

## Former Wal-Mart



walmart p...

This property is no longer available and Orchelens will be moving in soon.

Inserted from: <<file:///E:/KH files/JCYF 2/Vision Plan Youth Center/walmart property real estate ad.pdf>>

**NORTH VERNON, INDIANA**

2110 N STATE HIGHWAY 3



**ASKING PRICE: \$1,600,000**



**Price Per Foot:** \$24.81  
**Building Size:** ± 64,497 SF  
**Parcel Size:** ± 7.299 Acres  
**Building Dimensions:** 325' Wide x 200' Deep  
**Year Built/Remodeled:** 1991/2010  
**Building/Site Configuration:** Freestanding  
**Zoning:** C (Commercial)

**Est. 2012 Population:** 5-mile Radius.....15,789  
 10-mile Radius.....27,068

**Est. 2012 Income:** 5-mile Radius.....\$47,647  
 10-mile Radius...\$50,221

- Additional Information:**
- Located in southeast Indiana, North Vernon has excellent transportation access to I-65 via State Hwy 50, and to surrounding communities via State Roads 3 and 7.
  - North Vernon is the recipient of a \$15 million "Stellar Community" Indiana state grant for revitalization efforts.
  - Ongoing city projects include street improvements, a new park, and restoration of the city's downtown area.

EXCLUSIVELY OFFERED BY:

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In cooperation with  
 Lancel Realty Advisors, Inc.



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**Economic Development**

Economic Development is also one of our major goals

Economic Development: Walmart Realty's established internal economic development team contacts city officials in advance of store relocation and tries to work with them to understand what type of re-use would benefit the community most. The team actively involves and appreciates the help of economic development and local government officials when finding new tenants for the existing buildings.

Creative Re-uses for Government: Especially in the case of short-term lease periods, the division has been very successful in converting former stores into schools, government facilities, libraries and churches.

One of the more unusual uses came in May 2002 in Laurel, Miss., when a tornado destroyed the local middle and high school. A vacant store was converted to classrooms, and at the end of the year, 400 seniors graduated from what became known as "Wal-Mart High".

Randall County (TX) Judge Ernie Houdashell worked with Walmart to convert a store into the county courthouse, at half the estimated price of building from scratch. "Walmart was extremely easy to work with. They've done everything they said they would do. There have been no surprises. To be honest, as an elected official, I really appreciate the fact that Walmart made me look good by making this so easy on the county."

To date, alternative re-uses have resulted in more than 17,000 non-retail jobs!  
For more information regarding our Economic and Community Development program, please contact: [reinfo@wal-mart.com](mailto:reinfo@wal-mart.com)



Abandone...



Walmart D...

# Former IGA

Contacted property owner Dave Tower with no response

Contacted real estate agent, Lisa Jines Plessinger, and made arrangements to tour the property. Board members Kelly Hatton and husband Randy Hatton and Sunshine Galliher and husband Dave Galliher toured the property with Lisa. She stated that Dave Tower no longer owns the property and all liens and tax issues had been resolved and that the sale price was possibly negotiable.

The building was not suitable for current use and extensive remodeling would have to be done. The electrical system had been gutted and a little sketchy and several areas were covered in black mold.

JCYF decided not to pursue this option in 2014.



IGA prope...

11/21/13

865 South State Street, North Vernon, IN 47265 - MLS# PB-352 | C21

**865 South State Street, North Vernon, IN 47265**

**\$208,000** For Sale

Type: **Retail** Sq Ft: **10,950** Lot Size: **1.45 Acres**



Property Details for 865 South State Street, North Vernon, IN 4...

## Property Overview

Former IGA Grocery building. The property also has a 1536 sq ft metal building.

## Features

- Building Area: **10950.00 SF**
- Cross Docks: **N**
- For Auction: **N**
- Industrial Ground Level: **N**
- Lot Size: **63162.00**
- Lot Size In Text: **1.45 Acres**
- Parking Places: **73**
- Price Upon Request: **N**
- Property Group: **Retail**
- Rail: **N**
- Sprinklers: **N**
- Style: **Retail Bldg - General Use**
- Sublease: **N**

Listed By CENTURY 21 Pientz & Belting

## Former YMCA donated land

According to our research, the Jennings County school corporation donated land located on Highway 50 East in front JCMS to build a YMCA.

Plans to build a \$2 million dollar facility were terminated when funding could not be obtained and the board dissolved. Approximately \$1 million dollars was raised for the project but the rest of the funds could not be raised and the plans could not be modified causing the plan to fall apart.

The funds and land were returned to the donors. Donations that did not go back to the original donors were distributed throughout YMCAs in the state.

The Jennings County school corporation was contacted in 2013 about re-donating the property to JCYF for a youth center and the school declined at this time.

