



The sweetest place in Texas for business.

The Sweetwater Enterprise for Economic Development Municipal Development District (SEED) is accepting sealed bids for the purchase of the following real property (the “Property”) for the purpose of commercial development as described in this Notice of Bid Opening:

The Property commonly known as vacant development land located along the south side of W. Broadway Street, in western Sweetwater, Nolan County, Texas consisting of approximately 71.57 acres of land out of Section 46, Block 22, T&P RR Co Survey, Sweetwater, Nolan County, Texas, more particularly describe on the Property Description include herewith.

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

It is the intention of the SEED to sell the Property based on the best value bid that is submitted. If in the judgment of the Board the bids submitted do not represent the fair value of the Property, the Board reserves the right to reject any and all bids. Should any bid be accepted, SEED shall notify the bidder and the bidder shall, within three (3) days of receipt of notice, execute a standard form Farm & Ranch Contract with a closing date no later than forty-five (45) days of acceptance of the bid. The contract shall include an earnest money deposit of no less than 10% of the sale price deposited with SEED or SEED’s designated escrow agent made by cashier’s check or money order payable at the direction of SEED. Provisions of the sale of the Property shall include:

1. The purchase of the real property in “as is” condition;
2. The conveyance of the Property by special warranty deed;
3. The Buyer to pay all fees, commissions and costs associated with closing the sale of the Property;
4. 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;

The Property will be sold “as is” with no warranties or representations as to suitability for any particular use. Conveyance of the Property will be by special warranty deed.

Bids shall be delivered in writing on the bid proposal form available at the SEED office located at 810 E. Broadway in Sweetwater, Texas, signed by the bidder or an authorized representative, and enclosed in a sealed envelope delivered to SEED at 810 E. Broadway in Sweetwater, Texas. All bids shall be plainly marked “**SEALED BID TO PURCHASE REAL PROPERTY.**” Bids must be received before 5:00 p.m. on Friday, July 9, 2021 and any bid received after that time will not be considered. Bids will be opened, read, and tabulated by the Board on Monday, July 12, 2021, at 10:00 AM. Additional information is available by contacting: Miesha Adames at 325-235-0555.



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BID PROPOSAL FORM

I hereby submit my proposal for the purchase of:

The Property commonly known as vacant development land located along the south side of W. Broadway Street, in western Sweetwater, Nolan County, Texas consisting of approximately 71.57 acres of land, as more particularly as being out of Section 46, Block 22, T&P RR Co Survey, Sweetwater, Nolan County, Texas.

Bid Amount: _____

SWEETWATER ENTERPRISE FOR ECONOMIC DEVELOPMENT MUNICIPAL DEVELOPMENT DISTRICT 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 if my bid is accepted by the SEED MDD Board of Directors, the bid amount shall be paid in full by cashier’s check or money order, made payable to SEED MDD. 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’s Signature)

(Bidder’s Name)

(Address)

(Telephone Number)

(Date)



