

FOR SALE



6525 State Highway 22 – (Weakley Co.), Dresden, TN

FOR SALE – Offering Memorandum

CONTACT US

Brannon Butler at 615-354-3448

State of Tennessee Real Estate Asset Management
Department of General Services
WRS Tennessee Tower, 22nd Floor
312 Rosa L. Parks Ave., Nashville, TN 37243

Properties will be offered by Sealed Bid at a date and time to be determined. No offers will be accepted until such time as the State of Tennessee has advertised when Sealed Bids are due.

TABLE OF CONTENTS

➤ SUMMARY

- Highlights
- Property Aerial
- Area Map

➤ PROPERTY INFORMATION

- Physical Description
- Property Photographs

➤ MARKET AREA OVERVIEW

- Demographics
- Local Area Overview

➤ TERMS OF OFFERING

➤ BID FORM

CONFIDENTIALITY AND DISCLAIMER AGREEMENT

CONFIDENTIALITY - The enclosed information ("Presentation") is provided to you, strictly for your own personal use in determining whether to pursue negotiations to acquire certain properties (defined as the "**Property**") in which The State of Tennessee, on behalf of its Agencies (both defined as "**Seller**") own. Further distribution of the information contained herein without prior written permission from Seller is strictly prohibited. If you decide not to pursue an acquisition of the Property, please return this Presentation immediately to Seller.

INFORMATION DEEMED CORRECT, THOUGH NOT WARRANTED - This Presentation contains select information that Seller believes to describe the Property adequately. We do not present this information as being all-inclusive or as containing all pertinent information necessary to a prudent acquisition decision. Interested parties are advised to confirm all facts, figures, and representations contained herein for themselves. Any prudent buyer should include an independent investigation of this Presentation and the Property.

INDEPENDENT INVESTIGATION REQUIRED - This Presentation should not be considered an all-inclusive representation of the state of affairs of the Property. The fact that errors, omissions, and changes are possible require that a prudent buyer **MUST** independently confirm all information pertinent to the condition and affairs of the Property.

PACKAGE DELIVERED SUBJECT TO PRECEDING CONDITIONS - In accepting this package, you agree to be bound by the conditions and requirements detailed in this Confidentiality and Disclaimer Agreement.

SUMMARY

The State of Tennessee is pleased to offer for disposition the property located at 6525 State Highway 22 in Dresden, Tennessee, a former Armory Facility of the Department of Military. This property presents a unique opportunity for redevelopment, public use, or private investment in this West Tennessee community.

Property Overview

- **Site Area: Approximately 19 Acres**
- **Gross Building Area: 26,715 SF Total**
 - **Main Facility: 23,825 SF**
 - **Detached Building: 2,890 SF**
- **Year Built: 1989**
- **Zoning: M-2 (Industrial)**
- **Location: Direct frontage on State Highway 22, at the entrance of the Dresden Industrial Park**

This facility was originally designed and utilized as a military training and administrative complex, offering large flexible spaces, durable construction, and expansion potential across its 19-acre tract. With M-2 zoning, the property is well-suited for a variety of uses, including light industrial, logistics, manufacturing, commercial redevelopment, or civic/community purposes.