# Former Junior High property

Tuesday, June 25, 2013  
12:06 AM

According to our research, the former North Vernon Junior High School property is owned by the Jennings County School corporation. Currently the Early Learning Center and the Restart Program are located in the buildings on the property.

JCYF is interested in partnering with the Jennings County School corporation as a Boys and Girls Club - an example of a proposed agreement with BGCA and a school is below:

## **Frequently Asked Questions Regarding Proposed Boys & Girls Club Project at Garfield Elementary**

There have been many questions from the community regarding the recent proposal to locate a Boys & Girls Club at Garfield Elementary and we wanted to provide as many details and as much information about the project at this point in time. As more details become available we will continue to provide updates here on our web site.

### **What does the Boys & Girls Club project entail?**

Boys & Girls Club plans on building a new 20,000 sq. ft. youth center that will be designed to serve kids in Olympia. The Club is expected to serve 250 kids per day and will feature an art studio, games room, technology lab, a full-service kitchen, classrooms, a library, a full-size gym, and administrative offices. A full description for the project can found at [olyclubforkids.com](http://olyclubforkids.com).

### **How does the Boys & Girls Club operate and what programs are offered?**

For \$25 a year, students can get a membership to the Boys & Girls Club where they provide healthy meals and snacks, guidance-based mentoring support, tutoring and homework assistance, athletic programs, art projects, access to technology and classes, and leadership and life skills training. While the Boys & Girls Club is open to all kids, the Clubs play also play a critical role in serving at-risk students and those children from low-income households. Students and families who cannot afford the \$25 annual membership are able to get it waived. The Clubs provide a safe, healthy and positive place for students to go after school. More information about the Boys & Girls Clubs and their programs can be found at [bgctc.org](http://bgctc.org).

### **What agreement does the school district have in place with Boys & Girls Clubs?**

Currently the district has a verbal agreement to locate a Boys Girls Club at Garfield Elementary. The district is planning on long-term lease (40 years) with Boys & Girls Club at \$1 a year. This is similar to other agreements between Boys & Girls Club and school districts throughout Thurston County, Washington State and the United States. While we intend on leasing the land to the Boys & Girls Clubs for a \$1 a year, the Clubs are solely responsible for raising more than \$6 million in charitable funds to build the facility and they will also be responsible for all of the costs associated with operating and maintaining the facility over its lifetime. In return, for the \$1 a year lease our students get a wonderful and positive place to go after school. It is proven, that kids who go to the Boys & Girls Club are more likely to graduate from high school, move on to college and to stay out of trouble. In addition, the district will have full access to the facility during the day, offering a place for our staff to hold professional development training, while also giving our teachers added space for classes like PE.

**The original plan was to have the Club located on the Northwest Ball Field; however, the community would prefer an alternate site location, so what are the plans now?**

We are currently in discussions with the City of Olympia, the Boys & Girls Clubs, and the group concerned neighbors to find a solution for a location that works for everyone involved in this project. The other optional locations at this point all involve the district property on the old Garfield bus turnaround and a few other spots that also involve part of Woodruff Park, which is owned and operated by the City of Olympia.

Over the past couple of weeks we've had several meetings with all of the parties mentioned above and we have additional meetings planned in the coming weeks in hopes of settling on a new site solution that works better for everyone involved. As we gear up for major renovations to Garfield Elementary, we want to ensure that if the Club is situated on/or near Woodruff Park and School District property, the two buildings are designed to work together for the greatest efficiencies and program effectiveness.

We understand the concern about the site for the proposed Club and we appreciate the input we have received from the community. We have and continue to take this input into consideration as we work to find a solution. As the process continues, we will work with the Boys & Girls Club to update the community on the progress of the project and to keep citizens and neighbors informed of opportunities to gather more information and/or share your opinions.

### **Why is Garfield Elementary the preferred location for the school district and Boys & Girls Clubs?**

One thing is for certain; the Club needs to be located on or next to the Garfield property because this location is critical to serving the more than 2,000 students who live in the area, many of which participate in the district's free and reduced lunch program, which is a strong indicator of poverty. In fact, 60% of the Garfield student population participates in the school's free and reduced lunch program.

### **Doesn't the Boys & Girls Club currently operate out of Jefferson Middle School? Why not build the Club on the gravel overflow parking lot at Jefferson?**

While right now, the Boys & Girls Club operates an after school program at Jefferson Middle School it is strictly for just middle school students and a small handful of elementary students from Garfield. This program was started in 2009 when the City of Olympia had to shut down its after school programs for middle school students due to budget cuts. The Boys & Girls Club stepped forward to offer a solution by starting a program at Jefferson. At the time they did not have the funds to staff programs at all the middle schools so they decided to offer programs at Jefferson and provide van transportation from the other middle schools to Jefferson for efficiency purposes. While the program has flourished, Boys & Girls Club is limited by the space that is available at Jefferson so they are at their capacity by serving approximately 75 students each day.

