



Notice is published in Palestine Herald-Press in the Saturday, December 21, 2019, and Saturday, December 28, 2019, editions.

**REQUEST FOR SEALED BIDS  
FOR  
PUBLIC SALE OF REAL PROPERTY  
720 WEST OAK STREET, PALESTINE, ANDERSON COUNTY, TEXAS 75801  
SEALED BID 2020-001**

The City of Palestine, Texas will receive sealed bids for the property located at 720 West Oak Street, Palestine, Texas 75801. Sealed bids will be accepted on or before Monday, January 13, 2020 at 3:00p.m. (CST) at the City Secretary's Office, ATTENTION – SEALED BID, 504 North Queen Street, Palestine, TX 75801. Each submission should be sealed with “**SEALED BID 2020-001 – SALE OF REAL PROPERTY**” clearly identified on the envelope or box. Sealed bids will be opened at 5:30p.m. at the Monday, January 13, 2020 City Council Meeting.

Bid documents and specifications may be obtained at the City website:

<http://www.cityofpalestinetx.com/departments/finance/purchasing/>

or from the City Secretary's Office. For further information, please contact [therrera@palestine-tx.org](mailto:therrera@palestine-tx.org) or by phone, 903-731-8414. City of Palestine reserves the right to reject any and/or all bids/proposals or parts thereof.

**LEGAL DESCRIPTION OF PROPERTY:  
0.31 ACRES OF LAND AND ONE 3,700 APPROXIMATE SQUARE FOOTAGE  
BUILDING OUT OF RAILROAD BLOCK I, LOT 1, 2, 3, 4A, 4B, AND 5  
CITY OF PALESTINE, ANDERSON COUNTY, TEXAS**

**PHYSICAL ADDRESS – 720 WEST OAK STREET, PALESTINE, TEXAS 75801**

Your proposal shall be governed by the following schedule:

**01/10/2020 at 5:00 p.m., Central Standard Time (“CST”)**

Deadline for inquiries, questions, or requests for information. All questions must be submitted in writing.

**01/13/2020 at 3:00p.m., CST**

Sealed bids due at Palestine City Hall. Any bids received after this time will not be considered.

**01/13/2020 at 5:30p.m., CST**

Opening of sealed bids. To be considered for this, you must submit a sealed bid (either in an envelope or box). E-mailed proposals will not be accepted.

Mailing Address and Hand Delivery Address:

Teresa Herrera  
City Secretary  
504 North Queen Street  
Palestine, Texas 75801

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All questions and correspondence should be directed to the City Secretary:

Teresa Herrera  
[therrera@palestine-tx.org](mailto:therrera@palestine-tx.org)  
903-731-8414 Telephone

### **PROPOSAL REQUIREMENTS**

Please include the following information in your sealed proposal:

1. Contact Name(s)
2. Company or Organization Name (If Applicable)
3. Mailing Address
4. Telephone Number
5. E-mail Address
6. Bid Amount\*

\*720 West Oak Street, Palestine, Texas 75801 was just re-assessed in December 2019, by the Anderson County Appraisal District with a property valuation for total land and property of **\$40,898.00**.

City Council has set the minimum sealed bid for this property at 50% of the current valuation which is **\$20,449.00**.

### **EVALUATION CRITERIA**

The City Manager and Development Services staff will evaluate all bids received in a timely fashion to verify compliance with the City's sealed bid requirements. All bids will be ranked in order from highest offer to lowest offer. Staff will take the ranking tabulation sheet to present to City Council at the January 27, 2019 regularly scheduled City Council meeting. If Council recommends awarding the sale of real property to an individual or firm with the highest sealed

bid received, the City will execute a purchase agreement and a timeframe to submit payment. If the purchaser fails to submit payment by the deadline, the City reserves the right to sever that purchase agreement and execute an agreement with the individual or firm with the second highest offer.

