

Invitation for Bids to Sell or Exchange Real Property

The City of San Antonio is accepting sealed bid proposals for a real property sale or exchange of the following improved City-owned real property known as the Zarzamora Service Center:

Three tracts comprising approximately 27.9 acres within New City Block 8786 located at 4503, 4531 and 4719 South Zarzamora Road near the intersection of South Zarzamora and Culberson.

Sealed bids for either a purchase or exchange must be received by the City Clerk's Office, City Hall, 2nd Floor, 100 Military Plaza, San Antonio, Texas, before 4:00 p.m., Wednesday, November 28, 2012. Bidders may submit, by mail or hand-delivery, only one signed original BID FORM, which must be complete and free from ambiguity. Also, a conceptual plan for development of the City-owned property must be submitted along with the bid.

The property may be sold based upon the bidder's bid amount and conceptual plan for the City-owned property.

The property may be exchanged subject to the following conditions:

- The City will entertain a value-for-value exchange of the Zarzamora property with real property in the Central Business District bounded by the following streets:
 - Interstate 37 to the East
 - Martin Street to the North
 - Interstate 10/35 to the West
 - Cesar Chavez to the South

A contract for the sale or exchange of the City-owned property will be negotiated with the successful bidder and will provide for not more than 120 days due diligence, which must be performed at the successful bidder's expense. The final contract will also require the bidder to pay for the survey, title policy (if desired by bidder), and all closing costs. The successful bidder's obligation to close will be conditioned on the City's ability to deliver indefeasible title.

A copy of the proposed terms for the sale or exchange of the City-owned property may be obtained from the contact indicated below.

The property will be available for preview by potential bidders on Friday, November 16, 2012, between the hours of 8:00 a.m. to 12:00 p.m. Please schedule an appointment to preview the property by Wednesday, November 14, 2012 by calling (210) 207-6502.

The City will select a successful bidder based on, but not limited to, the proposed purchase price and submitted conceptual plan; or in the case of an exchange, the highest and best use of the property offered for exchange and/or its proximity to the area described above as the Central Business District.

Once the successful bidder is notified, the bidder has 10 business days, unless specifically extended at the sole discretion of the City, to submit:

- Proof of funds necessary to purchase the City-owned property; or
- A clear, unencumbered deed for the property being offered for exchange showing an ownership interest and an appraisal of the property performed within the last three (3) years.

Failure to timely provide the proof of funds or the deed and appraisal may result in rejection of the bid, at which time the City may select the next bid or reject all bids. The City cannot sell or exchange the real property until the proposed transaction has been reviewed by the City of San Antonio Planning Commission and approved by the San Antonio City Council.

Visitors to City Hall must enter through the east side of the building during regular business hours. If you require a ramp, entry is available on the south side of the building (Dolorosa side). Please plan accordingly and allow for ample time to pass through security screening, sign in and receive a visitor's badge in order to drop off your bid submittal(s).

Beginning on Monday, November 12, 2012, the BID FORM and the terms and conditions for contract will be available via the City of San Antonio Website at <http://www.sanantonio.gov/rfp/> or from Martha Almeria, Management Analyst, (210) 207-6502 or marcia.shelforlandi@sanantonio.gov.

DISCLOSURE: Environmental reports on the property will be provided upon request by contacting 207-1450. Potential bidders are required to receive the environmental reports prior to submitting a bid.