



**ANDERSON MEMORIAL
BUILDING**
10,484 square feet

SITE SPECIFICATIONS

Location: 1220 C of E Drive
Emporia, Kansas 66801.

Legal: C of E Center of Emporia, Block B, Lot 26
Emporia, Kansas (1.3 acres).

Lot Frontages: 195.44 feet fronting on C of E
Drive.

Zoning: Commercial (C-1)

Type of Construction: The one and two-story
limestone block building sits on a raised foundation.
Two, one-story gable units flank a center, two-story,
domed unit.

Former Use: The Anderson Memorial Library
funded by Carnegie was opened in 1902 for the
College of Emporia. The College of Emporia closed
in 1974. The Way College, a religious college
operated the library until 1991. The library was
acquired by two Emporian's Earl Sauder and Joe
Cannon then donated to Emporia State University
who used the facility for archives. In 2015 John &
Justin Mallon and Steve Haught purchased the
building.

Other: The former College of Emporia campus
was redeveloped into a mixed use business park.
Located east of the property is former student union
building is Birch Communications, west of the
building is Kenyon Heights which was converted into
apartments. Other uses on the campus are single
family homes to the north, assisted living facilities,
Emporia Daycare, a church, a Christian elementary
school, a dentist office, a professional office building
and KVOE radio station.

BUILDING SPECIFICATIONS

Garden level: 4,430 sq. ft.
East wing
East office and west office
North wing
NE office, SE office and reading room
West wing
West office, SE office and boiler room
Central room
Mechanical equipment, NE office, storage,
hallway and restrooms

First floor: 4,316 sq. ft.
East Wing 837 sq. ft.
North Wing 675 sq. ft.
West Wing 837 sq. ft.
Center Room 1,967 sq. ft.
Bay area 25' x 50'

Second floor: 1,254 sq. ft.

Third floor: 484 sq. ft.

Total: 10,484 sq. ft.

Year of Construction: (circa)1902

HVAC: Natural gas boiler (new) and existing
chillers for air conditioning.

TRANSPORTATION

Highways: I-35, I-335, U.S. Highway 50. Site lo-
cated 1 1/2 miles from exit 130 on I-35.

Air Service: Commercial service available at
Wichita Mid-Continent Airport (96 miles) and Kan-
sas City International Airport (126 miles).

General Aviation: Emporia Municipal Airport,
south of Emporia four miles. Runway length 5,000

UTILITIES

Electricity: Westar Energy; on the east and south side of the lot is a 12,470V three phase line with 600 amp capacity.

Natural Gas: Kansas Gas Service (ONEOK) has a 4" natural gas main on the south side of the lot. The service line is 7/8" with 50 psig.

Water: City of Emporia; 10" water main on the south side of lot.

Sewer: City of Emporia; 12" adjacent to south side of building.

Telephone: Valu-Net FIBER has Gigabit fiber installed to the lot line. The Gigabit service provides secure broadband internet, Ethernet and voice communication services including analog voice, PRI and SIP trunk service to this location. For further information contact Rick Tidwell 620-208-5010.

TERMS-LEASE OR PURCHASE:

Owners just purchased building in January 2015. They prefer to lease but would consider selling. Price to be determined.

