



**COLDWELL BANKER**  
**BARNES**



Eden Smith

# FOR SALE

## Madison-Haywood Developmental Services

Garland Drive | Jackson, Tennessee





This prime listing is for three buildings situated on approximately 9.3 acres of land in a highly desirable North Jackson location. Former home to Madison-Haywood Developmental Services. These buildings have been well-maintained and serviced are move-in ready. Each building contains a lobby, offices, classrooms, and heated and cooled warehouse spaces. Abundant parking is available on site. Easy access to Hwy 45 and I-40. Adjacent to Jackson Clinic North campus and major shopping.

New additions to the Jackson/West Tennessee area include:

The Great Wolf Lodge (Jackson)

Georgia-Pacific Manufacturing (Jackson)

Blue Oval City (Ford's 5.6 billion dollar campus - 40 minute commute)



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[edensmith.com](http://edensmith.com)

731.225.8004

731.668.1777



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# Madison-Haywood Developmental Services

Garland Drive | Jackson, Tennessee

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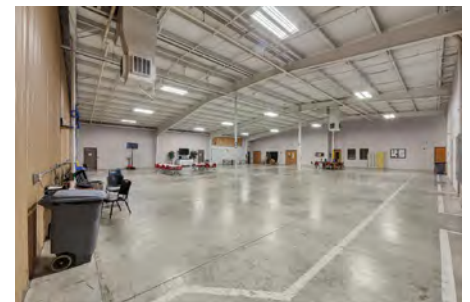
731.668.1777

MHDS (Madison Haywood Developmental Services) is a private non-profit Agency serving individuals with developmental disabilities and mental health issues. MHDS contracts with Tennessee's Department of Intellectual Disabilities and MCO's to provide a variety of programs. MHDS began in Jackson in 1972 as an activities center to provide a Facility Based day program for individuals to gather and socialize. A few years later it expanded its services to include Residential by adding group homes to its program. As demand for services increased MHDS moved into the Robert Smith Developmental on Garland Drive. From there the Agency expanded into Haywood, Hardeman and McNairy Counties to provide Facility Based Services with buildings in those Counties. The Residential part of the program continued to grow to over 65 homes in those Counties. Today MHDS serves over 270 individuals with 450 Employees in a variety of programs.

A few years ago, the Federal Government shifted to funding Community Based Services instead of Facility Based Services and the State of Tennessee adopted this philosophy. MHDS closed its workshop's in their Facilities and began doing Community Based Services, thus eliminating their need for large buildings.

MHDS has made a decision to sell its properties in Jackson, Brownsville, Bolivar and Selmer as the need for those buildings no longer exists.

