



## **NOTICE OF SEALED BID FOR SALE OF REAL PROPERTY**

Pursuant to Section 272.001 of the Texas Local Government Code, The City of Pelican Bay, Texas (the “City”) is accepting sealed bids for the purchase of City owned property (the “Property”) as described in this Notice of Bid Opening. No late, emailed, or faxed bids will be accepted. The receipt of responses does not require the City to accept any bid, enter into a contact, or to complete a sale. Any and all bids may be rejected. Additionally, the City reserves the right to waive insignificant and administrative errors found in any bid.

Description: The property known as **1529 Pelican Drive** N, Lot 81, Block 15, Pelican Bay Addition, Pelican Bay, is a 0.22 acre lot with a 1920 square foot fire station/building, recently zoned Single Family Residential – 2.

Sealed bids will be accepted in the office of the City Secretary located in City Hall at 1300 Pelican Circle, Pelican Bay, Texas 76020 until 1:59 p.m. August 31, 2023. Any bid received after that time will not be considered. Use of the U.S. Postal Service, private delivery companies, or courier services is undertaken at the sole risk of the bidder. It is the bidder’s sole responsibility to ensure that the bid is in the possession of the issuing office by the deadline.

Bidders Representation:

By submitting its bid, Bidder represents that:

1. Bidder has read and understands this solicitation;
2. Bidder’s bid is made in accordance with this solicitation;
3. Bidder’s bid is based upon the information set forth in this solicitation; and
4. Bidder accepts the terms and conditions stated in this request for sealed bids

Bids for the property must be submitted in sealed envelopes clearly labeled with the following: **“SEALED BID TO PURCHASE REAL PROPERTY CSP2023-02”**. **Electronic submissions will not be accepted. Bid packets can be picked up from the City Secretary at City Hall, 1300 Pelican Circle, Azle, Texas 76020 between the hours of 8:00 am and 5:00 pm Monday through Thursday or by contacting the City Secretary at [cdaniels@cityofpelicanbay.com](mailto:cdaniels@cityofpelicanbay.com).**

City staff will publicly open, read and tabulate the bids at 2:00 p.m. on Thursday, August 31, 2023, at City Hall, City of Pelican Bay, 1300 Pelican Circle, Pelican Bay, Texas 76020.

The minimum bid for this property will be **sixty thousand dollars (\$60,000)**. Bids below the listed minimum will not be considered. Bids will not be considered if the bidder or designated purchaser by the bidder owes delinquent taxes on any property within the City of Pelican Bay, owes an unpaid fine or fee to the City of Pelican Bay, or owns other property in the City that is subject to existing penalties for municipal code enforcement.

The City Council of the City of Pelican Bay, Texas will receive, review and consider all bids received at the Regular Meeting of the City Council at 7:00 p.m. on September 12, 2023. The City of Pelican Bay reserves the right to reject any and all bids received. Failure to comply with terms and conditions below may result in default of the purchase agreement or penalties as described on the next page.

If a bid is accepted by the City Council for a property or properties, a sales agreement(s) will be executed to transfer the property or properties by special warranty deed to the bidder upon receipt of payment of bid amount plus any additional deed and recording fees and contingent upon the following conditions which will be included in the sales agreement:

The property or properties will be sold “as is, where is, and without warranty, expressed or implied, as to the condition of the property, title, or use to which the property may be put and restricted to the property described in the legal description.” The successful bidder will be responsible for paying any taxes due on the property.

**Brokers or Real Estate Agents Fee:** The City is not represented by a broker or real estate agent and no seller’s fee will be paid to a broker or real estate agent.

**Inspection of Property:** Bidder/Purchaser and its agents or employees shall have the right to enter upon the Property during regular business hours (8 a.m. to 5 p.m.) and upon reasonable notice and conduct such inspections, tests, and studies as they may deem necessary. Bidder/Purchaser must contact City Hall at (817) 444-1234 to schedule an appointment. Bidder/Purchaser may enter the property to conduct its inspection but shall be solely responsible for any damages caused thereby. Bidder/Purchaser shall repair any damage to the Property it causes or that is caused by its agents or invitees and shall indemnify and defend Seller and hold Seller harmless from and against any and all claims, liabilities or damages to the Property or against Seller caused by the intentional or negligent acts or omissions of Bidder/Purchaser and /or Bidder’s/Purchaser’s authorized agents, representatives or employees as a result of any inspection of the Property by such parties.

Closing will take place within 30 days of the acceptance of a bid(s) by the City Council.

Bidders may contact the City Secretary at [cdaniels@cityofpelicanbay.com](mailto:cdaniels@cityofpelicanbay.com) for clarification and questions.



**BID PROPOSAL FORM**

**CSP2023-02**

I hereby submit my proposal for the purchase of property at

Property Address: 1529 Pelican Drive N, Azle, Texas 76020

Legal Description: Lot 81, Block 15, Pelican Bay Addition, Pelican Bay

**MINIMUM BID AMOUNT IS \$60,000**

**THE CITY OF PELICAN BAY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITIES.**

I understand that the property is purchased "as is, where is, with all faults." I further understand that if my bid is accepted by the City of Pelican Bay City Council, the bid amount shall be paid in full by cashier's check or money order, made payable to the City of pelican bay within three calendar days of the award notification, see earnest money deposit. I hereby certify that I have read and understand the terms of this agreement as specified in this notice of sealed bid for sale of real property. I hereby approve and accept all of the conditions of this agreement.

\_\_\_\_\_  
(Bidder's Signature)

\_\_\_\_\_  
(Bidder's Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone Number)

\_\_\_\_\_  
(Date)

### Subject Photo Page

|                  |                     |        |         |       |                   |
|------------------|---------------------|--------|---------|-------|-------------------|
| Borrower/Client  | City of Pelican Bay |        |         |       |                   |
| Property Address | 1529 Pelican Dr N   |        |         |       |                   |
| City             | Azle                | County | Tarrant | State | TX Zip Code 76020 |
| Lender           | City of Pelican Bay |        |         |       |                   |



**Subject Front**

1529 Pelican Dr N



**Subject Rear**



**Subject Street**

*Lynette C. Jones*

Serial# 87878C12  
esign.alamode.com/verify

### Aerial Map

|                  |                     |                |                         |
|------------------|---------------------|----------------|-------------------------|
| Borrower/Client  | City of Pelican Bay |                |                         |
| Property Address | 1529 Pelican Dr N   |                |                         |
| City             | Azle                | County Tarrant | State TX Zip Code 76020 |
| Lender           | City of Pelican Bay |                |                         |





### Building Sketch

|                  |                     |        |         |       |    |
|------------------|---------------------|--------|---------|-------|----|
| Borrower/Client  | City of Pelican Bay |        |         |       |    |
| Property Address | 1529 Pelican Dr N   |        |         |       |    |
| City             | Azle                | County | Tarrant | State | TX |
| Zip Code         | 76020               |        |         |       |    |
| Lender           | City of Pelican Bay |        |         |       |    |



*Lynette C. Payne*