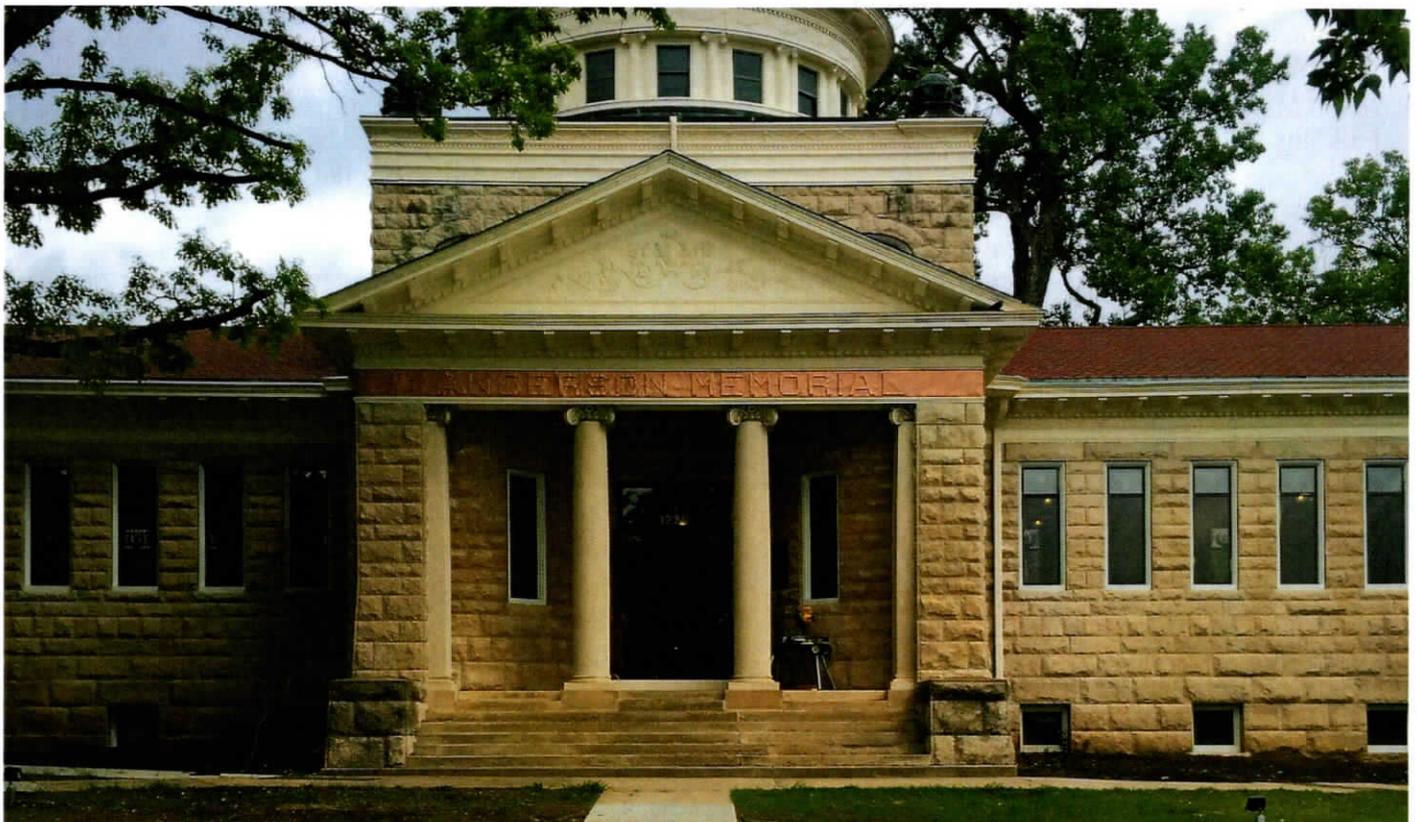
CONTACTS

Owner:

John Mallon
Evergreen Design Build
813 Graham Street
Emporia, KS 66801
620-342-6622

Economic Development Contact:

Kent Heermann, President
Regional Development Association
of East Central Kansas
719 Commercial
Emporia, Kansas 66801
620-342-1600
kheermann@emporiarda.org