# Madison-Haywood Developmental Services



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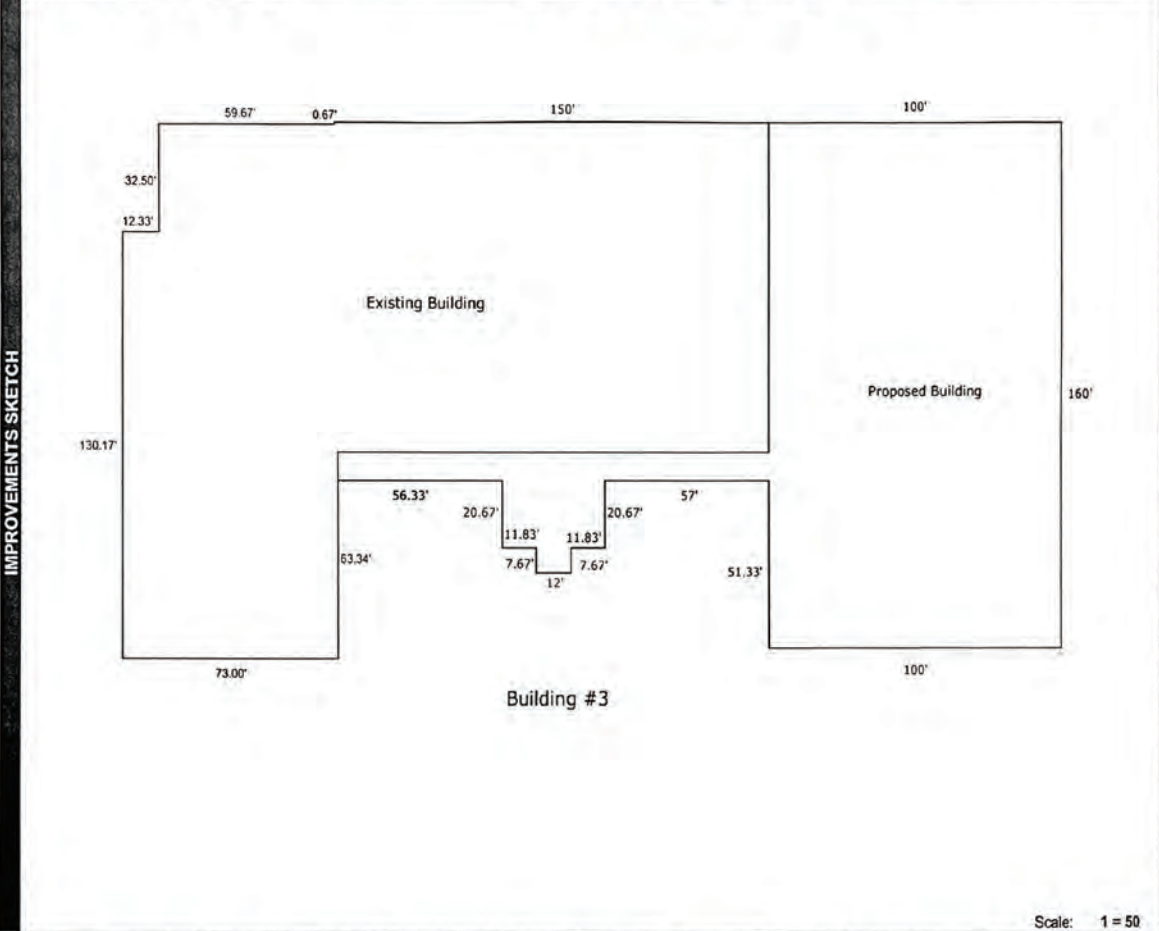
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# SKETCH/AREA TABLE ADDENDUM

File No V-090397

<b>SUBJECT</b>	Property Address	38 Garland Drive						
	City	Jackson	County	Madison	State	TN	Zip	38305
	Borrower	Madison Haywood Developmental						
	Lender/Client	First South Bank	L/C Address 1862 Highway 45 Bypass - Jackson, TN 38305					
	Appraiser Name	David W. Horton, IFA	Appr Address 211 East Baltimore - Jackson, TN 38301					



Scale: 1 = 50

AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GBA1	Existing Area	26374.31	44495.24	Existing Area		
	Proposed Area	18120.93				
				63.34 x 73.00		4623.61
				32.50 x 209.67		6814.17
				66.83 x 222.00		14836.04
				0.5 x 63.34 x 0.00		0.00
				0.67 x 150.00		100.50
				Proposed Area		
				0.5 x 8.67 x 0.00		0.01
				100.00 x 100.00		10000.00
				51.33 x 100.00		5133.00
				20.67 x 35.67		737.11
				249.00 x 8.67		2158.80
				7.67 x 12.00		92.00
	Net BUILDING Area	(rounded)	44495	11 Items	(rounded)	44495



