

BILL MACKEY REAL ESTATE

Investment Opportunity: Premier Hub for Veterinary, Medical, and Professional Education

Former Campus of Judson College

302 Bibb Street
Marion, Alabama



A Brand You Can Trust



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Proposal

A Game-Changing Opportunity

Revitalizing Judson College: A Vision for Rural Healthcare & Veterinary Medicine

Judson College | Marion, Alabama | 118-Acre Campus | Immediate Growth Potential

- A Rare, Low-Cost, High-Impact Investment in Education & Workforce Development
- Target Fields: Veterinary Medicine | Nursing | Rural Healthcare | Professional Certifications



Introduction

This proposal outlines an exceptional opportunity to establish a medical or veterinary school campus at the former Judson College site in Marion, Alabama. This historic and well-equipped campus is ideally suited to meet the growing demand for healthcare education and training facilities, particularly in underserved areas of the United States.

Judson College Campus Overview

The Judson College campus offers a unique combination of infrastructure, location, and history:

- **Location:** Marion, Alabama, in the heart of the southeastern United States.
- **Size:** 130 acres of land.
- **Facilities:** Approximately 350,000 square feet of buildings, including classrooms, administrative offices, dormitories, dining facilities, libraries, and recreational areas.
- **Capacity:** Previously supported an enrollment of 400 students.
- **Accessibility:** Conveniently located near regional transportation hubs, making it accessible for students, faculty, and visitors.
- **Community:** Marion is a welcoming and historic town, offering a supportive environment for students and staff.

Opportunity for Your Institution

With the increasing demand for healthcare professionals and veterinary practitioners in the United States, expanding into a U.S.-based campus provides several benefits:

1. **Strategic Opportunity:** Expand into booming high-demand sectors
2. **Financial Upside:** De-risked, grant-backed, and revenue-driven model.
3. **Community & Economic Impact:** Workforce training, job creation, and regional transformation

Executive Summary

The former Judson Campus offers a rare opportunity for an established educational institution.



- ✓ Strategically aligned for growth
- ✓ Unmatched government and local support
- ✓ Accelerated path to revenue and high ROI

Strategic Opportunities

- Acquire at a Bargain Price of \$22/square foot
- Tap into Exploding Demand for Healthcare & Veterinary Fields and Higher Education
- Expand into the Rural Education and Workforce Market

Strategic Advantage: A Low-Cost Entry Into A High-Value Market

- Acquisition Price – Secured at below-market valuation
- Existing Infrastructure – Minimizing capital expenditure

Multiple Revenue Streams Ensure Long-Term Growth

- Tuition Revenue – Hybrid (Online + In-Person) model to scale student numbers
- State & Federal Grants – USDA, Workforce Development, HEERF funding
- Industry Partnerships – Veterinary, healthcare, and agriculture companies
- Continuing Education & Micro-Credentials – A lifetime learning pipeline

Key Takeaway

- Minimal Risk, Maximum Impact.
- Turn Risk into Revenue.

Campus Highlights

Founded in 1838, Judson College was the fifth oldest women's college in the country. Suffering from a decreased enrollment, the college made the difficult decision to suspend operations in July 2021.

With this offering, you have the opportunity to acquire a picturesque college campus in quaint Marion, AL. In addition to the administrative, academic and residence buildings, the campus benefits from an equestrian center. Close by is the Marion Military Institute and the Alabama Medical High School.

This provides a buyer with a unique opportunity to own a college campus which may potentially be used for educational use, healthcare or treatment center, corporate retreat, horse training facility or other community uses. This property is listed for \$22 per square foot, for a total of \$8M.



19 Buildings Totaling Over 362,170 SF on ~ 150.59 Picturesque Acres



4 Residence Halls:
100,400+ SF



5 Administrative /
Student Services
Buildings totaling
61,060+ SF



5 Student Activity
Buildings: 55,760+ SF



4 Academic Buildings:
97,860+ SF

Additional Improvements:

35,000+ SF Equine complex, athletic center, softball field, soccer field and four tennis courts.

