

La Feria Industrial Development Corporation

NOTICE OF SEALED BID FOR SALE OF REAL PROPERTY

The La Feria Industrial Development Corporation of the City of La Feria, Texas (the "LFIDC") is accepting sealed bids for the purchase of the following real property (the "Property") as described in this Notice of Bid Opening and as Exhibit "A" to this notice:

102 S. Main Street, La Feria, Texas 78559; LA FERIA- REYNOLDS LOTS 1B-1C & S65' LOT 1F BLK 4 (approximately .3610 acres); Tax ID No.: 29-7920-0040-0011-00 (the former Masonic Lodge building).

The sale of the Property shall be awarded, at the discretion of the LFIDC, to the bidder submitting a bid in accordance with the terms outlined below, and providing the best value to the LFIDC in the sale of the Property.

THE MINIMUM BID PRICE TO BE CONSIDERED SHALL BE \$42,765.00.

It is the intention of the LFIDC to sell the Property based on the best value bid that is submitted. If in the judgment of the LFIDC the bids submitted do not represent the fair value of the Property, the LFIDC reserves the right to reject any and all bids. Should any bid be accepted, a payment shall be made by earnest money deposit, subject to closing, and shall be deposited with the LFIDC or designated escrow agent by, cashier's check or money order payable to the City of La Feria Industrial Development Corporation within three days of the award notice. Provisions of the sale of the Property shall include:

- 1. For the purchase of the Property in "as is" condition;**
- 2. For the conveyance of the Property by special warranty deed;**
- 3. For the Buyer to pay all fees, commissions and costs associated with closing the sale of the Property;**
- 4. For the Buyer to assume all responsibility or liability for any environmental condition affecting the Property, or any clean-up or remediation that may be required by law;**
- 5. For the execution of a Contract for Sale and Purchase of Real Property.**

The Property will be sold "as is" with no warranties or representations as to suitability for any particular use.

By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against the LFIDC, and the LFIDC respective officials, employees, agents and representatives for the award of damages or attorney fees, arising out of or in connection with the administration, evaluation, or recommendation of any bid, waiver, deletion or amendment of any

requirements under this Notice of Bid Opening, acceptance or rejection of any bids, and award of the bid. By submitting a bid, the bidder specifically waives any right to recover or be paid attorney fees from the LFIDC, or any of the LFIDC's employees and representatives under any of the provisions of the Texas Uniform Declaratory Judgments Act (Texas Civil Practice and Remedies Code, Section 37.001, et. seq., as amended). The bidder acknowledges and agrees that this is the intentional relinquishment of a presently existing known right and that there is no disparity of bargaining power between the bidder and the LFIDC.

By execution and submission of this bid, the bidder hereby represents and warrants to the LFIDC that the bidder has read and understands this Notice of Bid Opening and that the bid is made in accordance with the terms stated herein. Bidder acknowledges that it understands all terms herein, which include the waiver provisions, and that it had the right to consult with counsel regarding all applicable documents.

The LFIDC reserves the right to waive, delete or amend any of the requirements connected with this bid.

Bids shall be delivered in writing on the attached bid proposal form, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to the LFIDC, 115 E. Commercial Ave., La Feria, Texas, 78559. All bids shall be plainly marked "SEALED BID TO PURCHASE REAL PROPERTY." Bids must be received before 4:00 p.m. on Thursday December 10, 2020, and any bid received after that time will not be considered.

LFIDC staff will publicly open, read and tabulate the bids at 10:00 a.m. on Friday December 11, 2020, in the City Commission Chambers, City of La Feria, 115 E. Commercial Ave., La Feria, Texas 78559.

Bidders may contact the LFIDC at (956) 797-2261 for clarifications and questions.

La Feria Industrial Development

BID PROPOSAL FORM

I hereby submit my proposal for the purchase of the Property:

The land commonly known as 102 S. Main Street, La Feria, Texas 78559; LA FERIA-REYNOLDS LOTS 1B-1C & S65' LOT 1F BLK 4 (approximately .3610 acres); Tax ID No.: 29-7920-0040-0011-00; and more fully described in Exhibit A ("Land"), La Feria, TX 78559

Bid Amount: _____

THE LFIDC 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 that if my bid is accepted by the LFIDC, the earnest money deposit of 3% of the total purchase price shall be paid in full by cashier's check or money order, made payable to the LFIDC within three calendar days of the award notification, with the balance of the sale amount payable at closing. I hereby certify that I have read and understand the terms of this agreement as specified in the notice of sealed bid for sale of real property. I hereby approve and accept all of the conditions of this agreement.