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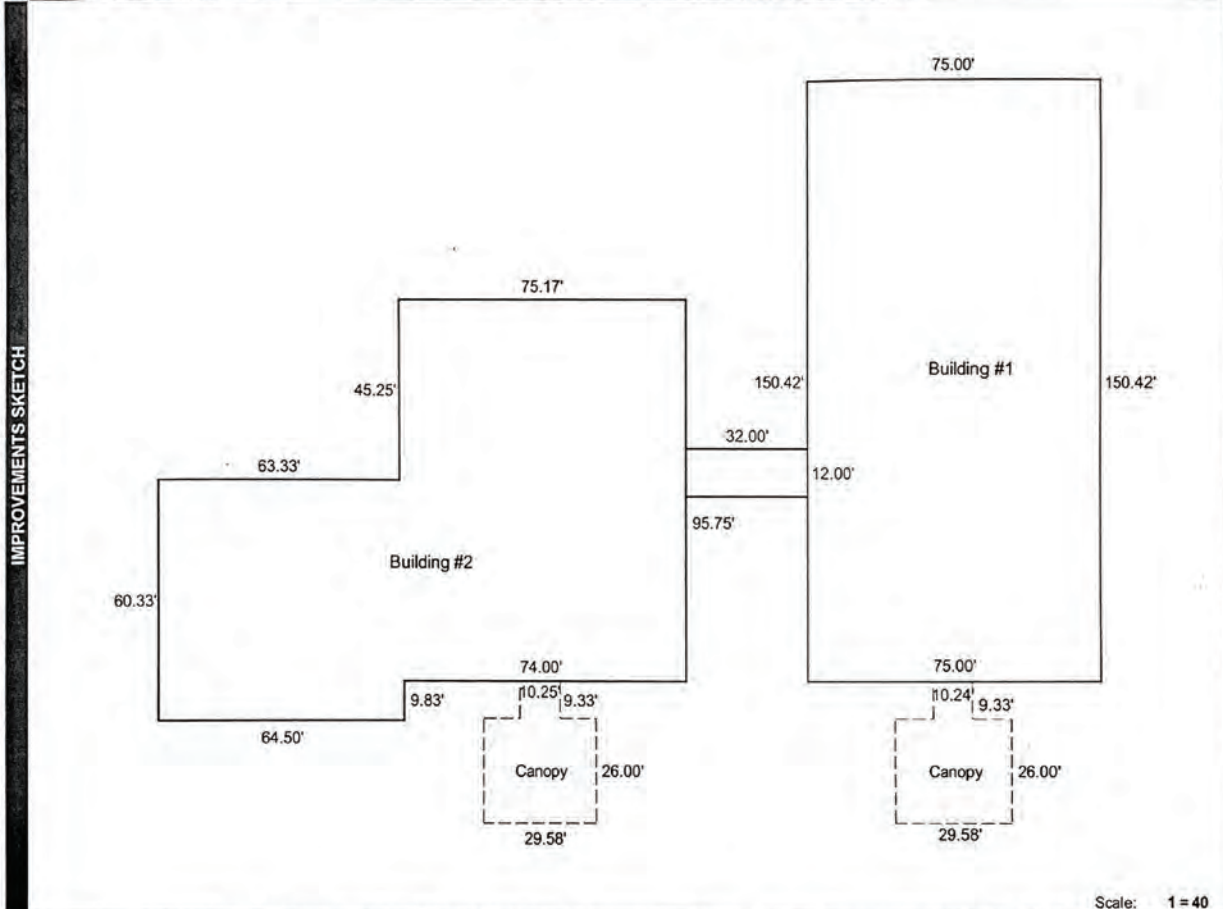
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# SKETCH/AREA TABLE ADDENDUM

File No V-090397

SUBJECT	Property Address	32 & 34 Gariand Drive						
	City	Jackson	County	Madison	Slate	TN	Zip	38305
	Borrower	Madison Haywood Developmental						
	Lender/Client	First South Bank	L/C Address	1862 Highway 45 Bypass - Jackson, TN 38305				
	Appraiser Name	David W. Horton, IFA	Appr Address	211 East Baltimore - Jackson, TN 38301				



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GBA1	Building #1	11029.94		Building #1		
	Building #2	11281.50		0.5 x 64.50 x 9.83		.634.25
	Breezeway	384.00	22695.44	0.5 x 74.00 x 0.00		0.00
P/P	Canopy	868.65		138.50 x 50.50		6994.25
	Canopy	864.62	1733.27	45.25 x 75.17		3401.44
				Building #2		
				75.00 x 150.42		11281.50
				Breezeway		
				32.00 x 12.00		384.00
				6 Items	(rounded)	22695
	Net BUILDING Area	(rounded)	22695			