Campus Map



Campus Details

#	Building	Year Built	Use & Details	Building SF
1	Tucker Fine Arts/Alumnae Auditorium	1904 and 1994	Auditorium, 2 Classrooms (7 Practice Rooms), 6 offices, 3 Labs	900
2	Archibald Hall/Christenberry Dining Hall/Harrison Center for Academic Excellence/Jewett Hall/Ramsay-McCrummen Chapel	1952 to 1985, 2003 partial renovation	Institutional (Kitchen), Social, Dining, Meeting Room	61,060
3	Julia Tarrant Barron Residence Hall	1965	3-Levels, Residential, 106 Beds, Elevators	25,800
4	A. Howard Bean Hall	1908	2-Levels, Women's Hall of Fame, Offices, Instructional	3,570
5	Mary Katherine Archibald Blount Student Center	1968	3-Levels, Student Life, Student Activities, Office, Mailroom	18,300
6	Robert Bowling Library	1963	3-Levels, Educational, Office, Research	63,180
7	Charles F Dunkin Athletic Center	2006	Softball Concessions, Restrooms	3,000
8	Elmcrest Residence Hall	1840	2-Levels, Original Structure, Temporary Administrative Offices	3,200
9	Equine Center	2008	Arena	35,000
10	Former Stables	1985	Physical Plant Recycling Center	7,050
11	Judson Club House	1924	2-Levels, Recreational, Social, Equine Science Classroom	9,240
12	Anne Kirtley Residence Hall	1969	3-Levels, Residential, 85 Beds, Elevators	19,800
13	Charlotte G. Lowder Science Building	2000	2-Levels, 4 Classrooms, 7 Offices, 6 Labs	23,760
14	Bessie Miles Mead Hall	1978	1-Level, 3 Classroom, 2 Offices, 2 Labs	7,350
15	Maintenance Facilities		Service	
16	Maintenance Shop	1970s	1-Level, Maintenance, Storage	2,040
17	President's Home	1910	2-Levels, College Receptions and Potential President's Residence	9,000
18	John Ingle Riddle Gym/Wellness Center	1960	1-Level, Educational, Office, Recreational, Basketball court is sufficient for non-competitive use (is 84' long vs 94' for NCAA)	18,320
19	Women's Missionary Union Residence Hall			51,600
20	Rose Arbor			
21	Tennis Courts			
22	Softball Field			
23	Soccer Field			
	Total			362,170