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PROPERTY DESCRIPTION

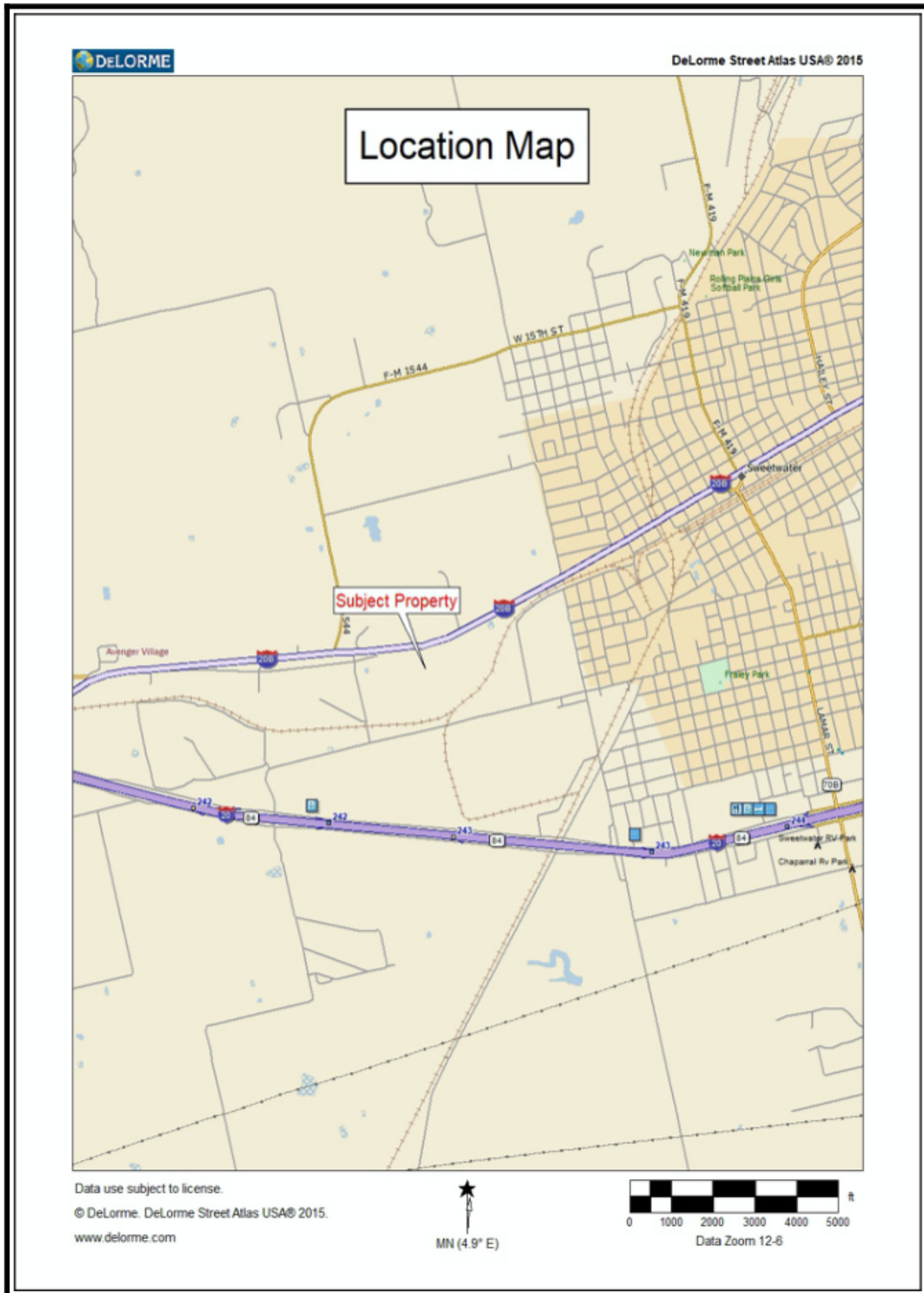
71.57 acres of land, more or less, out of Section 46, Block 22, T&P RR Co Survey, Nolan County, Texas, more particularly describe in the following three tracts:

- I. **Tract 1:** 0.335 acres out of the Southwest Quarter of Section 46, Block 22, T&P Ry. Co. Survey, Nolan County, Texas, more particularly described by metes and bounds in the Special Warranty Deed from Key Energy Services, LLC to Sweetwater Enterprise for Economic Development, dated February 3, 2015, recorded at Volume 1316, Page 197, Official Public Records of Nolan County, Texas.
2. **Tract 2:** 1.198 acres or land, more or less, out of Section 46, Block 22, T&P Ry. Co. Survey, Nolan County, Texas, more particularly described by metes and bounds in the Special Warranty Deed from Oncor Electric Delivery Company, LLC to Sweetwater Enterprise for Economic Development, Inc. dated September 26, 2014, recorded at Volume 1302, Page 119, Official Public Records of Nolan County, Texas.
3. **Tract 3:** 70.037 acres, more or less, out of Section 46, Block 22, T&P Ry. Co. Survey, Nolan County, Texas, more particularly described in the General Warranty Deed from Brenda Stevens to Sweetwater Enterprise for Economic Development, Inc. dated February 28, 2014, recorded at Volume 1263, Page 206, Official Public Records of Nolan County, Texas.