Central Room entrance area



Staircase



Dome interior view



Top of dome

Anderson Library

Date Created: 3/16/2015



Overview

Legend

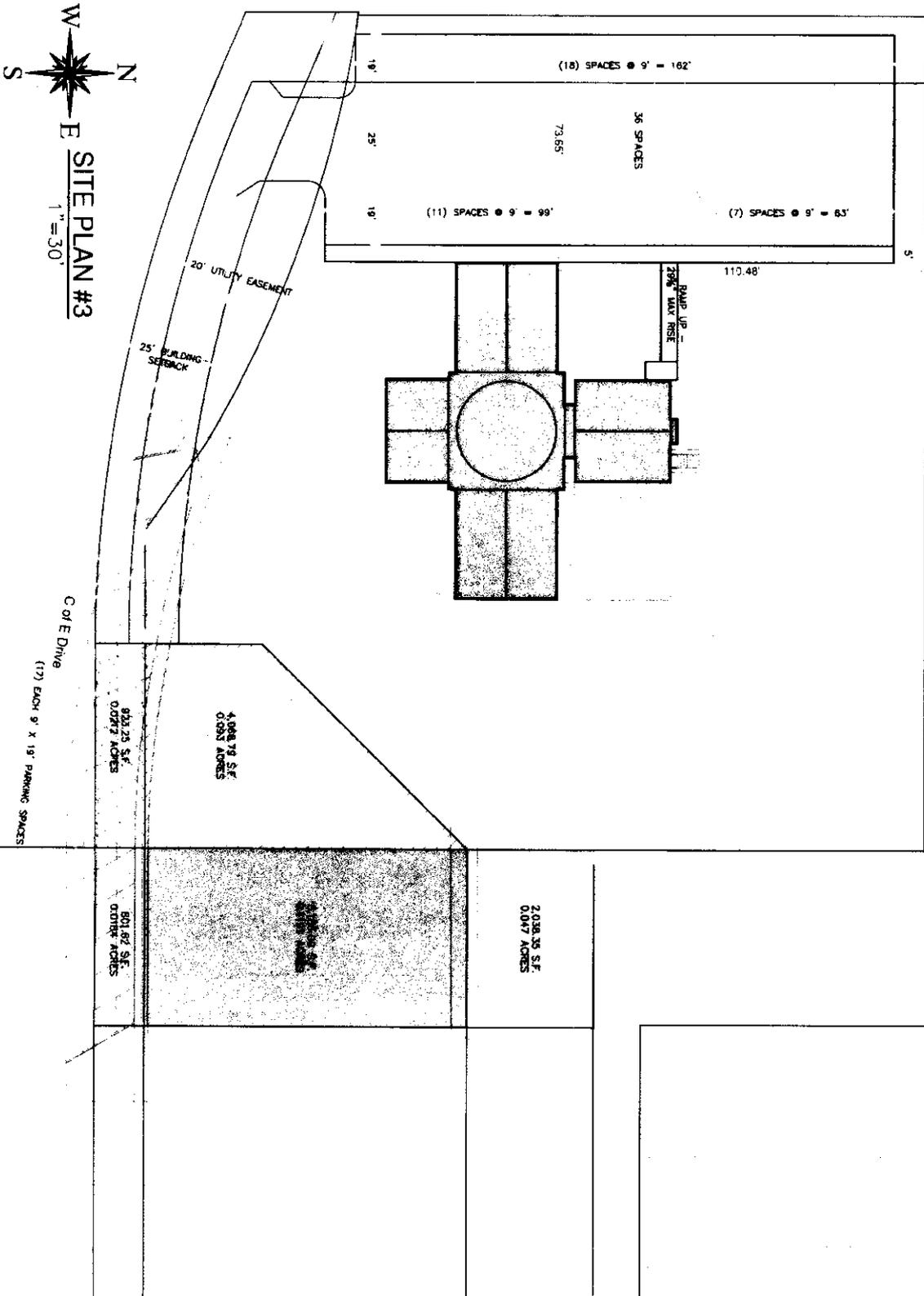
- Parcels
- Parcel Numbers
- Street Centerline
- City Limits

Parcel ID	1920901023027000	Alternate ID	n/a	Owner Address	HAUGHT, STEPHEN R
Sec/Twp/Rng	9-19-11	Class	C - Commercial & Industrial		1718 YUCCA LN
Property Address	1220 C OF E DRIVE Emporia	Acreage	1.300		EMPORIA, KS 66801-5640
District	005				
Brief Tax Description	C OF E CENTER OF EMPORIA, S09, T19S, R11E, BLOCK B, Lot 26, ACRES 1.3 <i>(Note: Not to be used on legal documents)</i>				

Last Data Upload: 3/14/2015 11:32:30 PM

Disclaimer: The data used to produce this map is not survey accurate. It is intended for tax purposes only.