Brad Dean

APEX SOFTWARE 800-858-9958

Apex 100-w Apex Medina 57

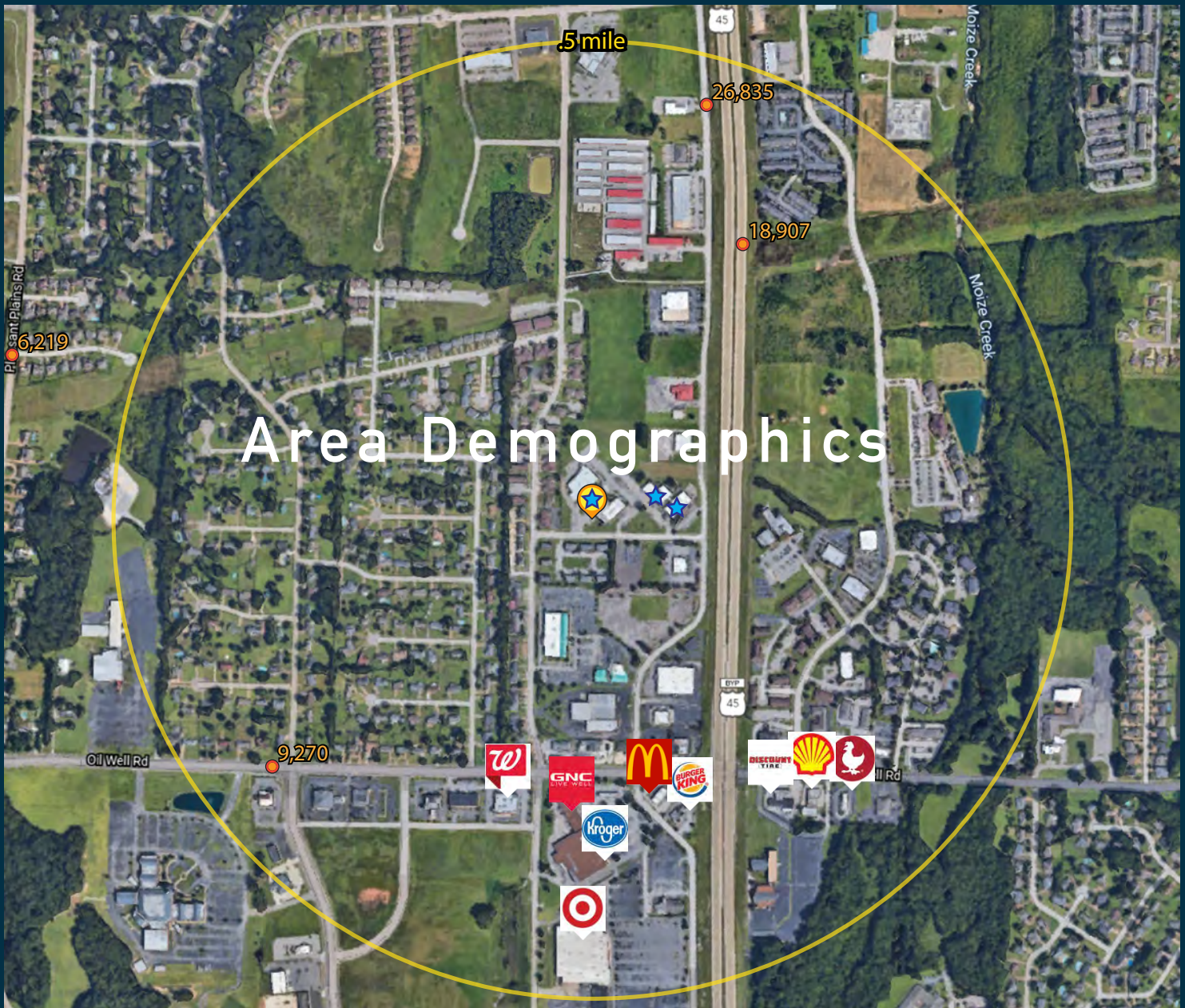


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32, 34, 38 Garland Dr. Jackson, TN, 38305



