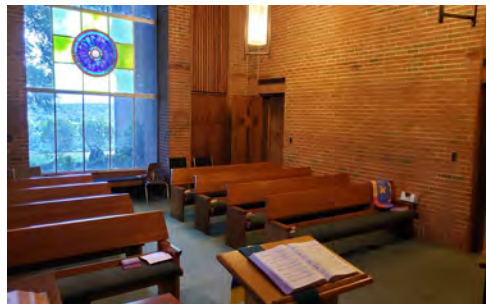
Buckner Memorial Chapel



- Approximately 12,700 SF, built 1969
- Sanctuary seats up to 420
- Buckner organ
- Chapel seats up to 40
- Outstanding views of the western portions of The Great Smoky Mountains National Park and Unicoi Mountains.
- Standing seam metal roof system
- Central HVAC. Electric and gas heat.



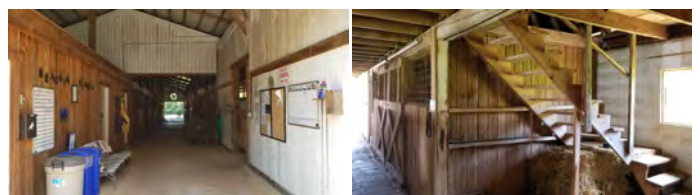
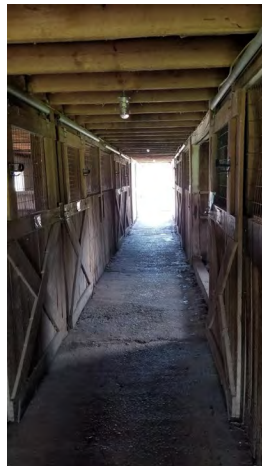
Buckner Memorial Chapel - continued



Equestrian Facilities



- Larger Barn has 12 stalls, office with shower, shower for horses, tack and feed room
- Small Barn has 8 stalls + birthing/sick horse stall and tack room
- 12 paddocks
- 150' x 300' arena with dressage arena (20M x 60M)
- Approximately 51 acres in fencing
- 4,920 SF block maintenance bldg.
- 3 bay tractor shed