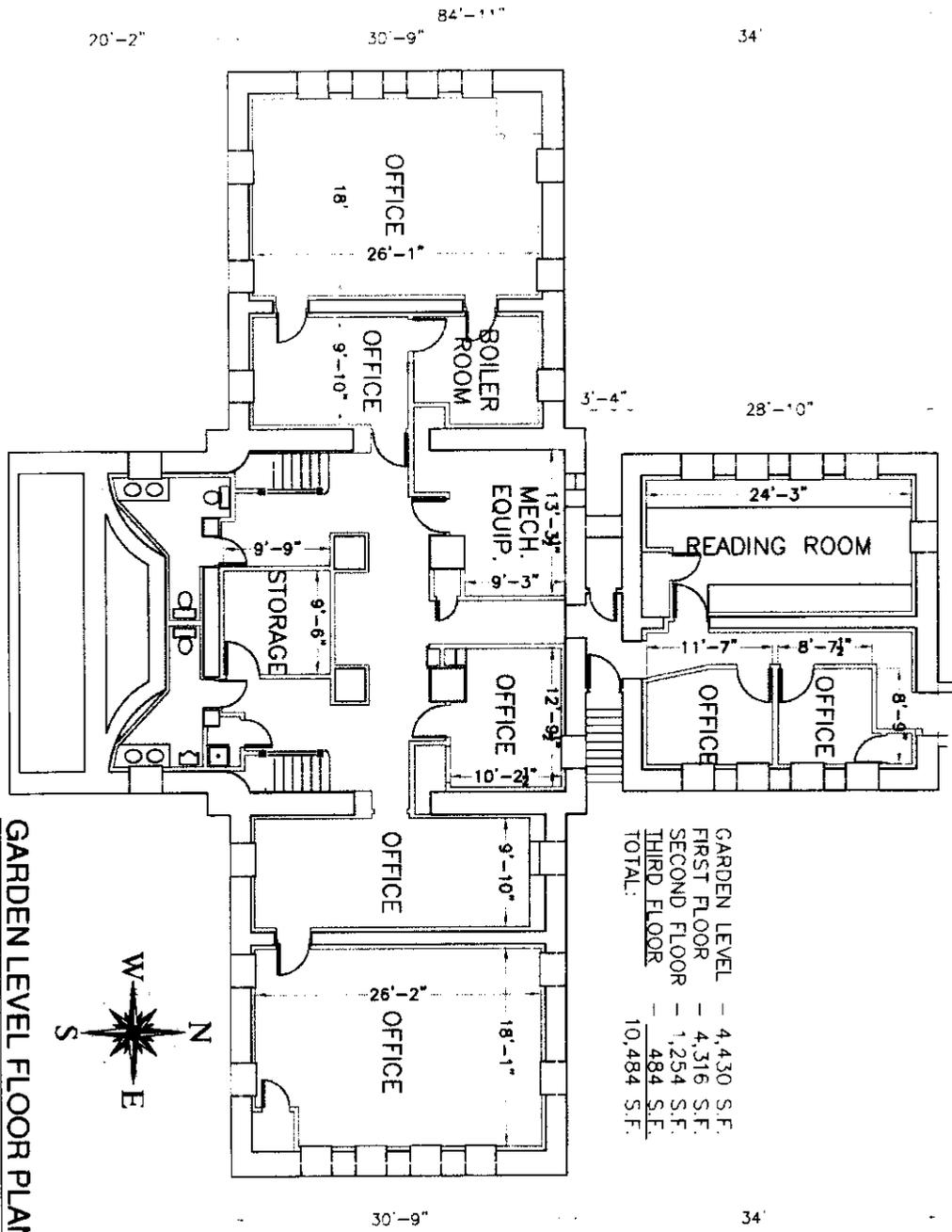
W
N
S
E
SITE PLAN #3
1" = 30'



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SCALE	AS NOTED	BY	MR
	03/03/15		
REVISED			
		JOB #	
			NO SITE3



