



STATE OF TENNESSEE
DEPARTMENT OF FINANCE AND ADMINISTRATION
DIVISION OF REAL PROPERTY ADMINISTRATION
WILLIAM R. SNODGRASS TENNESSEE TOWER, 22ND FLOOR
312 Rosa Parks Avenue, NASHVILLE, TENNESSEE 37243

Mark Emkes
COMMISSIONER

PH (615) 741-4221
FAX (615) 741-7599

Peter L. Heimbach
ASSISTANT COMMISSIONER

August 15, 2011

Re: Tr. 11-02-001

Dear:

Enclosed is a bid package for the above captioned property. The data included is for general information purposes and is not guaranteed as to accuracy. Please review the page titled Enclosed Items and let me know if anything is missing.

The property was scheduled for advertisement in the public notices section of the Knoxville News Sentinel and Kingsport Times-News on August 21st, 2011 and August 28th 2011. Bids are due September 20th 2011 no later than 1:00 PM CDT at the Real Property Administration office in Nashville.

Please contact me at (615) 532-0764 if you need any additional information or have any questions.

Sincerely,

Beverly Woodard
Real Property Management
312 Rosa Parks Avenue
TN Tower 22nd floor
Nashville, TN 37243

ENCLOSED ITEMS

4401 W. Stone Drive / Hwy 11W
Kingsport, TN
Hawkins County, TN
11-02-001

Transmittal Letter

Enclosed Items List

Copy of Advertisement

Advertisement Document

Bid Procedure

Bid Form

Property Information

Commercial Property for Sale Info

Advertise Land Document

**NATIONAL GUARD ARMORY IN KINGSPORT
FOR SALE**

**4401 W. Stone Drive/Hwy 11W
Kingsport, Tennessee
Hawkins County**

**BY
THE STATE OF TENNESSEE**

ALL CASH - "AS IS"

Tr. 11-02-001

The State of Tennessee requests sealed bids for the purchase of the commercial property at: 4401 W. Stone Drive/Hwy 11W Approximately 72,750+/-S.F. of space on a 14.50 acres +/-, with improvements that includes 11 Buildings. This property is Zoned M-1R, Light Industrial District.

NO MINIMUM BID

The State will accept sealed bids until 2:00 p.m. CDT on **September 20th, 2011** at the address below. The State reserves the right to reject any and all bids.

Please contact for bid package or additional information:

**Beverly Woodard
Real Property Management
22nd Floor, 312 Rosa L. Parks Ave.
Nashville, TN 37243**

Phone: (615) 532-0764 or (615) 741-4221

8-15-11

**Re: Sale of Surplus State Real Property
Transaction No. 11-02-001**

Please publish the following advertisement in the Public Notices section on the following dates:

August 21st 2011 Sunday, and August 28th 2011 Sunday

Use space one (1) column wide and length as necessary, with border. Heading to be in 10 point type with body to be in 7 point type

Send a copy of the advertisement, an affidavit of publication and your invoice to:

Attention: Beverly Woodard
State of Tennessee
Finance and Administration
Real Property Administration
William R. Snodgrass Tennessee Tower
312 – Rosa L. Parks Avenue, 22nd Floor
Nashville, TN 37243-0300
Phone: (615) 532-0764

To expedite the processing of your invoice please reference Transaction Number 11-02-001. Thank you.

PROCEDURE FOR ACQUIRING STATE PROPERTY

BID PROCEDURE

1. **METHOD:** Sale is to be by the sealed bid method in accordance with the provisions of Section 12-2-112 of Tennessee Code Annotated. The State reserves the right to refuse or reject any or all bids.
2. **OPENING:** The State of Tennessee will accept sealed bids. All bids will be time-stamped upon receipt in the office of Real Property Administration Real Estate Management. Please see the **Surplus Land for Sale** form for a specific bid opening time and date. Bids must be received by Real Property Administration Real Estate Management no later than the opening time and date. Late bids will be returned unopened.

