



City of Fort Worth
Notice of Sealed Bid Sale
BIDS DUE BY 1:30 P.M. ON THURSDAY, NOVEMBER 30, 2023

In accordance with section 272.001 of the Local Government Code and in order stimulate competition, prevent favoritism, and secure the best possible price, the City of Fort Worth (the “City”) is accepting bids for the nine properties listed below. The City will only accept bids for all nine properties. **At this time, the City is not offering the properties for sale individually.**

As a condition of the sale, the City will require (i) that the properties be redeveloped in accordance with the prevailing architectural style and residential nature of the surrounding historic community; (ii) that the properties be redeveloped as to not create adverse drainage impacts to surrounding homes and properties; and (iii) that any existing structures on the properties be demolished and replaced or elevated with a final finished floor elevation of at least two feet above the 100-year base flood elevation (“City’s Conditions”). These conditions will be administered by the City’s Stormwater Division and Development Services Department and will be enforced through deed restrictions with a right of re-entry in favor of the City or other mechanism acceptable to the City.

In order to accomplish its goals, the City proposes to sell the properties to the bidder who will provide the best value to the City’s taxpayers as determined by (i) the amount of the bid, (ii) the number of houses that the bidder will elevate and remodel in accordance with the City’s Conditions and (iii) degree of compliance with the Neighborhood Community Development Checklist. Additional detail on the evaluation process, the City’s Conditions, and the Neighborhood Community Development Checklist is available in the bid packet.

All bid packets **MUST** be in a **SEALED ENVELOPE** with “CENTRAL ARLINGTON HEIGHTS – NINE PROPERTIES” LOCATED ON THE OUTSIDE OF THE ENVELOPE. Please hand deliver completed bid packets to the Purchasing Department located on the lower level of City Hall at 200 Texas Street, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. any day prior to Thursday, November 30, 2023. On Thursday, November 30, 2023 bids will be accepted in the Purchasing Department from 8:30 a.m. until 1:30 p.m. **NO BIDS WILL BE ACCEPTED AFTER 1:30 p.m. on Thursday, November 30, 2023.** After the bids are received, the bids will not be immediately opened and read aloud; instead, the bids will be evaluated to determine which will provide the best value to City’s taxpayers as determined by (i) the amount of the bid, (ii) the number of houses that the bidder will elevate and remodel in accordance with the City’s Conditions and (iii) degree of compliance with the Neighborhood Community Development Checklist. The City anticipates accepting a bid in January of 2024.

Street No.	Street Name	Notation	Legal Description	Tarrant Appraisal District Account No.	Mapsco	Zoning
2212	Carleton Avenue	1, 2, 3, 4	Block 5, Lot 10 Hillcrest Addition	01274406	75G	A-5
2216	Carleton Avenue	1, 3	Block 5, Lot 11 Hillcrest Addition	01274414	75G	A-5
2220	Carleton Avenue	1, 3	Block 5, Lot 12 Hillcrest Addition	01274422	75G	A-5
2224	Carleton Avenue	1, 3	Block 5, Lot 13 Hillcrest Addition	01274430	75G	A-5
2300	Carleton Avenue	1, 3	Block 5, Lot 14 Hillcrest Addition	01274449	75G	A-5
2221	Western Avenue	3	Block 5, Lot 27 Hillcrest Addition	01274597	75G	A-5
2213	Western Avenue	1, 3	Block 5, Lot 29 Hillcrest Addition	01274619	75G	A-5
2205	Western Avenue	1, 3	Block 5, Lot 31 Hillcrest Addition	01274635	75G	A-5
2201-2203	Western Avenue	3	Block 5, Lot 32 Hillcrest Addition	01274643	75G	A-5

Notation Legend

1 = Drainage Easement required 2 = FEMA Floodplain 3 = Potential for high water 4 = Fences potentially outside of the perimeter property lines

The bidder is responsible for determining the accuracy of the properties’ legal descriptions.

Bid Packets

Bid packets may be downloaded from the City’s website at: <https://www.fortworthtexas.gov/departments/property-management/real-estate-division/real-property-sales-section>; or, bidders may call (817) 392-6253 or (817) 392-7590 to discuss options for obtaining physical bid packets. **A complete Bid Packet must be submitted to the City’s Purchasing Department, at 200 Texas Street, Fort Worth, Texas 76102 per the instructions above no later than 1:30 p.m. on November 30, 2023. BIDS RECEIVED AFTER 1:30 p.m. ARE CONSIDERED LATE AND WILL BE REJECTED.**

Bidders must certify they have no outstanding City of Fort Worth judgments or delinquent taxes. Successful bidders shall be responsible for paying any delinquent property taxes, post-judgment taxes, federal tax liens, penalties and interest that continue to accrue and any other charges or liens.

The City of Fort Worth assumes no responsibility as to the accuracy of any fact relating to the properties for sale. The data reflected in this notice is for information only. The properties are to be sold on an “as-is” and “with-all-faults” basis. The City of Fort Worth accepts **no** responsibility for the condition of any property and specifically disclaims all warranties of habitability or suitability for a particular purpose. The properties are subject to flooding and it is the bidder’s responsibility to review flood risk maps. Pursuant to Texas Property Code section 5.008(e)(9), the City is not required to provide a seller’s disclosure relating to the condition of the properties and any improvements on the properties. *Bidders are responsible for performing any and all necessary due diligence on the properties BEFORE submitting a bid packet.*

The City is not required to accept any bid or offer to complete the sale and the City reserves the right to reject any and all bids for any reason.

The City of Fort Worth, by advertising these properties, makes no warranty concerning the properties’ zoning or whether the advertised properties can be utilized for any particular purpose. Therefore, it is the responsibility of the bidder to examine all applicable building codes and ordinances to determine whether the property in question can be used for the purpose desired. **Current year property taxes will not be prorated, and will become the full responsibility of the buyer.**

The completed Bid Packet must be submitted with a Certified Funds Letter from a legal banking institution. Please note, the successful bidder may be asked to provide an updated Certified Funds Letter to finalize the sale. All funds must be **bank certified funds – NO EXCEPTIONS.**

Interested bidders may email Expressions of Interest in this sale to the City's Property Management Department at CAH.Sale@fortworthtexas.gov. The email should include the bidder's name, point of contact, email address, and phone number. Any addenda to this Notice of Sale will be distributed directly to those who have submitted an Expression of Interest and will also be posted on the City of Fort Worth's Real Property website at: <https://www.fortworthtexas.gov/departments/property-management/real-estate-division/real-property-sales-section>.

For further information pertaining to the sale, please contact Property Management - Real Estate Division at (817) 392-6253 or (817) 392-7590, or visit our website address listed above.