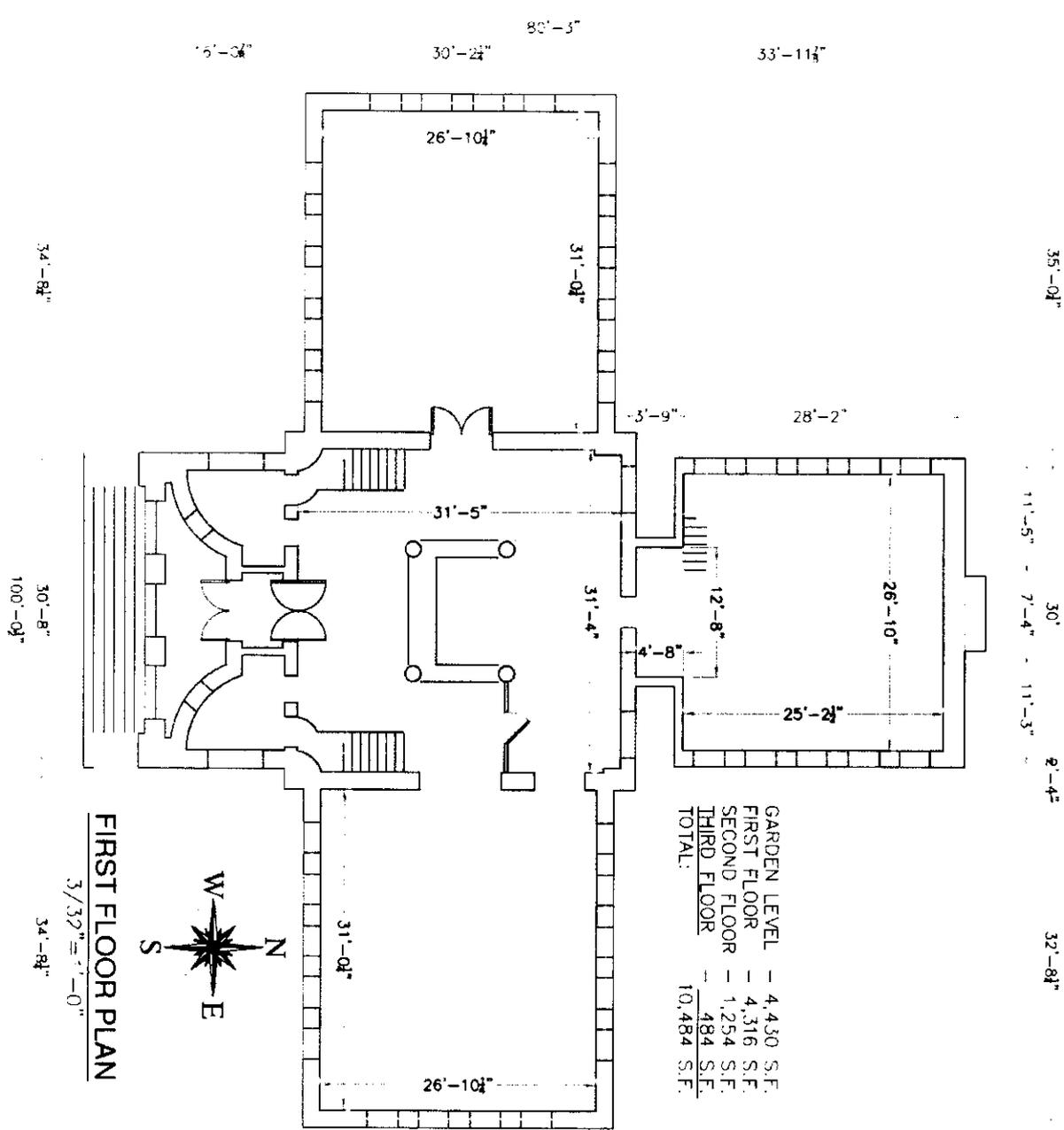
GARDEN LEVEL FLOOR PLAN

GARDEN LEVEL	4,430 S.F.
FIRST FLOOR	4,316 S.F.
SECOND FLOOR	1,254 S.F.
THIRD FLOOR	484 S.F.
TOTAL:	10,484 S.F.

