



**COLDWELL BANKER  
BARNES**

Eden Smith

**FOR SALE**

# Madison-Haywood Developmental Services

Moss Lane | Bolivar, Tennessee





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This prime listing is situated on approximately 6.7 acres of land in a highly desirable Bolivar/Hardeman County location. Former home to Madison-Haywood Developmental Services. This building has been well-maintained and serviced, and is move-in ready. It contains a lobby, multiple offices and classrooms, and has heated/cooled warehouse spaces. Abundant parking is available on site. Easy access to Hwy 64.

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Moss Lane | Bolivar, Tennessee



**Eden Smith**

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

731.225.8004

731.668.1777



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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 Service



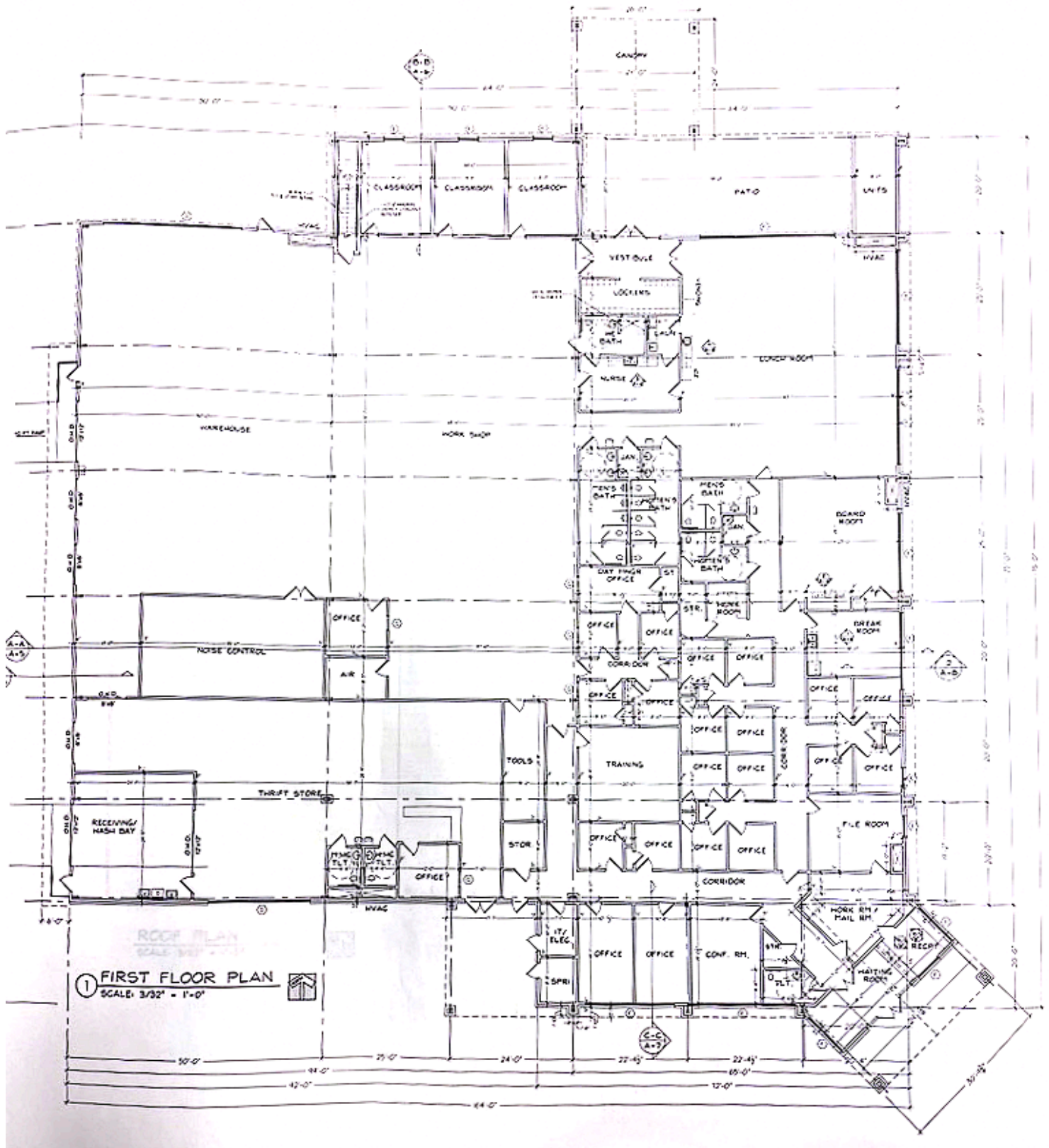
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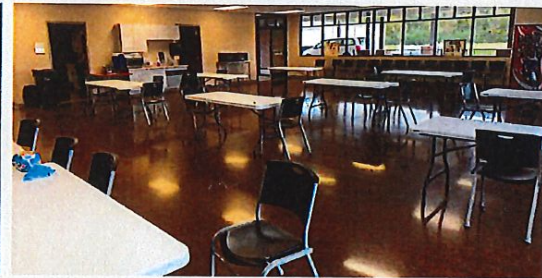
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# FOR SALE



615 MOSS LN BOLIVAR, TN 38008



Bolivar Industrial Park  
Adjoins Highway 64  
6.7 Acres 25,992 SF Industrial/Office

12,492 SF Office Space  
13,500 SF Warehouse/Shop Area

Industrial Metal/Steel Building  
\$2,200,000

📞 731-225-8004 | 731-668-1777

✉️ eden@edensmith.com

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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

One-year Term  
Compensation To Be 4% of Sales Price  
Price \$2,200,000  
Special Stipulations:  
• Buyers to submit pre-approval letter from lender or  
provide proof of funds letter

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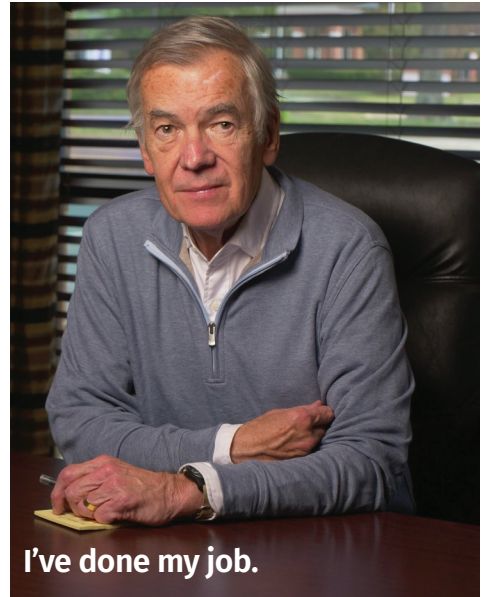
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**When the buyer and seller leave the table happy, I've done my job.**

## **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

Madison County Ethics Committee Member

## **REAL ESTATE DEVELOPMENTS**

Westchester Estates

Grasslands Subdivision

Timberlake Estates East

Oakmont Woods

Daniel Industrial Park

Thomsen Farms

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