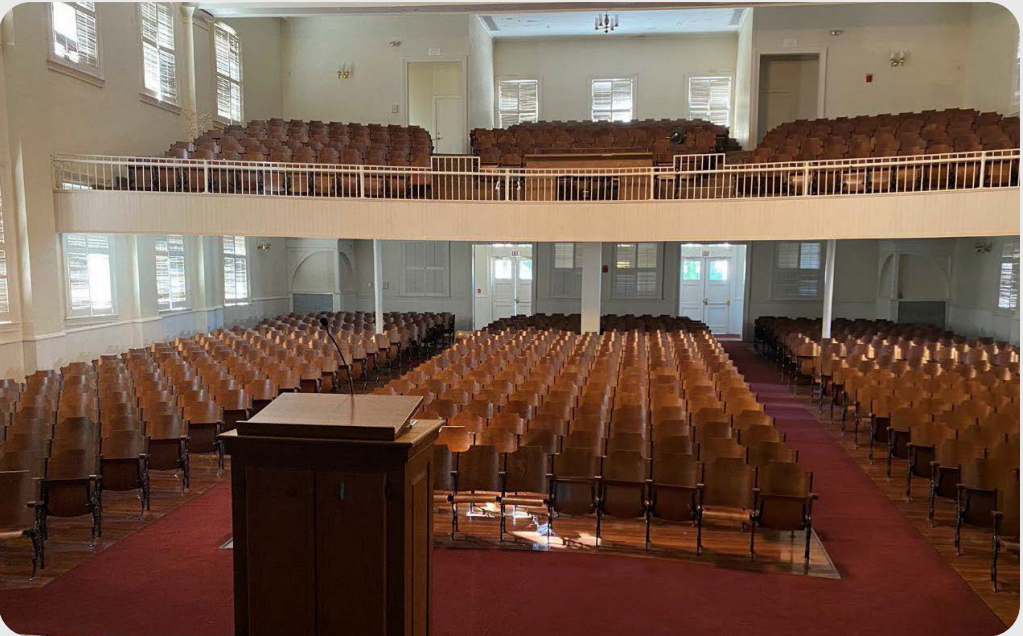
Campus Photos



Campus Photos



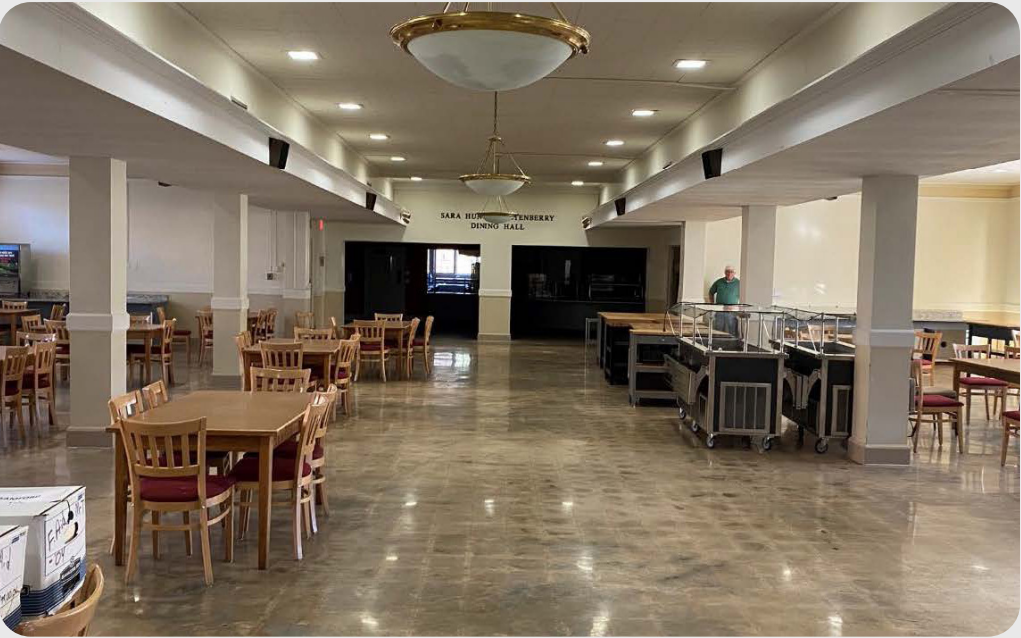
Campus Photos



Campus Photos



Campus Photos



Campus Photos



Parcel ID Outline

PERRY COUNTY, AL PARCEL OUTLINE

According to Perry County, AL GIS

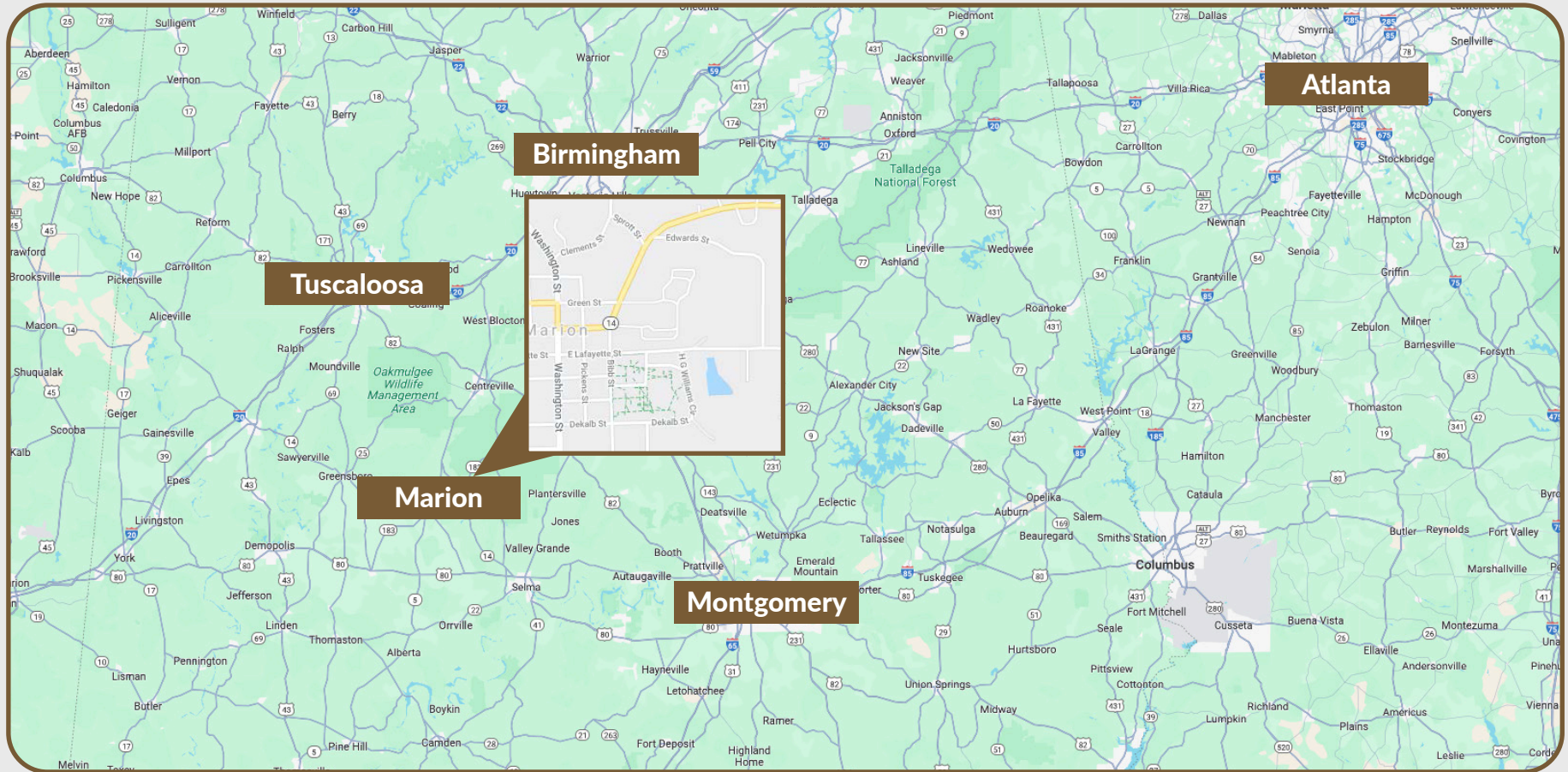
31 Parcels Totaling 150.59+/- Acres

Owned by Judson College

#	PARCEL	ACREAGE
1	53 13 01 12 4 003 038.000 0	0.92
2	53 13 01 12 4 003 042.000 0	0.24
3	53 13 01 12 4 003 048.000 0	1.00
4	53 14 03 07 3 001 021.000 0	0.24
5	54 14 03 07 3 001 023.000 0	0.24
6	53 14 03 07 3 001 024.000 0	0.51
7	53 14 03 07 3 002 007.000 0	47.00
8	53 14 03 07 3 002 008.000 0	1.08
9	53 14 03 07 3 002 009.000 0	0.44
10	53 14 03 07 3 002 011.000 0	0.52
11	53 14 03 07 3 002 012.000 0	0.98
12	53 14 03 07 3 003 023.000 0	0.17
13	53 14 03 07 3 003 024.000 0	0.24
14	53 14 03 07 3 003 029.000 0	0.45
15	53 14 03 07 3 003 030.000 0	0.79
16	53 14 03 07 3 003 030.001 0	0.30
17	53 14 03 07 3 003 035.000 0	0.39
18	53 14 03 07 3 003 036.000 0	0.28
19	53 14 03 07 3 003 038.000 0	0.41
20	53 14 03 07 4 001 003.002 0	5.07
21	53 14 03 07 4 002 001.000 0	0.49
22	53 14 03 07 4 002 005.000 0	1.72
23	53 14 03 07 4 002 008.000 0	0.93
24	53 14 03 07 4 002 008.003 0	0.53
25	53 14 03 07 4 002 009.000 0	3.10