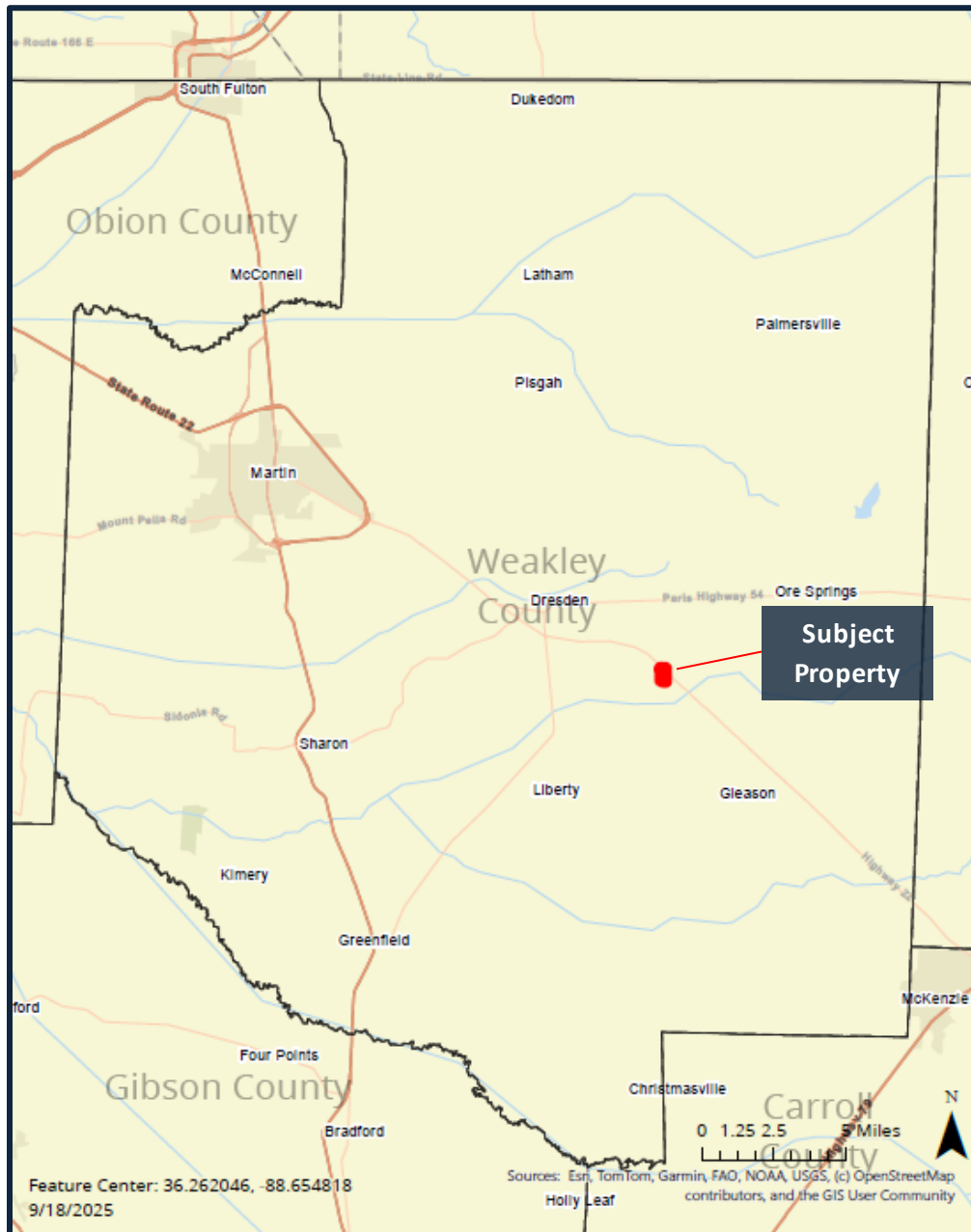
Dresden, the county seat of Weakley County, is known for its business-friendly environment, and strong regional connections. The property's location at the entrance of the Dresden Industrial Park, places it within an established hub for commerce and industry, offering access to skilled labor, infrastructure and transportation routes. Weakley County is home to the University of Tennessee at Martin (UT Martin), a major regional university that contributes highly educated workforce and a strong local economy.

With its proximity to regional highways, established industrial base, and community support for growth, Dresden and Weakley County provide an excellent backdrop for investors and organizations seeking a strategic and cost-effective location in West Tennessee.