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SCALE	AS NOTED	BY	MR
REVISED	03/03/15		
		JOB #	
		NO	A1.1



GARDEN LEVEL	-	4,430 S.F.
FIRST FLOOR	-	4,316 S.F.
SECOND FLOOR	-	1,254 S.F.
THIRD FLOOR	-	484 S.F.
TOTAL:		10,484 S.F.

FIRST FLOOR PLAN

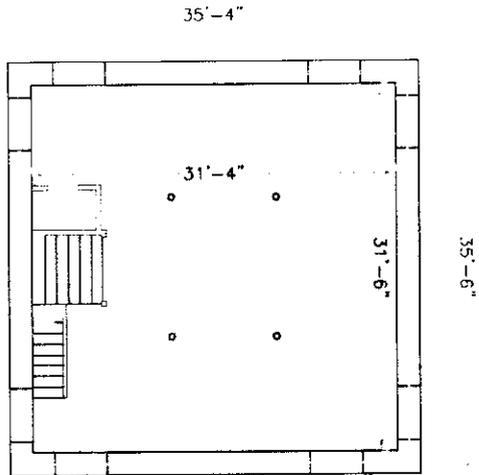
3/32" = 1'-0"

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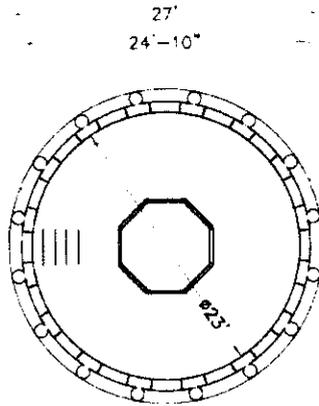
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SECOND FLOOR PLAN
3/32" = 1'-0"



GARDEN LEVEL -- 4,430 S.F.
 FIRST FLOOR -- 4,316 S.F.
 SECOND FLOOR -- 1,254 S.F.
 THIRD FLOOR -- 484 S.F.
 TOTAL: 10,484 S.F.

THIRD FLOOR PLAN
3/32" = 1'-0"



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03/03/15	
REVISED	
JOB #	
NO	A1.3



BUYER/SELLER CYBER PROTECTION NOTICE

Housing transactions of any type will require you to submit personal information to a lender, title company and/or settlement or escrow agent. This information may include Social Security numbers, bank account numbers, credit and loan account information. While those involved in your transaction are working on your behalf, other would-be criminals may sometimes attempt to access your personal information and may even try to access money through real estate transactions.

Watch for these 4 Cyber Fraud Red Flags

Email messages that are not official

- Always carefully examine the email address that you receive that contains updates on your transaction from your real estate agent, escrow officer or settlement agent.

Receiving an email with NEW Wiring Instructions

- Call your escrow officer or settlement agent immediately
- If you receive wiring instructions, even if it appears legitimate, do not send any money to that account.
- Always contact the closer directly before any money is wired.
- Do not use a phone number or other contact information from an email you received.
- Use a business number from another source (such as the closing company's website) to make sure you are actually talking to your closer and not an imposter intent on stealing your money.

Receiving an inbound call from someone claiming to be working on your transaction

- Never give information about yourself or your transaction to any unknown party.
- Confirm any changes to the transaction with your real estate, escrow or settlement agents in person or over a phone call you make to them

Hacking into your email accounts

- If you suspect your email is being improperly used or if you do not receive funds in a timely manner, contact your settlement or real estate agent

I acknowledge that I have read and understand the cyber fraud information. Sign on the appropriate line.

Property : 1220 C OF E DRIVE EMPERIA KS 66801
Address City State Zip

[Signature]
Seller

7/14/22
Date

Buyer

Date

Seller

Date

Buyer

Date

[Signature]
Listing Agent

7/14/2022
Date

Selling Agent

Date