

# University of North Georgia Real Estate Foundation, Inc.

2023 Properties



**UNG** | UNIVERSITY of  
NORTH GEORGIA™  
THE MILITARY COLLEGE OF GEORGIA®

# University of North Georgia Real Estate Foundation, Inc.

## PURPOSE

To acquire, lease, receive, accept, develop, manage, encumber, assign, sell, transfer and convey real property to be administered for charitable purposes on behalf of the University of North Georgia.

## ABOUT

The University of North Georgia Real Estate Foundation, Inc., also referred to as the UNG REF, serves as the institution’s non-exclusive facilitator and holder of leases, real estate assets, and public-private capital projects. The UNG REF is responsible for providing the institution with reports of external audits of their income and disbursement. UNG REF audits are attached to the institutions Annual Financial Report and submitted to the University System of Georgia. The UNG Real Estate Foundation has an independent board. The University of North Georgia Real Estate Foundation is a legally separate, tax exempt organization whose activities primarily support University of North Georgia by serving as the institution’s facilitator and holder of public-private capital projects. University of North Georgia Real Estate Foundation has been determined significant to the State of Georgia for the past few years; therefore, the UNG REF’s financial statements are not included in the University of North Georgia’s annual financial statements, but instead are reported as a component unit in the Comprehensive Annual Financial Report of the State of Georgia (CAFR).

## BOARD OF TRUSTEES

(as of September 1, 2023)

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# Inside

## Developed and Contributed by the REF

Choice St. Art Complex.....	4
Blue Ridge Land.....	4

## REF-Facilitated Leased Properties

Oakwood Testing Center.....	4
4 <sup>th</sup> Floor Cumming City Hall.....	5

## UNG Real Estate Foundation, Inc.

Upper Barlow Road Property.....	5
909 Morrison Moore Parkway.....	5
Haney Road Property.....	6
Calhoun Road Property.....	6
Barlow Road Parking Lot.....	6
Radar Ridge Property.....	7
Church Street House.....	7
Tumbling Creek Research & Recreation.....	7
Yahoola Creek Tennis Courts.....	8

## North Georgia Parking and Recreation Center, LLC.

Downtown Office Building.....	8
Church Street Parking Deck & Recreation Center.....	8
South Deck (Convocation Center Deck).....	9
Waters & West Main Street Parking Lot.....	9
Waters & Warwick Street Parking Lot.....	9

## North Georgia MAC, LLC

Chestatee Building.....	10
Gaillard Hall.....	10
Liberty Hall.....	10
Patriot Hall.....	11
North Georgia Suites.....	11
Walker Drive Parking Deck.....	11
UNG Dining Hall.....	12

## Recent Sales and Transfers

Walker Drive Property.....	12
269 Morrison Moore Pkwy.....	12
Tumbling Creek Housing.....	13
Hurricane Creek Property.....	13
UC400 Campus.....	13
Oconee Campus.....	14

## Developed and Contributed by the REF



### Choice St. Art Complex

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#### ADDRESS

85 S. Chestatee, 199 Choice Ave., Dahlonega, GA 30597

#### ABOUT

The Choice St. Arts Complex was acquired on July 30, 2012 and renovated by the UNG Real Estate Foundation. It was later gifted to the Board of Regents on December 23, 2015. This property hosts art classrooms for weaving, film, and ceramics, as well as clinic space for the Department of Clinical Mental Health Counseling.



### Blue Ridge Land

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#### ADDRESS

56 Nighthawk Drive  
Blue Ridge, GA 30513

#### ABOUT

In August 2018, the UNG Real Estate Foundation facilitated the purchase of 10 acres of undeveloped land in Fannin County by contributing \$91,000 of the \$591,000 purchase price. The land was used to establish the UNG Blue Ridge Campus, and contains an approximately 12,000 sq. ft. academic building.