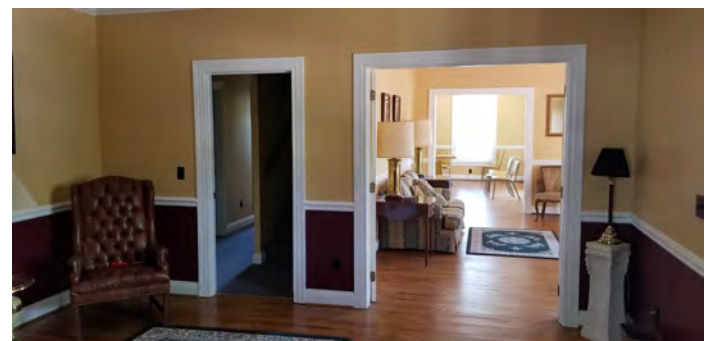
Equestrian Facilities - continued



Laycock Alumni Center



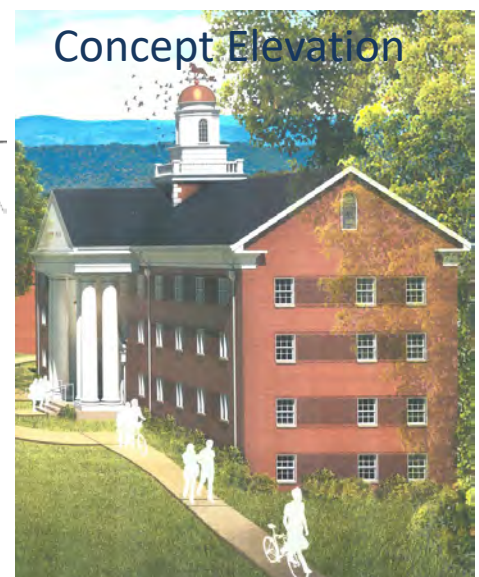
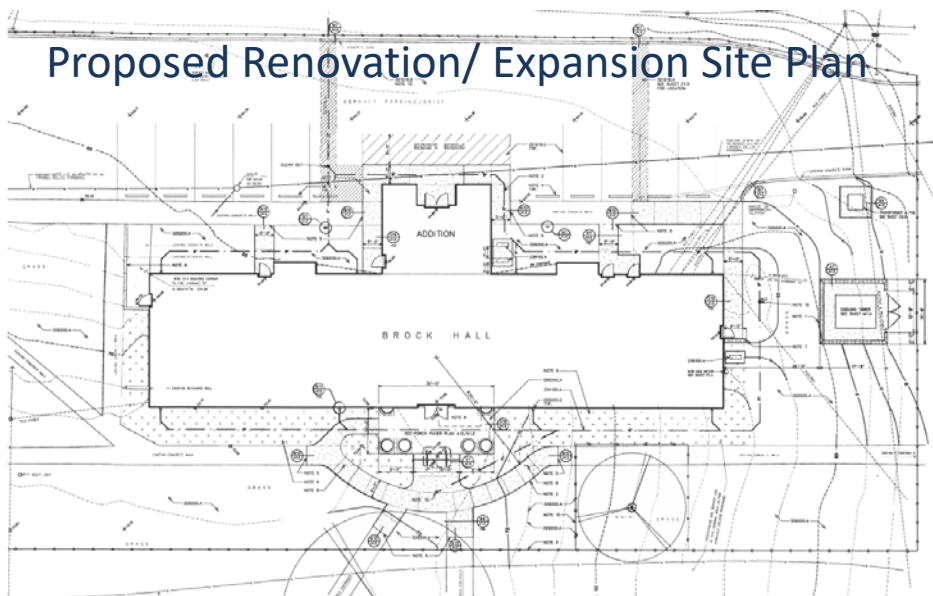
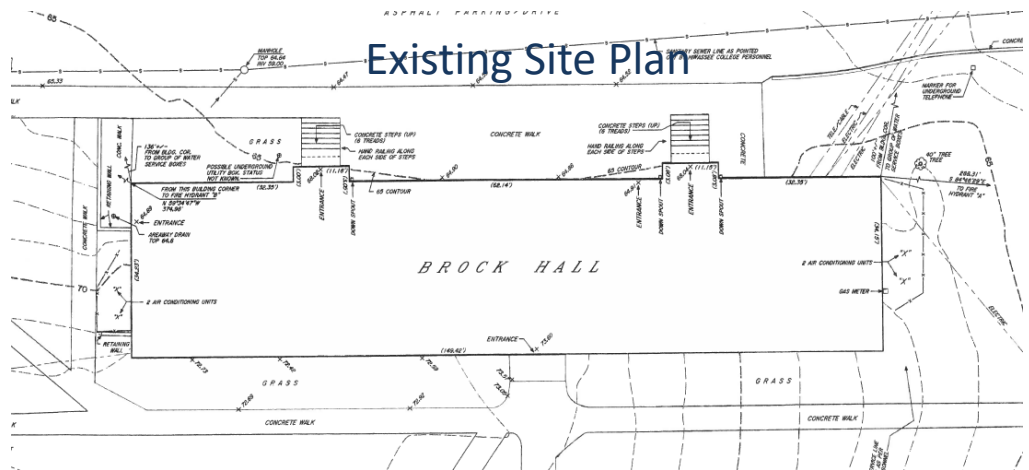
- Approximately 2,300 SF
- Built 1921, renovated 1991 (except that the small brick building is single room with kitchenette)
- 4 large bedrooms and 4 full baths on upper level
