

**City of Iowa Park, Texas**  
**Commercial Property at 711 W Highway St**  
**Invitation to Bid**

February 14, 2022

**GENERAL CONDITIONS.**

- 1.0 The City of Iowa Park, Texas, (the "City") is accepting sealed bids on the following commercial property owned by the City:

**711 W. Highway Street:** 1.20 ACRES OUT OF ADJACENT RIGHT-OF-WAY OF THIRD STREET AND A PORTION OF BLOCK 34 AND BLOCK 21, TEXAS ADDITION TO THE CITY OF IOWA PARK AS SHOWN ON THE PLAT RECORDED IN VOLUME 4. PAGE 23, WICHITA COUNTY PLAT RECORDS, WICHITA COUNTY TEXAS, AND MORE PARTICULARLY DESCRIBED ON THE ATTACHED SURVEY.

The minimum bid to be accepted will be fifty thousand dollars (\$50,000.00).

- 1.1 Sealed bids will be accepted in the office of the City Secretary located in City Hall at 103 N Wall in Iowa Park, Texas until 2:00 p.m. on Wednesday March 9, 2022, at which time bids will be opened and read. Bids must be submitted in sealed envelopes clearly labeled:

"Commercial Property 711 W Highway St"

- 1.2 A copy of the invitation to bid and bid forms can be obtained by contacting City Hall at 103 N Wall in Iowa Park, Texas, by telephone at (940) 592-2131 or by e-mail at [JNewman@IowaPark.com](mailto:JNewman@IowaPark.com). Technical questions may be directed to the City Manager located at 103 N Wall in Iowa Park, Texas, by telephone at (940) 592-2131 or by e-mail at [JFlemming@IowaPark.com](mailto:JFlemming@IowaPark.com).
- 1.3 The property has a minimum bid listed. 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 Iowa Park, owes an unpaid fine or fee to the City of Iowa Park, or owns other property in the City that is subject to existing penalties for municipal code enforcement.
- 1.4 Bidders must agree to develop the property and construct a commercial building on the property in accordance with this invitation to bid in order to be considered. The City Council of the City of Iowa Park will receive, review and consider all bids received at the Regular Meeting of the City Council at 7:00 p.m. on Monday, March 14, 2022. The City of

Iowa Park reserves the right to reject any and all bids received. Failure to comply with the terms and conditions below may result in default of the purchase agreement or penalties as described below.

**TERMS AND CONDITIONS:**

2.0 If a bid is accepted by the City Council, a sales agreement will be executed to transfer the property 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:

A. The property 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.

B. The property must be developed and used for a purpose consistent with the Automobile Commercial and Commercial Recreation (C-A/R) zoning district as described in the City of Iowa Park Zoning Ordinance. This district was established for establishments offering accommodations, supplies of services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusement and service establishments which serve the entire community. Any other uses of the property within twenty-four (24) months of sale will result in default and reversion of the property to the City.

C. The successful bidder/owner/developer must submit code-compliant site plans, utility plans and drainage plans for the property, signed and stamped by a Professional Engineer, to the City of Iowa Park Building Code Official within twelve (12) months of sale. The site plans must include a commercial building, minimum area of one thousand (1,000) square feet, and all required access, egress and parking. Failure to submit compliant site plans, utility plans and drainage plans within twelve (12) months of sale will result in default and reversion of the property to the City.

D. The successful bidder/owner/developer must submit code-compliant building construction plans for the commercial building, signed and stamped by a Professional Architect or Engineer, to the City of Iowa Park Building Code Official within twelve (12) months of sale.

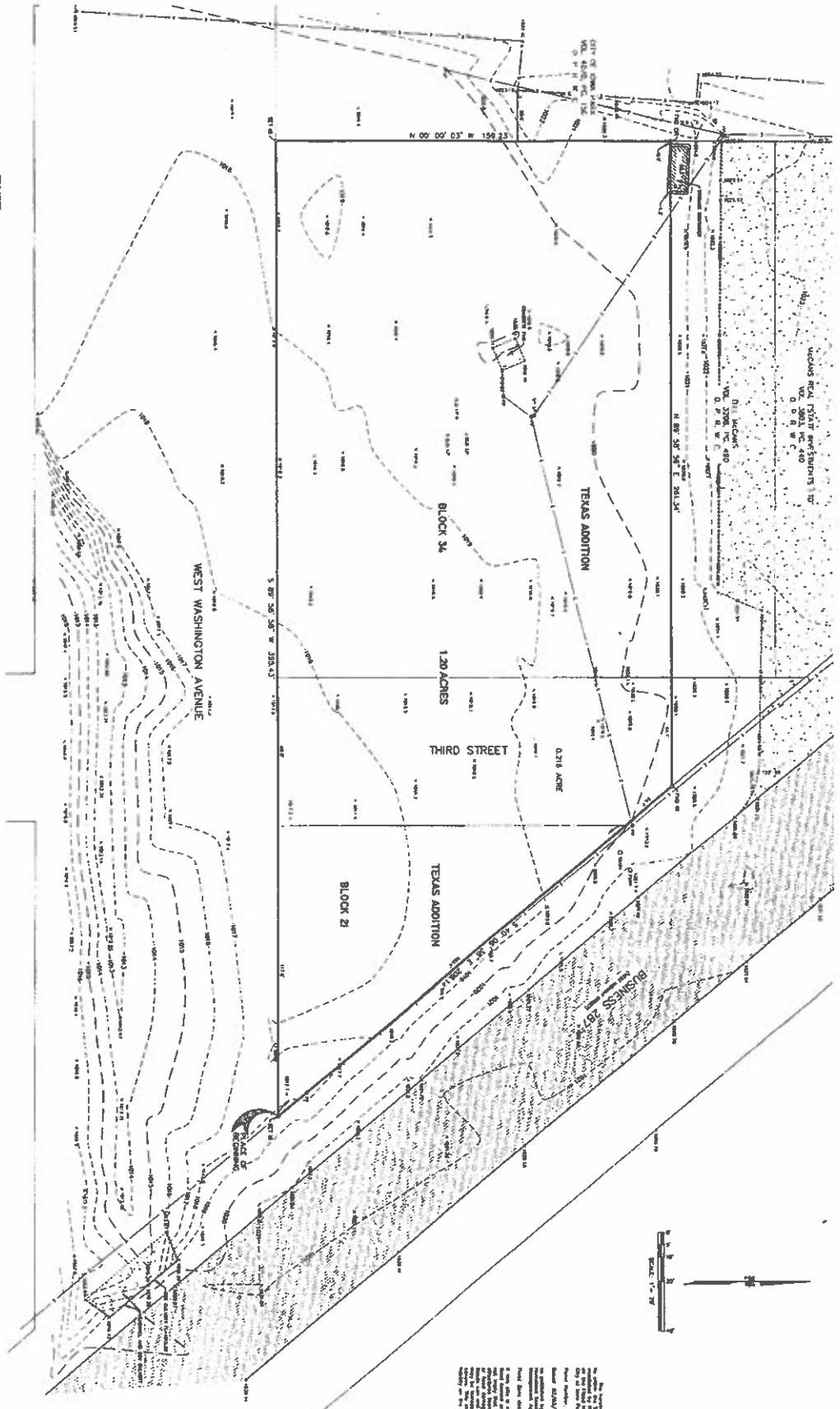
E. Closing will take place within 30 days of the acceptance of a bid by the City Council.

