



Office of Financial Affairs
204 East College Street, Athens, TN 37303

REQUEST FOR SEALED BIDS

Property: 100 Highland Avenue, Athens, TN 37303

Owner: Tennessee Wesleyan University

Minimum Bid: \$175,000

1. REQUEST FOR SEALED BIDS

Tennessee Wesleyan University (the "University") invites any interested purchaser to submit a Sealed Bid for the purchase of the real property described below. All due diligence and inspections are the responsibility of interested purchasers and must be completed before the bid submission deadline. The real property itself and the structure on it will be open for inspection on the **4th** day of **August 2026** between the hours of **10:00 am and 5:00 pm**. Bids must be equal to or greater than \$175,000.

2. Property Information

The property information below is provided for convenience only and is not a warranty or representation. Bidders are responsible for verifying all information as part of their due diligence.

Property Address	100 Highland Avenue, Athens, TN 37303
County / Tax Map / Parcel ID	056L B 036.00
Acreage / Lot Size	Approximately .38 ac
Zoning	Confirm with the City of Athens
Improvements (Buildings/Year Built)	Frame house over 30 years
Utilities	Athens Utilities Board

3. Bid Requirements

- Sealed envelope containing the completed and signed Offer to Purchase Form (see Section 8) and earnest money in the form of a Cashier's check payable to Tennessee Wesleyan University equal to 5% of the bid amount.
- Bids must be received by Twelve (12:00) Noon eastern time the **12th** day of **August 2026**. Bids received after this deadline will not be accepted, regardless of postmark.
- Bids must be equal to or greater than \$175,000.00



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4. Bid Opening

Bids will be opened by University officials in a public meeting located at **TWU Old College, Mayfield Room** on the **14th** day of **August 2026** at **Ten (10:00) O'clock** eastern time and unless all bids are rejected the property will be sold to the highest bidder. A representative of all bidders should be present in the event of identical high bids. In the event of identical high bids, the University will immediately after the bid opening conduct an oral auction among the identical bidders only. The University reserves the right within its sole and absolute discretion to reject any or all bids.

5. Award and Closing

Earnest money from unsuccessful bidders will be returned promptly. The winning bidder(purchaser) must execute a customary Sales Agreement prepared by the University, with some of the terms mentioned hereafter, no later than 24–48 hours after the bid opening. The closing shall occur within **15** days of the bid opening date. The University will pay the expense for preparation of the Warranty Deed and Sales Agreement and one half (1/2) of the fee charged by the closing agent. The successful bidder will pay all other expenses incident to its due diligence, the purchase, financing, closing, and recording of the Deed. The real property and improvements thereon are sold where- is, as - is with no warranties whatsoever, except as to good and merchantable title. The parties shall waive the University providing a completed Residential Property Disclosure form. At the closing the purchaser shall be given credit for the earnest money. If the winning bidder defaults, the bidder agrees that the University may retain the earnest money as liquidated damages.

6. Submission Instructions

Submission Address:

Tennessee Wesleyan University
Office of Financial Affairs
Attn: Gail Harris, Vice President for Financial Affairs
204 East College Street
Athens, TN 37303

Envelope Labeling:

SEALED BID – 100 HIGHLAND AVENUE
ATTN: BID ADMINISTRATOR – DO NOT OPEN

7. Disclaimers

This One-Chance Sealed Bid process is intended to ensure fairness and transparency while maximizing value. As a private university, Tennessee Wesleyan University adopts this formal process to avoid



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conflicts of interest. All information is subject to independent verification by bidders. This request for bids does not constitute an offer to sell as the University may reject any or all bids and may modify timelines at its discretion.

8. Offer to Purchase – 100 Highland Avenue, Athens, TN

Bidder Legal Name	
Mailing Address	
Phone	
Email	
Purchase Price ($\geq$ \$175,000)	
Earnest money (5% of bid amount; cashier's check)	

Bidder Signature:	Date:
Printed Name & Title:	

For University Use – Acceptance (if any)

Authorized University Signature:	Date:
Name & Title:	