- Nicely landscaped courtyard with brick privacy walls and paver stones
- Main Level - Hardwood floors and 2 half baths



Brock Hall



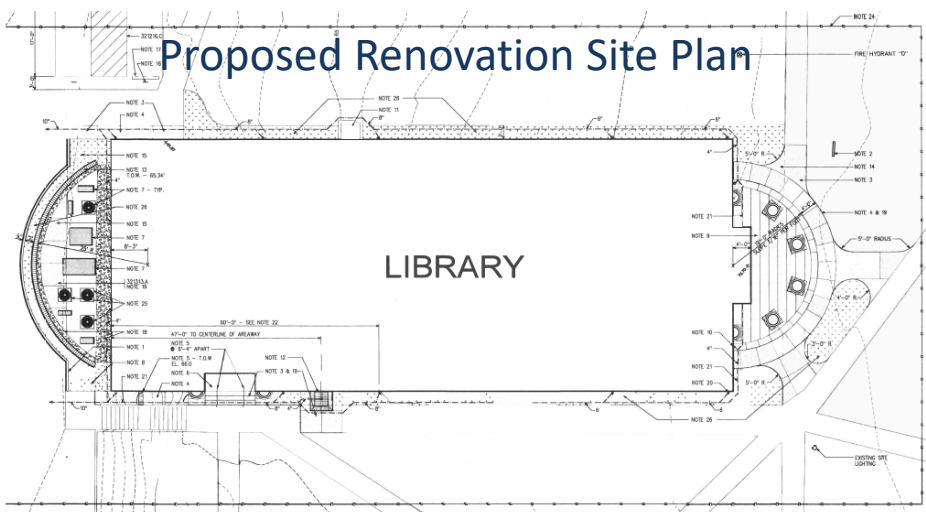
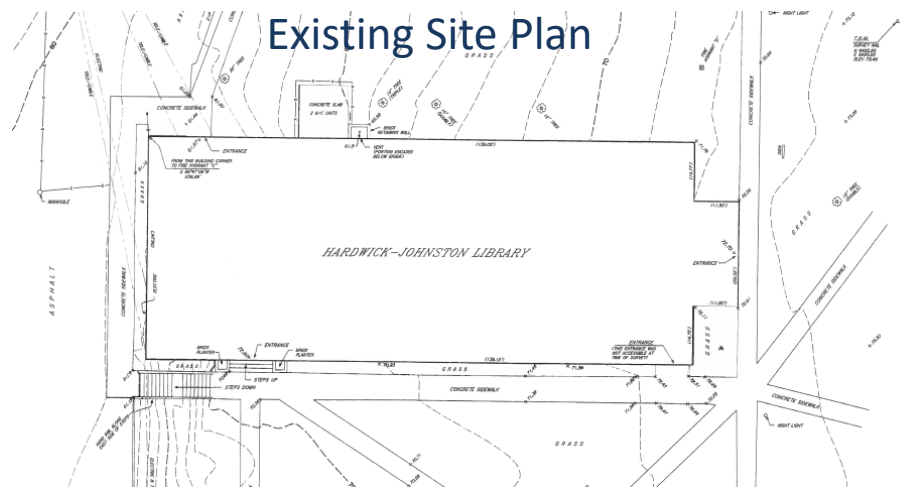
- Approximately 20,408 SF (footprint 5,102 SF)
- Building was gutted for renovation
- 4 level block & steel construction, brick veneer.
- Temporary roof membrane