## DETAILS

DEMOGRAPHICS	1 mile	3 mile	5 mile
Average Household Income	<b>82,784</b>	<b>\$88,000</b>	<b>\$80,054</b>
Population	<b>4,595</b>	<b>32,588</b>	<b>54,761</b>
Median Age	<b>35</b>	<b>37</b>	<b>38</b>
Occupied Units Owner	<b>213</b>	<b>2,370</b>	<b>6,745</b>

## CONTACT INFORMATION

Eden Smith  
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 o.731.668.1777  
 eden@edensmith.com

**COLDWELL BANKER  
 REAL ESTATE NOW**  
 Each office Independently  
 owned and operated



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# Marketing Strategy

Offering Memorandum  
Loopnet - Costar Listing  
Multiple Listing Service  
Website & Social Media  
Virtual Tour  
On Site Custom Signage Featuring Listing Information

# Terms of Agreement

Price \$5,695,000  
One-year Term  
Compensation To Be 4% of Sales Price  
Special Stipulations:

- Owners will consider subdividing property
- Buyers to submit pre-approval letter from lender or provide proof of funds letter

Eden Smith

Commercial  
Retail  
Medical  
Leasing  
Industrial

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**2019-2021**

# Client List

Simmons Bank / Jackson, Tn  
M & M Development / Knoxville, TN  
West Tennessee Bone & Joint / Jackson, TN  
Roy Schmidt, Dr. / Jackson, TN  
North Riverside Capital Company, LLC / Jackson, TN  
Madison Co-op / Jackson, TN  
Farmers and Merchants Bank / Dyer, TN  
RMR Investments / Jackson, TN  
InSouth Bank / Jackson, TN  
Old Medina Associates, N.E. / Jackson, TN  
BC Partners / Jackson, TN  
Wee Care Daycare / Jackson, TN  
Leaders Credit Union / Jackson, TN  
Multisite Properties / Jackson, TN  
Poplar Height Church / Jackson, TN  
Waffle House / Jackson, TN  
JACK'S / Jackson, TN  
JHG Hospitality, LLC / Jackson, TN  
Cox Family Trust / Jackson, TN  
Doctor's Diet Center / Jackson, TN  
Mighty Products / Jackson, TN  
Marcos Pizza / Jackson, TN  
Kelly Richardson Investments

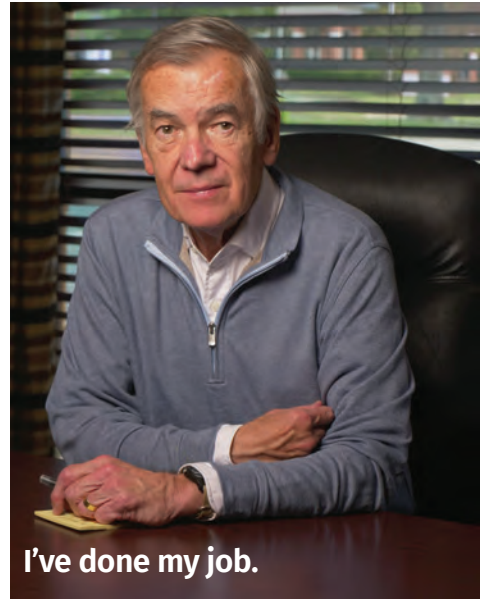
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**When the buyer and seller leave the table happy, I've done my job.**

## **PERSONAL**

Graduate of The CITADEL, Military College of South Carolina

Graduate Degree in Banking from Rutgers University

Two Time President of the YMCA

Chamber of Commerce Member

Leadership Jackson Alumni

Volunteer Children's Tutoring Ministry

## **REAL ESTATE DEVELOPMENTS**

Westchester Estates

Grasslands Subdivision

Timberlake Estates East

Oakmont Woods

Daniel Industrial Park

Thomsen Farms

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