3. **FORMAT:** The bid must state the amount of the bid and identify the party or entity to which 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: (11-02-001)
BID OPENING TIME: (2:00 P.M. CST)
BID OPENING DATE: (9-20-11)

4. **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. Checks 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.

5. **AWARD OF BID:** Bids will be either accepted or rejected within 45 (FORTY FIVE) days from the bid opening date.

6. **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. The buyer must be able to close the sale no later than 120 (ONE HUNDRED TWENTY) days from the bid opening date. All of the State's right, title and interest will be conveyed to the buyer by quitclaim deed without any warranties or covenants. All sales of State surplus property are made in accordance with the provisions of Section 12-2-112 of Tennessee Code Annotated.

7. **FORWARD BIDS TO:** Attn: Beverly Woodard

State of Tennessee
Finance & Administration
Real Property Administration Real Estate Management
312 Rosa L. Parks Avenue, 22nd Floor
Nashville, TN 37243-1102

BID FORM

Transaction Number: 11-02-001

I, _____, submit a bid of \$ _____, for the above stated.

I hereby enclose a deposit of five (5) percent \$ _____ of my total bid, by cashier's check, payable to the State of Tennessee. The balance to be paid upon notification by the State of Tennessee that the deed has been fully executed

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

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

_____	_____
_____	_____
_____	_____
_____	_____

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

STATE OF TENNESSEE TR. 11-02-001
National Guard Armory
4401 W. Stone Drive / Hwy 11W
Kingsport, TN

PROPERTY INFORMATION

The Department of Finance and Administration, Office of Real Property Administration, is requesting offers to purchase the subject property by sealed bids. The following data is for information only and accuracy is not guaranteed. Please contact Beverly Woodard at (615) 532-0764 if you need any additional information.

LOCATION: 4401 W. Stone Drive / Hwy 11 W

SIZE: 14.50 Acres +/- 11 Buildings that consist of 72,750 Sq Ft +/-

IMPROVEMENTS: 11 Buildings that consist of 72,750 Sq. Ft +/- Armed Force Center (47,000 sq ft), Quoset(9,030 sq ft), Maintenance Shop(11,440 sq ft), CCB Outbuilding (460 sq ft), Transportation Shop (4,820 sq ft) Information based on appraisal

UTILITIES: Utilities available to the property are: Elec., water, sewer, natural gas, telephone.

ZONING: M-1R- Light Industrial District

ACCESS: The property is located in Kingsport, Tennessee, a community located east of Knoxville. The site is located on 4401 W. Stone Drive (US Hwy 11W)

DEED RESTRICTIONS: As of Record

INTEREST CONVEYED: All right, title and interest by QUITCLAIM DEED

MINIMUM BID: \$ No Minimum Bid

OPENING DATE & TIME: September 20th @ 2:00 PM CDT

ADVERTISEMENT

NO. 11-02-001

THE STATE OF TENNESSEE DESIRES TO SELL COMMERCIAL PROPERTY IN HAWKINS COUNTY

LOCATION: Within the city limits of Kingsport, Tennessee

IMPROVEMENTS: Eleven (11) building's with 72,750 S.F. +/-

LOT: 14.5 acres +/-

PROPOSAL
OPENING: Proposals will be opened on September 20th, 2011 at 2:00
deliver to the 22nd Floor, **TN Tower State Office Building**

OWNERS
& AGENTS: Proposals received by Real Property Administration after the
proposal opening date and time cannot be considered. If
you desire to submit a proposal for consideration, please
contact this office for specific proposal information by
7/22/11. Representatives of Real Property Administration
will evaluate conforming proposals after the opening.

**You may also preview specific requirements at:
<http://www.tn.gov/finance/rpa/aboutus.shtml>
by clicking on "Surplus Land for Sale" and
Referencing the proposal number above**

CONTACT: Beverly Woodard
Real Property Administration
William R. Snodgrass Tennessee Tower
22nd Floor, 312 Rosa L. Parks Avenue
Nashville, Tennessee 37243-1102
Beverly.Woodard@tn.gov
Phone: 615/532-0764

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