26	53 14 03 07 4 002 009.002 0	3.40
27	53 14 04 18 1 001 008.000 0	56.80
28	53 14 04 18 2 001 001.000 0	19.00
29	53 14 04 18 2 001 001.003 0	0.98
30	53 14 04 18 2 003 001.000 0	1.00
31	53 14 04 18 2 003 003.001 0	1.37
	TOTAL	150.59



Location, Transportation & Access



Airports

Perry County Airport:
11.3 miles

Greensboro Municipal Airport:
23.5 miles

Birmingham-Shuttlesworth
International Airport: 80.3 miles



Public Transportation

Intermodal Transit Facility,
Montgomery, AL
AMTRAK Rail and Greyhound
Bus – 78 miles



Roadway Access

Alabama Hwy 14: 0.1 miles

Alabama Hwy 5/183: 1.0 miles

Interstate 65: 52.3 miles



Distances to Major Cities

Greensboro, AL - ~19 miles
Selma, AL - ~26 miles
Tuscaloosa, AL - ~55 miles
Montgomery, AL - ~75 miles
Birmingham, AL - ~75 miles

Local Attractions

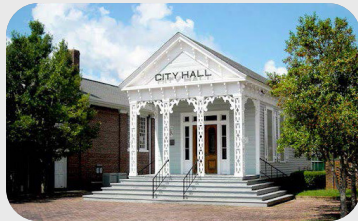
Some excerpts from the City of Marion, AL regarding the charm & attraction:



“We are in the center of Bibb County (Centerville, AL), Hale County (Greensboro & Newbern, AL), Selma, AL and Uniontown, AL ...harboring only 15 minutes from each of the cited cities. Marion is less than an hour from Tuscaloosa, AL, and under two hours from the State’s Capitol Montgomery, AL, and Alabama’s largest metro area Birmingham.”



“Marion has a classic courthouse on the square and is surrounded by beautiful churches and antebellum homes. We are one of the few small cities with a state-of-the art airport with a 6,400 foot runway and fueling facility at Vaiden Field. Our city houses a leading scientific research facility at the Freshwater Biodiversity Center.”



“Marion is a beautiful city. Marion is compact and walk -able. Almost everything in Marion is within a twenty-minute walk or a ten-minute bike ride.”



“Marion Military Institute (MMI) is the oldest military junior college in the nation. MMI has a place of prominence along Washington Street, Marion’s main street.”



“The Cahaba River offers scenic views for while canoeing, fishing, and bird watching. Public boat ramps are available near Sprott at the Perry County Hwy. 14 bridge area.”

Source:
<https://cityofmarional.org/about>



**This property offers a rare opportunity.
Schedule an executive briefing.**

Bill Mackey CCIM, ALC

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INSPECTIONS ARE BY APPOINTMENT ONLY

All communications, inquiries and requests for information relating to these materials should be addressed to Bill Mackey. Interested parties must contact Bill Mackey to schedule access and not visit the premises on their own.