## REF-Facilitated Leased Properties



### Oakwood Testing Center

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#### ADDRESS

3640 Mundy Mill Road,  
Suites 176, 178, and 180, Oakwood, GA 30566

#### ABOUT

The Oakwood Testing Center property was first leased by the UNG Real Estate Foundation from Selig Enterprises, Inc. on June 10, 2015. Following construction, this property, consisting of 3,266 square feet, was opened in October 2015. This building is used as the Testing Center for the UNG Gainesville Campus.





## 4th Floor Cumming City Hall

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### ADDRESS

100 Main Street, Cumming, GA 30040

### ABOUT

The 4th Floor of Cumming City Hall was first leased by the UNG Real Estate Foundation from the City of Cumming on October 14, 2015. Following construction, this property, consisting of 10,304 square feet, opened in January 2016. This space serves as an extension of the UNG Cumming Campus and houses the UNG MBA program and Continuing Education.

## UNG Real Estate Foundation, Inc



## Upper Barlow Road Property

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### ADDRESS

21 Barlow Road, Dahlonega, GA 30597

### ABOUT

The Bus Barn property was acquired by the UNG Real Estate Foundation in February 2016. The building was renovated for use by Nighthawk Athletics. The property was improved to provide 136 new parking spaces and a baseball/softball/ golf training facility has been developed in a former garage structure.



## 909 Morrison Moore Parkway

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### ADDRESS

909 Morrison Moore Parkway, Dahlonega, GA 30597

### ABOUT

The “Collin’s House” property was acquired on May 27, 2015, and renovated in August 2015 by the UNG Real Estate Foundation. The building located on this 0.86 acre property serves as housing for UNG faculty and staff, and shares a boundary with the Barlow Road property. This property features future housing and/or commercial development opportunities.



## Haney Road Property

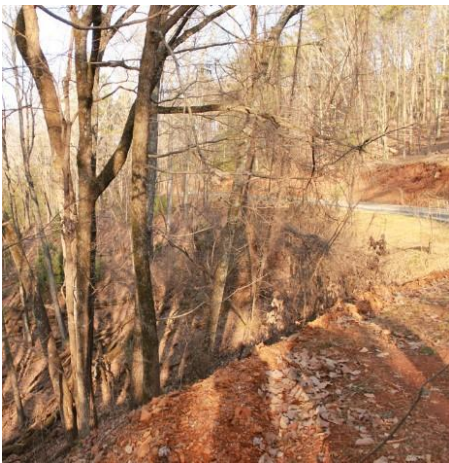
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### ADDRESS

43 Haney Road, Dahlonega, GA 30597

### ABOUT

The Haney Road property was acquired on March 5, 2014 from the UNG Foundation. This 1.24 acre property serves as consideration for future development.



## Calhoun Road Property

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### ADDRESS

Calhoun Road, Dahlonega, GA 30597

### ABOUT

The Calhoun Road property was donated by Bill Hardman to the UNG Real Estate Foundation in September 2011. This property, consisting of 1.25 acres, is reserved for future development.



## Barlow Road Parking Lot

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### ADDRESS

Barlow Road, Dahlonega, GA 30597

### ABOUT

The Barlow Road Parking Lot property was acquired as town homes by the UNG Real Estate Foundation in September 2010. This property was converted to a parking lot in 2015 and consists of 70 parking spaces for commuter students and athletics. This property is adjacent to the REF owned 909 Morrison Moore Parkway property.





## Radar Ridge Property

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### ADDRESS

145 Radar Ridge Road, Dahlonega, GA 30597

### ABOUT

Radar Ridge consists of 112.48 acres of undeveloped forest land. Ownership of this wooded property was conveyed to the University, and it serves as consideration for future development. This wooded property is currently being used by the UNG Corps of Cadets for land navigation training.