At their other Clubs throughout the county, Boys & Girls Clubs primarily serves students ages 7 to 12. Right now the Club receives dozens of calls each week from parents wanting to enroll their elementary age children in the Boys & Girls Club; however, space is not available. A new Club at Garfield will allow Boys & Girls Clubs to serve anywhere between 250 to 300 students a day and will provide easy and safe access for elementary age students, which will be the majority of the students they will end up serving at this facility.

Having a Club at Jefferson creates a number of safety issues because we will have hundreds of

elementary students having to walk and cross many busy streets (Division) to get to the Club rather than just having to walk a few feet from the school to the Club. In addition, having a Club at Jefferson would require more transportation for a number of students, which increases the ongoing operational costs for Boys & Girls Clubs. The suggested site at Jefferson is also currently part of the permanent parking plan that is required by the City of Olympia for the Cavalry Church next to the school and also for Capital High School. At this point the school district and Boys & Girls Clubs continue to believe that Garfield is the right place for the Club and we believe it will play a valuable role in the lives of our students and families for years to come.

**Doesn't the YMCA already offer after school programs? So why do we need a Boys & Girls Club?**

Yes, the YMCA does offer a before and after school program at Garfield Elementary. The Boys & Girls Clubs, just like the YMCA, play a critical and important role in lives of our local youth after the school bell rings each day. We believe they have equal value and that it is up to parents and students to decide what the right program is for them. Each organization has its own unique programs and service offerings to best meet the diverse needs of students and families; however, both organizations have an excellent reputation and proven track record for providing academic, mentorship, leadership and healthy life skill programs that positively influence the lives of students.

We do not believe this is a case of either/or, it is a situation where we are adding more after school options in which parents and student can choose what program works best for them. In addition to the YMCA and Boys & Girls Clubs, the school district also works with a host of other youth serving organizations like the City of Olympia's Parks & Recreation program, Community Youth Services, Big Brothers/ Big Sisters of Southwest Washington, Thurston County TOGETHER!, YWCA, Hands on Children's Museum and many more organizations. Each of these organizations provides their own unique programs and services to meet the diverse needs of our community's youth to help them grow and strengthen both personally and academically.

## North Vernon National Guard Armory

According to the board minutes of JCYF in 2010, "Danny Schiller provided an update on the youth center. He stated that this is a LONG RANGE goal and is for informational purposes only but it is very exciting news.

The group had previously discussed the possibility of utilizing the old North Vernon High/Jr. High school property off of State Street. Danny spoke with Mayor Soup Campbell and was told that the school corp. is currently using the building for Kindergarten and it is not empty as we thought.

Conversation continued with Mayor Campbell regarding other possible city property that could be donated to the foundation for use as a youth center. He stated that the military at the Muscatatuck Urban Training Center is looking at relocating the Armory building currently at the North Vernon City park to the North Vernon airport. Once the new building is in place and operational, the old building will revert back to the city of NV and he stated he will recommend it be donated to the JC youth foundation.

They are currently chasing funds for the National Guard to build the new building and he is not sure how long that will take. Further discussion was added by Mark Holwager stating that he too had been in conversation with the city and that it has been in the works for many years but hopefully it will happen soon."

Conversations have continued with the Mayor regarding the National Guard Armory. The latest news is that the armory is scheduled to be closed in the next 2 - 3 years as the war comes to an end in Iraq. Due to this the National Guard is not pursuing a new building at the Muscatatuck Urban Training Center as originally planned.

JCYF is not planning to wait any longer for this possibility and have decided to move forward with securing another location for a youth center in 2013/2014.

## Marksberry's warehouse

According to our research, Marvin Marksberry owns a warehouse on Hwy 7 next to the former Erick K body shop and auto dealership currently operated by Zumba by Melissa.

This property is no for sale and no thought has been given to a lease option. It is currently occupied with personal contents of Mr. Marksberry

Further discussion led to the former 1700 sq ft Arvin building located downtown on 4 acres. This property was originally part of the Stellar Grant project. The deal fell through and he is currently in the process of doing the demolition himself. He feels this would be an ideal location for the youth center.

He also mentioned property by the Right Auto store toward the stone quarry. It is currently Archer Management now. And that Batesville Casket recently helped to fund a YMCA.

# Former Jay C



Jay C prop...

Inserted from: <<file:///E:/KH files/JCYF 2/Vision Plan Youth Center/Jay C property sheet.pdf>>



## 2130 N. State Highway 7 For Sale or Lease



### 2130 N. State Highway 7 North Vernon, Indiana

- 21,870 Gross Leasable Area
- Built in 1983: Extensive remodeling in 2005
- 1.177 acres plus co-owned 1.343 acres of parking with 146 spaces
- C Zoning
- 8 roof top units of HVAC
- Wet sprinkler system
- 14' ceiling height
- \$850,000 sale price
- \$4.00/SF NNN Lease Price



### Market Contact

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