PROPERTY AERIAL



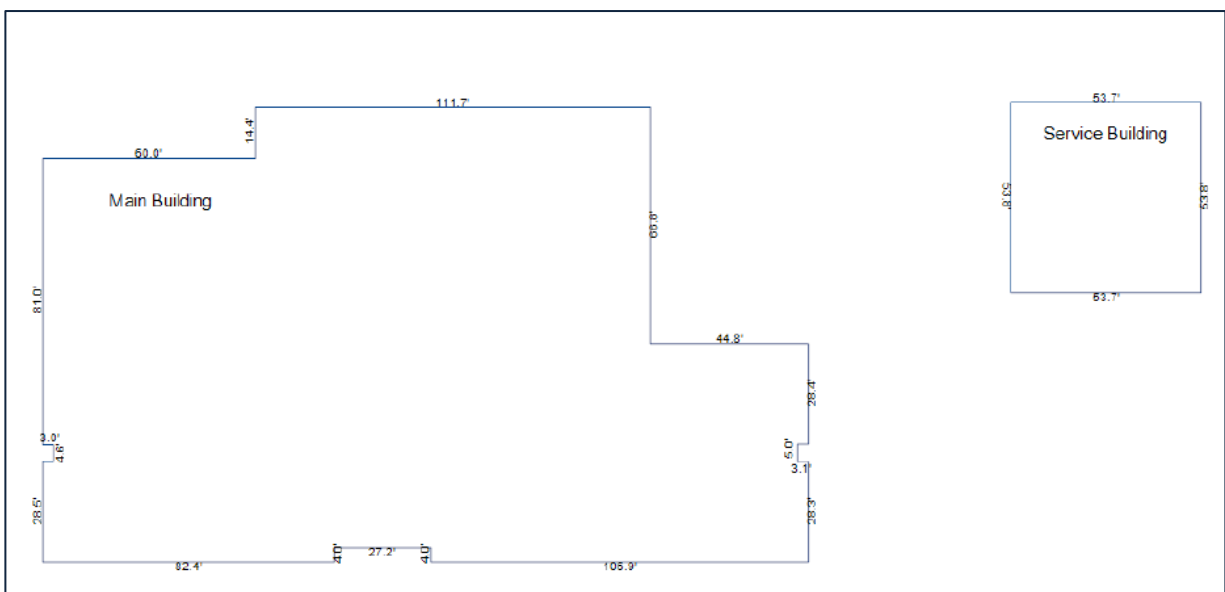
AREA MAP



PROPERTY INFORMATION

The property was originally constructed in 1989 as a National Guard Armory and includes two primary structures: a main training facility of approximately 23,825 SF and a detached service building of approximately 2,890 SF, for a total gross building area of 26,715 SF. The main facility features offices, classrooms, assembly space, kitchen, safe room, storage and restrooms, providing a flexible layout for a variety of future uses.

Stories:	One-Story
Foundation:	Concrete slab
Frame:	Concrete Block
Roof:	Flat steel frame room with metal decking.
Exterior Walls:	Brick Veneer
Interior Walls:	Painted concrete block. Partial ceramic tile walls in certain areas.
Windows:	Single hung aluminum frame windows
Lighting:	Recessed fluorescent lights in finished areas. Surface mounted fluorescent lights in the assembly room, safe room and storage areas.
Floors:	Vinyl tile in most finished areas. Carpet, Ceramic tile and concrete floors in certain areas.
Heating & Air:	HVAC units are roof mounted. Assembly room and some storage rooms are not air conditioned.
Sprinkler System:	No



PROPERTY PHOTOS





MARKET AREA OVERVIEW

LOCAL MARKET DEMOGRAPHICS			
Line Item	One Mile	5 Miles	10 Miles
Population	415	6,667	13,425
Income:			
• Average HH	\$63,537	\$62,759	\$61,778
• Median HH	\$43,249	\$46,510	\$46,437
Family Households	163	2,742	5,603
Owner Occupied	115	1,907	3,997
Median Home Value	\$110,000	\$98,441	\$112,271

The property is located in Dresden, Tennessee, the county seat of Weakley County, approximately 50 miles north of Jackson, the regional economic center. Weakley County, with a population of about 33,000 residents, is supported by a diverse economy, strong workforce, and proximity to major highways including State Highway 22, U.S. Highway 45 East, and State Highway 54.