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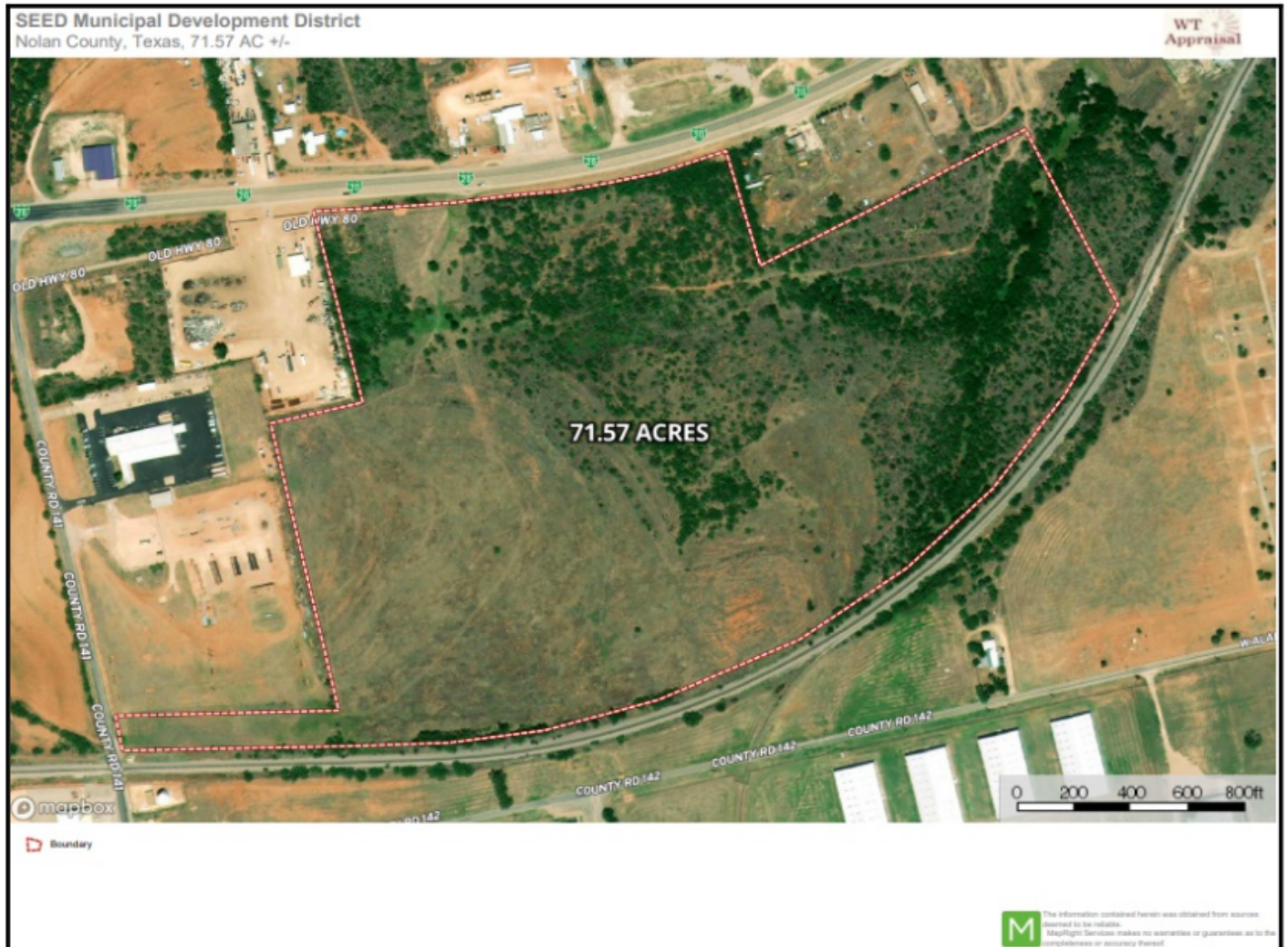
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Aerial View



Zoning Map