Bidder Signature

Bidder Name

Address

Telephone/ cell number

E-Mail

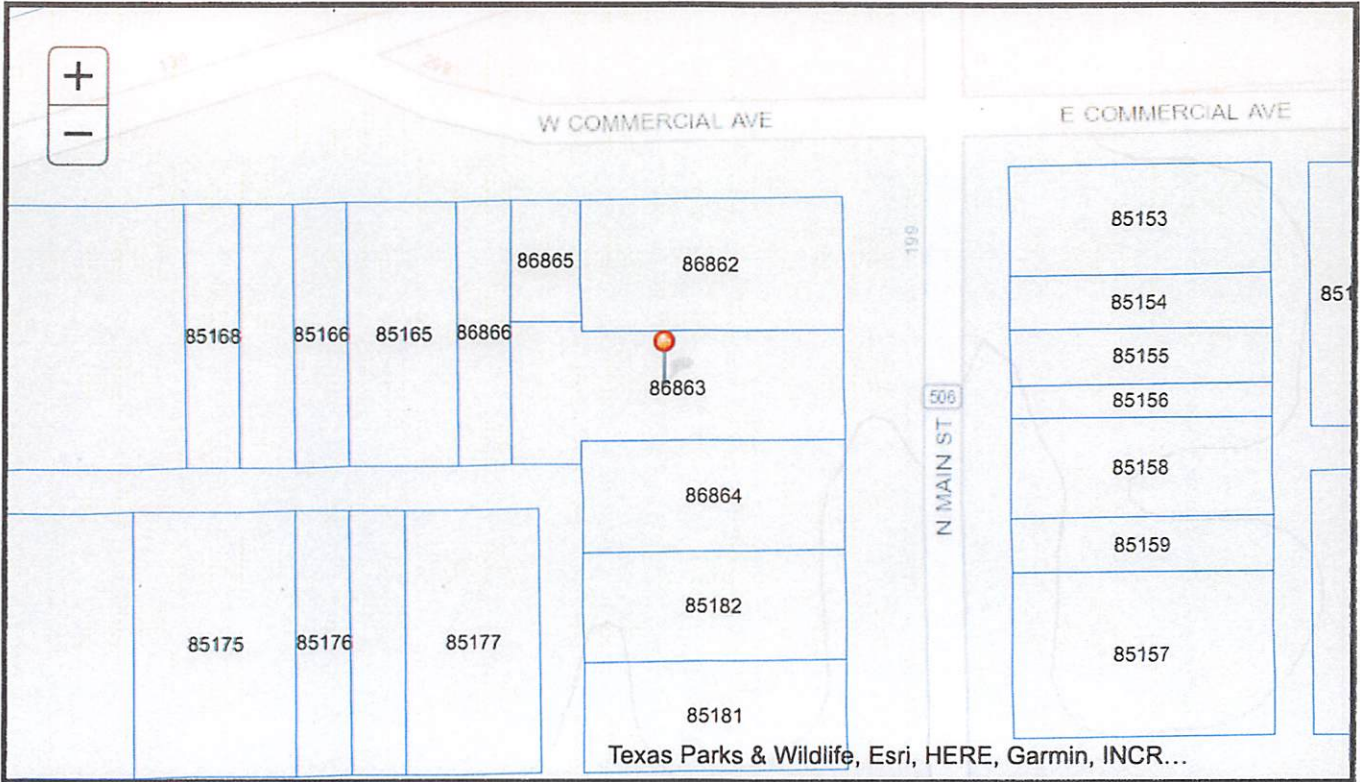
Date

Online GIS Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Cameron Appraisal District expressly disclaims any and all liability in connection herewith.

Property Data Disclaimer: All information contained herein, is considered in the public domain and is distributed without warranty of any kind, implied, expressed or statutory. The Cameron Appraisal District makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. Appraisal year 2018 and prior have been certified. Information relating to appraisal year 2019 should be considered a "work in progress".

Cameron Appraisal District

Property ID: **86863** for Year: **2021**



Texas Parks & Wildlife, Esri, HERE, Garmin, INCR...

2021 Account Information

Property ID:	86863	Legal Description:	LA FERIA- REYNOLDS LOTS 1B-1C & S65' LOT 1F BLK 4
Geo ID:	29-7920-0040-0011-00	Zoning:	C
Type:	Real	Agent Code:	
Category Cd:	F1	Category:	
Jurisdictions:	ILA, SST, CLA, GCC, CAD, TR2		

Location

Address:	102 S MAIN ST LA FERIA, TX 78559	Map ID:	03-02-00
Neighborhood Cd:	297920	Neighborhood:	conv neighborhood

2021 Owner Information

Owner Name:	LA FERIA INDUSTRIAL DEVELOP CORP	Owner ID:	79741
Mailing Address:	115 E Commercial Ave	Ownership:	100.0000%
	La Feria, TX 78559-5002	Exemptions:	