Dresden itself has a population of approximately 3,000 residents and benefits from its location along State Highway 22, providing direct access to surrounding communities and regional markets. As of March 2025, Weakley County maintained a low unemployment rate of 3.5%, reflecting stable economic conditions and local employment opportunities. The traffic counts in this area are approximately 8,300 vehicles per day.

TERMS OF OFFERING

ALL CASH - "AS IS"

The State of Tennessee (the "State") requests sealed bids for the purchase of the Real Estate located at 6525 State Highway 22, Dresden, TN, Weakley County.

NO MINIMUM BID

The State will accept sealed bids until **2:00 p.m. (Central Time) on to be determined, 2025**. The State reserves the right to refuse and/or reject any and all bids. Please contact us (or visit our website) for bid package and additional information.

BID PROCEDURE

METHOD: Sale is to be by the sealed bid method. The State reserves the right to refuse and/or reject any or all bids.

OPENING: Sealed bids will be opened within two (2) business days after the Bid Due Date. Bids must be received by the State of Tennessee Real Estate Asset Management no later than 2:00 p.m. (Central Time) on **to be determined, 2025**. Late bids will be returned unopened.

FORMAT: The bid must state the amount of the bid and identify the individual or entity to whom the property will be conveyed. Bids must be sealed and contain the following information on the bottom left hand corner of the envelope:

BID ENCLOSED: TR 25-04-003
BID DUE DATE: to be determined, 2025

SECURITY DEPOSIT: The bid must include a security deposit by cashier's check, in the amount of five percent (5%) of the total bid, payable to the State of Tennessee. Security deposits will be deposited the next business day. The security deposit will be applied to the purchase price for the successful bidder. The security deposit will be forfeited if the successful bidder fails to perform. Security deposits will be returned to unsuccessful bidders by separate State warrants.

EVALUATION: As a part of its evaluation of the proposals received, the State reserves the right to hold a Best and Final round of offers (the "BAFO"). In the event the State does hold a BAFO, the State shall notify the parties whose bids were received on time.

AWARD OF BID: Bids will be either accepted or rejected at the conclusion of bid evaluations within forty-five (45) days from the bid opening date.

TERMS OF SALE: The property will be sold "as is" for cash due upon closing. The balance of the purchase price shall be paid by cashier's check payable to the State of Tennessee within fifteen (15) days. All of the State's right, title and interest will be conveyed to buyer by quitclaim deed without any warranties or covenants.

FORWARD BIDS TO:

State of Tennessee Real Estate Asset Management
312 Rosa L Parks Ave, 22nd Floor
Nashville, TN 37243-0299
Attn: Brannon Butler

PROPERTY CONDITION DISCLOSURE

All information is provided so that interested parties may make informed decisions regarding this property. Accuracy is not guaranteed and it is not intended to be all inclusive. This is not a warranty or a substitute for any professional inspections or warranties that purchasers may wish to obtain. Purchasers agree to accept the property "as is".

STATE OF TENNESSEE TR. 25-04-003

6525 State Highway 22
Dresden, Weakley, TN

BID FORM

I, _____, submit a bid of
\$ _____, for 6525 State Highway 22 being the same property
identified by the proposal information for STREAM Transaction Number 25-04-003.

Enclosed is a cashier's check payable to the **State of Tennessee** in the amount of
\$ _____ which constitutes the required bid deposit of five percent (5%) of
my total bid. The balance shall be paid upon notification by the State of Tennessee that
the deed has been fully executed and is ready for delivery.

Please **Print** Name(s) Below:

Please **Sign** Name(s) Below:

Please provide below the exact name of the Grantee(s) and the address for notification
of property taxes to be used if you are the successful bidder.

Grantee Name

Grantee Address

City/State/Postal Code

Phone Number

Email