

**Notice of Potential Sale & Request for Bid**  
**For Sale - City Administrative Facility**  
**102 South 3<sup>rd</sup> Street, Pflugerville, Texas**

The City of Pflugerville hereby notifies the general public and all interested parties that the City Council is seeking and will consider sealed bids for the sale of real property (land and improvements) located at 102 South 3<sup>rd</sup> Street, Pflugerville, Travis County, Texas. The real property and improvements are generally described below, as listed in the deed records of Travis County:

Lot 1, Block 1, E.W. Pfluger Addition to the City of Pflugerville, of record in Book 2, Page 176, of the Plat Records of Travis County, Texas. The lot size is reported as roughly 12,500 square feet. The size of the improvement on the lot is reported as roughly 2,058 square feet.

The City will convey its interest in the property via a routine Warranty Deed, subject to any and all recorded instruments and/or any known or unknown unrecorded and/or apparent easements on the property. Other than representing and warranting good title, no other warranties as to the property are offered and are specifically disclaimed. Any successful bidder shall take the property AS IS. Prospective bidders are expected to complete their own due diligence as to the condition and/or value of the property. The property will be made available for inspection on Tuesday, April 10, 2012 between the hours of 9:00 am and 1:00 pm. Further information regarding the current zoning of the property is available at [www.pflugervilletx.gov/retailzoninginfo](http://www.pflugervilletx.gov/retailzoninginfo).

When responding to this Request for Bid, a bidder must provide within the sealed bid:

- 1) An irrevocable bid offer to purchase the property for a particular sum of money;
- 2) An earnest money deposit in guaranteed funds in the amount of 10% of the total bid amount; and,
- 3) Either a pre-qualifying letter from a mortgage lender **or** other verifiable proof of funds sufficient to cover the purchase price.

Closing on the property will occur no later than ninety (90) days after the City Council's acceptance of the bid. The successful bidder shall be responsible for all closing costs connected to the transfer of the property in addition to the amount offered in the sealed bid.

All sealed bids received must be addressed to the attention of Ms. Sabrina Schmidt and received at 100 East Main Street, Suite 100, Pflugerville, Texas 78660 before 3:00 pm on Friday, April 20, 2012. All timely submitted bids will be opened and if they contain the requisite information, considered. No bid received after this deadline will be opened or considered.

By making this request, the City is not required to accept any bid or to complete this sale. The City reserves the right to reject all bids. Additionally, the City reserves the right to waive insignificant and administrative errors found in any bid. If the City chooses to accept a bid, the

decision will be made in the best interest of the City. The minimum qualified bid value to be considered for this property is \$164,000.