## Church Street House

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### ADDRESS

156 S. Chestatee Street, Dahlonega, GA 30597

### ABOUT

The Church Street House was acquired by the University of North Georgia Real Estate Foundation in August 2018. The 0.73 acre property contains a 5,300 sq. ft. building that houses 2,100 sq. ft. retail space, a 3 bedroom apartment, and 2,000 sq. ft. space for Parking Services. The parcel is adjacent to the UNG campus and is located between existing University buildings. This property features a site that is excellent for future UNG or other development.



## Tumbling Creek Research & Recreation

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### ADDRESS

3055 Tumbling Creek Rd, Gainesville, GA 30504

### ABOUT

The Tumbling Creek property was acquired in August 2019 from the UNG Foundation. The 72 acre property is used primarily for academic purposes, with priorities for instruction, research, and also for recreational uses.



## Yahoola Creek Park Tennis Courts

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### ADDRESS

1030 Mechanicsville Road, Dahlonega, GA 30533

### ABOUT

The UNG Real Estate Foundation assumed the rental agreement with Lumpkin County from the UNG Foundation in 2020. The REF also assumed the leasehold improvements from the UNG Foundation. There are eight NCAA-quality tennis courts at this complex.

## North Georgia Parking and Recreation Center, LLC



## Downtown Office Building

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### ADDRESS

60 Main Street West, Dahlonega, GA 30597

### ABOUT

The Downtown Office Building, formerly known as the BB&T Building, was acquired by the UNG Real Estate Foundation in February 2007. This building houses the UNG Business Office, Human Resources, University Advancement, and University Press.



## Church Street Deck & Recreation Center

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### ADDRESS

198 Church Street, Dahlonega, GA 30597

### ABOUT

The Church Street Parking Deck and Recreation Center opened in October 2008. This 267,878 square foot building houses both the UNG Rec Center and a 586 space parking deck open to commuter students. In addition to serving UNG students, the UNG Rec Center is open to faculty, staff, alumni, and community members with a paid membership.





## South Deck

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### ADDRESS

50 Alumni Drive, Dahlonega, GA 30597

### ABOUT

The South Deck was opened in August 2017 and provides 526 parking spaces for resident students and additional parking for the Convocation Center. If demand increases, two additional levels can be added to this parking structure.



## Waters & West Main Street Parking Lot

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### ADDRESS

Main Street West, Dahlonega, GA 30597

### ABOUT

The Waters and West Main Street Parking Lot was acquired by the UNG Real Estate Foundation on June 2, 2014. This lot contains 45 recently resurfaced spaces, which is leased by a local business and also used for university employee parking beside the Downtown Office Building.



## Waters & Warwick Street Parking Lot

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### ADDRESS

Warwick Street, Dahlonega, GA 30597

### ABOUT

The Waters and Warwick Street Parking Lot was acquired by the UNG Real Estate Foundation in June 2014. This lot contains 43 spaces and is used for free public parking, courtesy of the university.



## Chestatee Building

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### ADDRESS

120 South Chestatee Street, Dahlonega, GA 30597

### ABOUT

The Chestatee Building property was gifted to the UNG REF in December 2009, and the building was opened in August 2011. The Chestatee Building houses Administrative Offices and a Starbucks coffee shop, which are leased. The building also includes retail store space that is fully licensed.



## Gaillard Hall

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### ADDRESS

115 Colombo Way, Dahlonega, GA 30597

### ABOUT

Gaillard Hall, as the oldest of the three barracks for the UNG Corps of Cadets, was fully constructed and opened in 1956. This 48,000 square foot suite-style residence hall was renovated in September 2012 and hosts 166 beds for the UNG Corps of Cadets.



## Liberty Hall

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### ADDRESS

230 Colombo Way, Dahlonega, GA 30597

### ABOUT

Liberty Hall, as the newest of three barracks for the UNG Corps of Cadets, was opened in December 2011. This 65,343 square foot suite-style residence hall hosts 262 beds for the UNG Corps of Cadets.