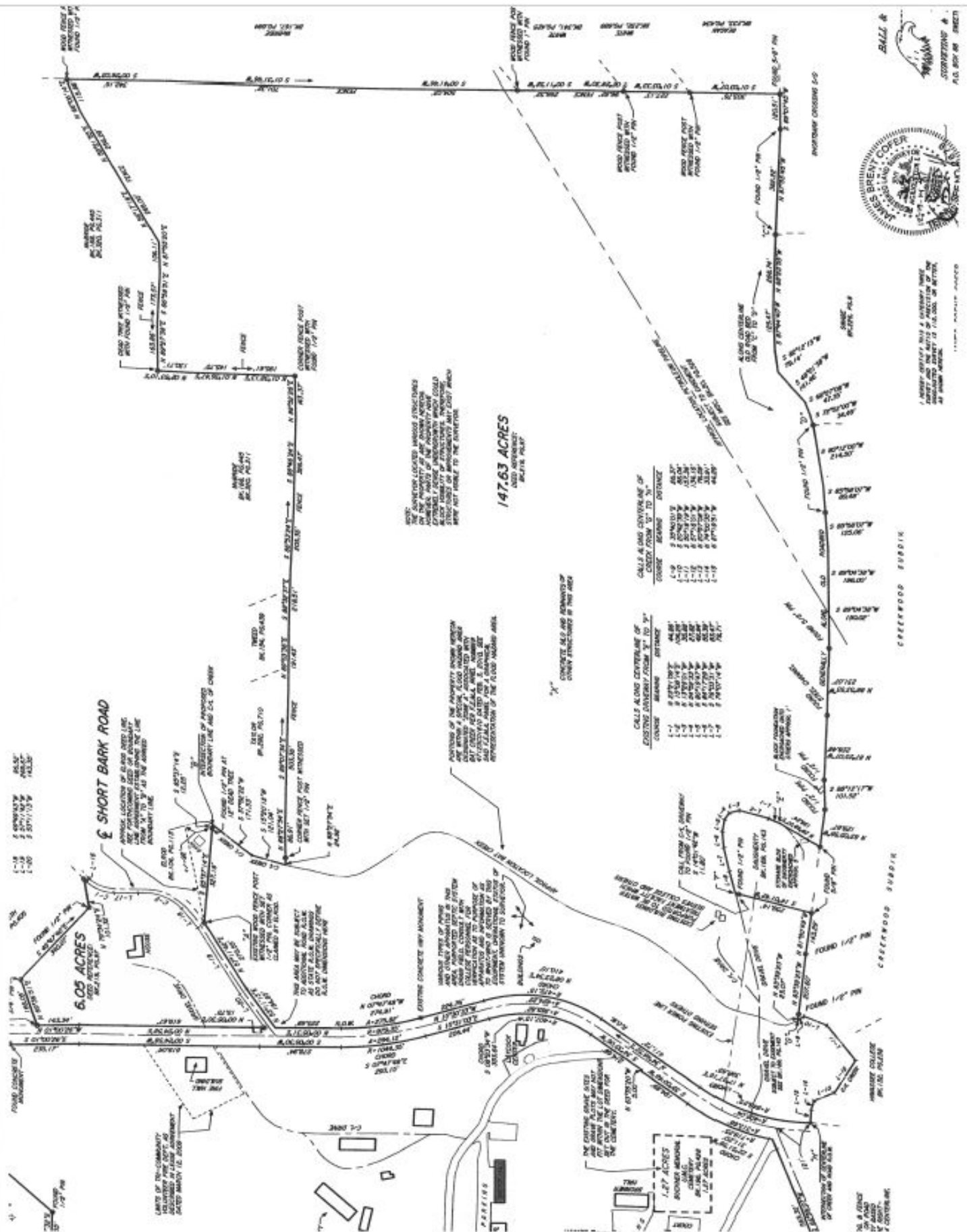


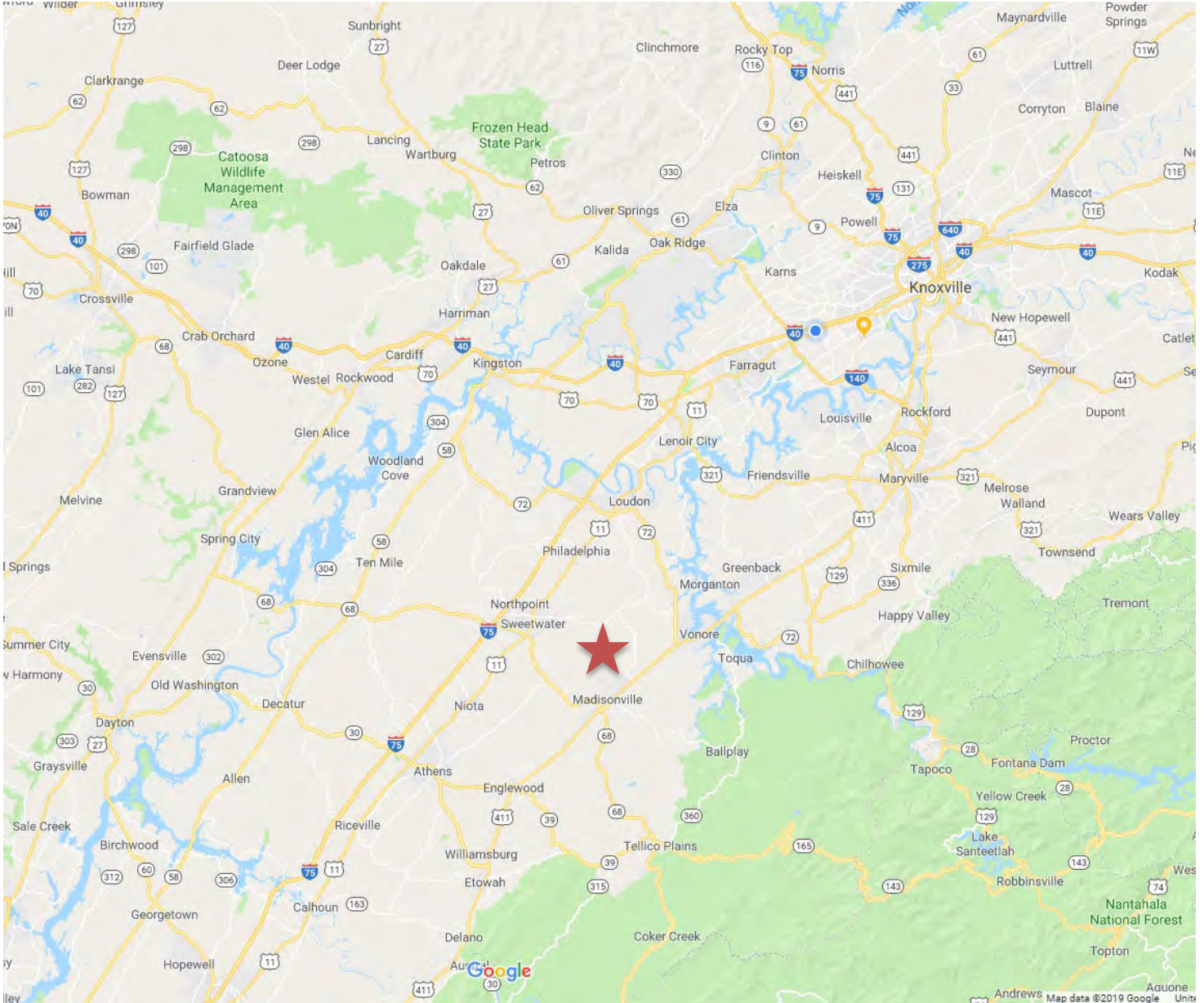
Hardwick Johnston Library



- Approximately 11,003 SF (7,299 SF footprint + 3,183 SF on lower level)
- Building has been gutted for renovation
- Steel package and new HVAC units for library renovation are included with the real estate
- Temporary roof membrane







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