

**City of Iowa Park, Texas**  
**Surplus Commercial Property**  
**(102 N Wall St, Iowa Park, TX 76367)**  
**Invitation to Bid**

May 16, 2023  
(Revised May 18)

**GENERAL CONDITIONS.**

- 1.0 The City of Iowa Park, Texas, (the “City”) is accepting sealed bids on a vacant commercial lot located at 102 N Wall St, Iowa Park, TX 76367, owned by the City of Iowa Park, and described as Lot 2-A, Block L, Original Townsite, Iowa Park.

The property is approximately 31’ x 81’ or 2,500 s.f. on the west side of N Wall St between W Highway St and W Cash St, adjacent to the public sidewalks on N Wall St and W Cash St, and adjacent the W Cash Municipal Building on Lot 3-A (105, 107 and 109 W Cash St). Upon replat, a survey and legal description will be included with this bid invitation.

- 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 Friday, June 30, 2023, at which time bids will be opened and read. However, if the City does not receive any bids by June 30, 2023, the Council will open bids at the first Council meeting following the expiration of thirty (30) days following the receipt of the first bid. Bids for this property must be submitted in sealed envelopes clearly labeled with the following:

**“Surplus Commercial Property at 102 N Wall 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 minimum bid for this property will be twenty-five thousand dollars (\$25,000.00). 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 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 5:30 p.m. on July 10, 2023. 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 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:

A. The 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.

B. The properties must be developed and used for a purpose consistent with their current zoning designation as described in the City of Iowa Park Zoning Ordinance.

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