## Patriot Hall

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### ADDRESS

94 Colombo Way, Dahlonega, GA 30597

### ABOUT

Patriot Hall, as the second newest of three barracks for the UNG Corps of Cadets, was opened in August 2010. The building consists of 87,124 square feet. This suite-style residence hall hosts 352 beds for the UNG Corps of Cadets.



## North Georgia Suites

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### ADDRESS

255 Sunset Drive, Dahlonega, GA 30597

### ABOUT

The North Georgia Suites opened in August 2010 and is located next to the Health & National Sciences building. This suite-style residence hall consists of a 2-building complex connected by a central atrium and contains 598 beds for civilian students.



## Walker Drive Parking Drive

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### ADDRESS

100 Walker Drive, Dahlonega, GA 30597

### ABOUT

The Walker Drive Parking Deck was opened in August 2010. This parking deck has a holding capacity of 1,071 vehicles. The deck is open to resident and commuter students.





## UNG Dining Hall

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### ADDRESS

404 Georgia Circle, Dahlonega, GA 30597

### ABOUT

The UNG Dining Hall opened in August 2011 and is located on West Main Street between Lewis Hall and Rogers Hall. This building seats 1,000 and includes a special event space, known as the Banquet Hall, which seats an additional 250.

## Recent Sales and Transfers



## Walker Drive Property

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### ADDRESS

31 Walker Drive, Dahlonega, GA 30597

### ABOUT

The Walker Drive property was acquired by the UNG Real Estate Foundation on March 31, 2016. The 3,464 square foot commercial building is located on a 0.28 acre lot joining two other UNG owned parcels. The building has been renovated and is currently used for both academic and administrative needs. This property was sold to UNG in 2022.



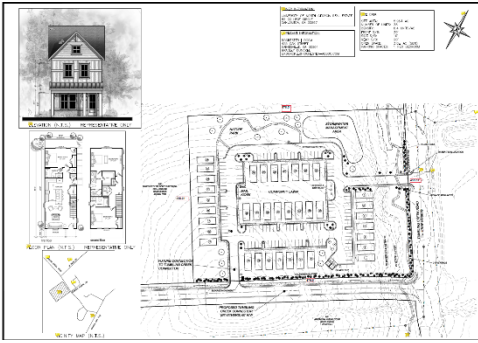
## 269 Morrison Moore Pkwy

### ADDRESS

269 Morrison Moore Pkwy, Dahlonega, GA 30533

### ABOUT

The former Steak & Shake property was acquired by the UNG Real Estate Foundation on May 30, 2019. This property was sold to UNG in December 2019. The building has been renovated and is now home to UNG Public Safety Headquarters.



## Future Tumbling Creek Housing Site

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### ADDRESS

3055 Tumbling Creek Road, Gainesville, GA 30504

### ABOUT

The Tumbling Creek property was acquired in August 2019 from the UNG Foundation. In April 2023, 5.1 acres were sold to Stark Properties for the future development of housing.



## Hurricane Creek Property

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### ADDRESS

3990 Dawsonville Highway, Dahlonega, GA 30597

### ABOUT

The Hurricane Creek property was acquired by the UNG Real Estate Foundation on January 30, 2015. This property consists of 15.59 acres, serves as an outdoor classroom and research space for Biology and Student Recreation. The property was transferred to UNG in 2023.



## UC400 Campus

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### ADDRESS

300 Aquatic Circle, Cumming, GA 30040

### ABOUT

The UC400 Campus, known as the UNG Cumming Campus, was opened in August 2012. This single-building property consists of 36,900 square feet and is used for academic classrooms and office space. This property was transferred to UNG in 2023.



## Oconee Campus

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### ADDRESS

1201 Bishop Farms Pkwy. Watkinsville, GA 30677

### ABOUT

The UNG Oconee campus was acquired during the merge of North Georgia College & State University and Gainesville State College in January 2013, and contains academic classrooms and office space. This property was transferred to UNG in 2023.







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