## **ATTACHMENTS**

Anderson County Appraisal District Property Valuation

CITY OF PALESTINE 504 N QUEEN PALESTINE TX 78901

RAILROAD BLOCK 1 LOT 1, 2, 3 4A, 4B & 5

SITUS: 720 W OAK PALESTINE ACRES: 0.0000

Undivided Interest: 1.0000000

Identification Information Value Juris/ Exemptions / Deed / Misc Information

PCI: R0034989 Impr: \$13,898 Juris: S06 G01 C03 J09 RD1

Geo: R0034989 Land: \$27,000 Exempt: EXEMPT

EXT: 6880-09000-00100 Mkt: \$40,898 Vol: 2157

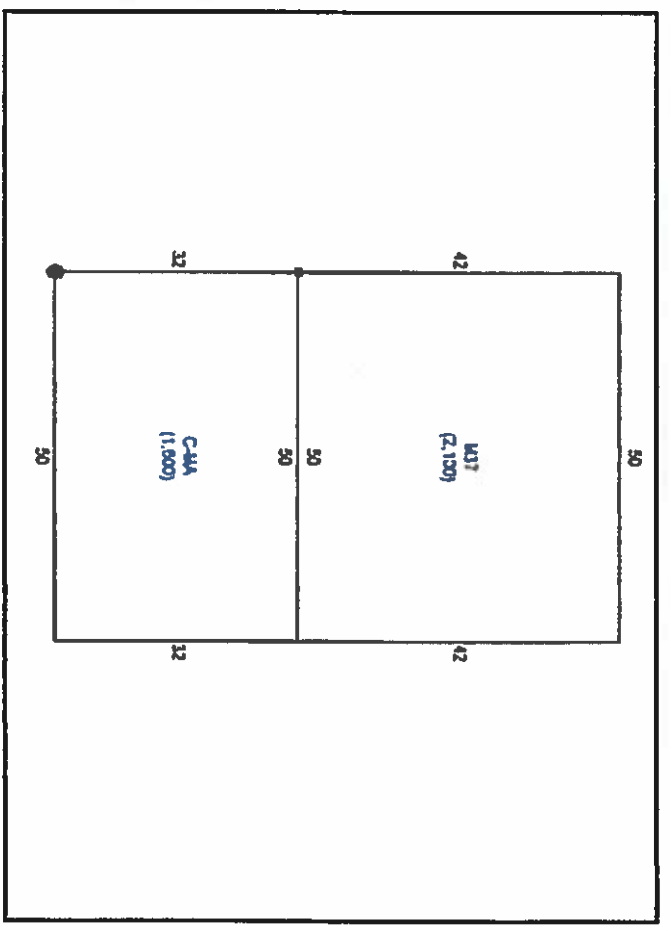
ALT: 6880-09000-00100 PLoas: 50 Page: 461

Agent: Cap: 50 Mnt: PROPRATE 09

Appr: \$40,898 Xbr: 05/15/2009 WARRANTY DEED

Appraisal: Mass Appraisal 10/30/2018 JM 01/12/2018 AP

Map: 963



Aect Codes:

PTD	TM	HS	APR	Area	Sq Ft	FF	Front	Rear	Depth	Lot	Right	Match	SFT	GPU	Adj	GPU	Adj	Base	Val	Adj	Adj	Val	UOI	Total	Val	Class	GPU	Prod	Val
X				0.3098	13,500.000	135,000	100.000		100.000				2.00	2.00		2.00		27,000	27,000			27,000	1.00	27,000		1.00	27,000		

Total Acres		EIF Acres		Loc Fctr		Totals																									
PTD	Bldg Class	Yr Bktr Eff	Bk	Main SF	Cover Adj	Loc Fctr	Tot Price	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures	WFeatures
X	CMA-43			3,700	74.00	1.00	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	138,980	

Impr	CB	Ext Wall	Fnd	Roof	Roofing	Floor	HVAC	Plumb	Misc	Baths	Water	Waste	Sprinkler	Spa	Comp Code	Phys Insp	Date
CMA																	
N07																	