F. The successful bidder/owner/developer must qualify for, apply for and secure a building permit to develop the site and construct the commercial building within six (6) months of acceptance of site plans and construction plans. Failure to secure a building permit within six (6) months of acceptance of site plans and construction plans will result in default and reversion of the property to the City.

G. The City Council may consider economic incentives for construction and occupation of a business on the Property within twelve (12) months of the awarding of the bid.

THIS MAP IS THE WORK OF AN INDEPENDENT SURVEYOR AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF DEEDS OR RECORDS THAT WOULD AFFECT THE RESULTS OF THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF DEEDS OR RECORDS THAT WOULD AFFECT THE RESULTS OF THIS SURVEY.

—	12" SHORT POLE	—	4" CURB
—	8" SAVANNAH SIZES UNARMED	—	EXTENDING SIDE LITIGATION
—	8" STREET POLE	—	EXTENDING ADJACENT
—	6" POWER POLE	—	EXTENDING CONCRETE
—	EXTENDING ELECTRIC LINE	—	PRODUCTIVE CORNER (SEE NOTES)
—	EXTENDING TRAIL		
—	EXTENDING WEST SIDE DRIVE		
—	EXTENDING INTERMEDIATE CORNER		



*Charles Boyd*  
11/19/21

BASED ON BEARINGS ARE MAP 63 - TEXAS NORTH CENTRAL.

**BOUNDARY AND TOPOGRAPHIC**  
SURVEY OF 1.20 ACRES OUT OF  
THIRD STREET AND PORTIONS OF  
BLOCK 21 AND BLOCK 34, TEXAS ADDITION,  
CITY OF IOWA PARK,  
WICHITA COUNTY, TEXAS.

**CORLETT, PROBST & BOYD, P.L.L.C.**  
ENGINEERS - SURVEYORS  
4400 W. UNIVERSITY  
WICHITA FALLS, TEXAS 75302

SCALE: 1" = 20'  
NOVEMBER, 2021  
SHEET 1 OF 1



This map was prepared for the City of Iowa Park, Texas. It is not to be used for any other purpose without the written consent of the Surveyor. The Surveyor is not responsible for any errors or omissions in this map.

## FIELD NOTES

FIELD NOTES OF 1.20 ACRES OUT OF ADJACENT RIGHT-OF-WAY OF THIRD STREET AND A PORTION OF BLOCK 34 AND BLOCK 21, TEXAS ADDITION TO THE CITY OF IOWA PARK AS SHOWN ON THE PLAT RECORDED IN VOLUME 4, PAGE 23, WICHITA COUNTY PLAT RECORDS, WICHITA COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set at the intersection of the Southwest line of Business 287 and the North line of West Washington Avenue, for the Southeast corner of this tract;

THENCE S 89° 58' 58" W, with the North line of West Washington Avenue, the South lines of said Block 21 and the South line of said Block 34 a distance of 395.43 feet to an iron rod set, for the Southwest corner of this tract;

THENCE N 00° 00' 03" W, a distance of 159.23 feet to a capped iron rod found in the South line of a tract of land conveyed to Bill McCans by deed recorded in Volume 3208, Page 490, Official Public Records of Wichita County, for the Northwest corner of this tract;

THENCE N 89° 58' 56" E, with the South line of said McCans tract at 0.9 feet pass the West line of a storage container, at 21.1 feet pass the East line of a storage container and continuing on the same course a total distance of 261.34 feet to an iron rod found in the Southwest line of Business Highway 287 and at the Southeast corner of said McCans tract, for the Northeast corner of this tract

THENCE S 40° 06' 38" E, with the Southwest line of Business Highway 287 a distance of 208.14 feet to the PLACE of BEGINNING and containing 1.20 acres of land, of which 0.21 acre lies within the right-of-way of Third Street.