



**CITY OF KELLER
AUCTION FOR SALE AND
REQUEST FOR PROPOSALS**



City of Keller Auction for Sale and Request for Proposals

Development of Keller exclusive waterfront acreage

RFP # 23-004A

Issued: February 15, 2023

Proposals Due: March 02, 2023, 12:00 PM

Company Information:

Company Name

Company Representative Signature

Address

Company Representative Printed Name

City, State & Zip

Date

Area code & telephone number

Company Representative E-Mail

RFP #23-004A: DEVELOPMENT OF EXCLUSIVE WATERFRONT ACREAGE

QUICK SUMMARY OF OFFER

The City of Keller wishes for a developer/business enterprise to purchase and develop a vacant tract of land in Keller for the purpose of developing a unique, mixed-use, experiential retail/restaurant establishment. Proposals for this RFP should include a purchase offer price for the property, respondent's prior experience and qualifications, detailed concept plan, business plan including pro forma, and determination of financial feasibility. Please see page seven for more details.



541 KELLER PARKWAY

(AKA FM 1709)

1.18 ACRES (Approximately)

RAW LAND

AESTHETIC WATERFRONT Feature

RETAIL ZONING (PD-1323)

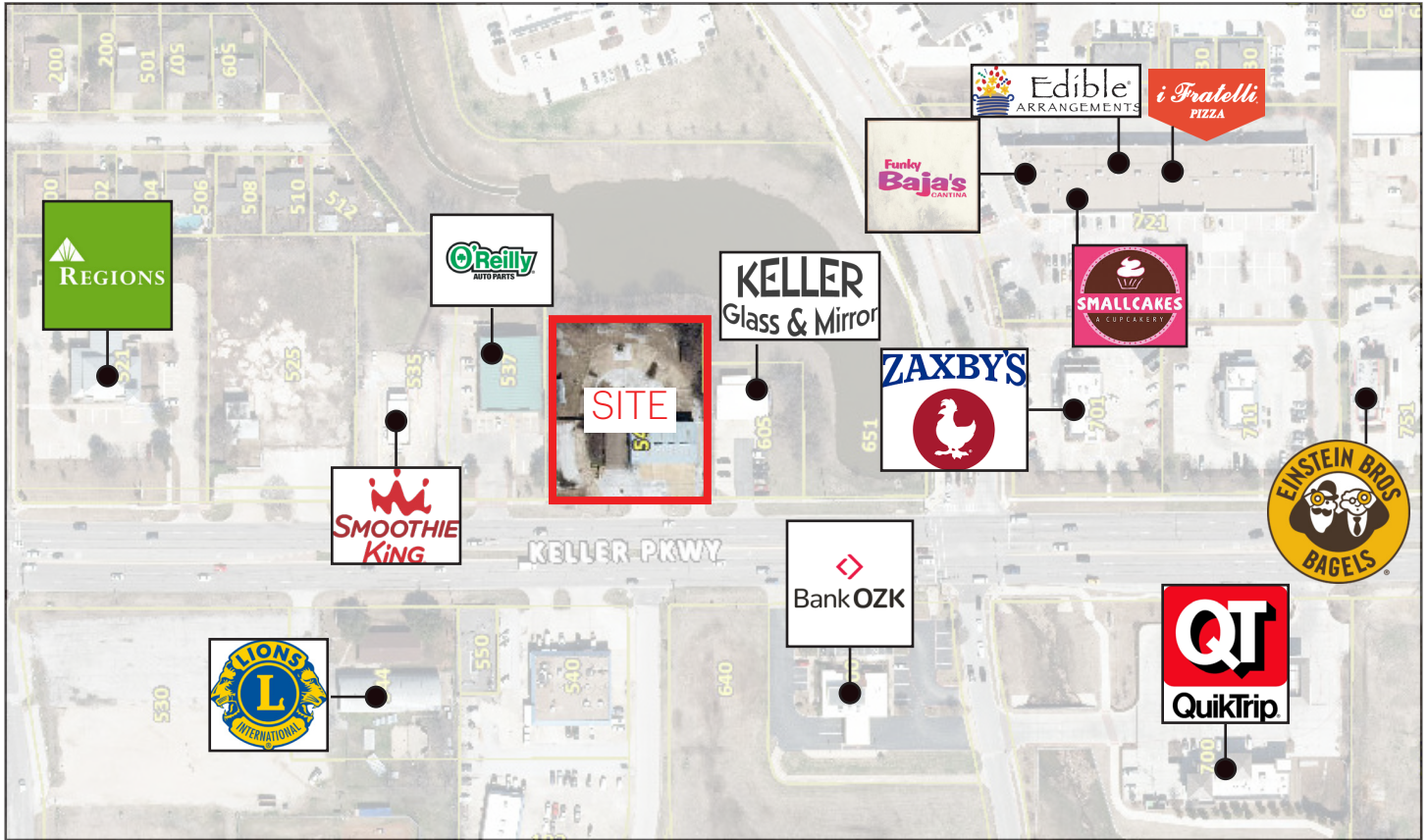
8" WATER LINE in Keller Parkway

8" WASTEWATER LINE in Keller Parkway

FIRE HYDRANTS located within 10' of the property on Keller Parkway

PAVED ROAD FRONTAGE with two state-approved curb-cuts and driveways accessing Keller Parkway.

SURROUNDING RETAIL



DESIRED CONCEPT

Restaurant/Entertainment development proposals are preferred. Image provided as conceptual example.





RECENT AWARDS

Best Small Cities to Live in America - WalletHub (2021)

Top 100 Safest Cities in the US - Neighborhood Scout (2021)

Best Places to Raise a Family in Texas - Niche (2021)

Top 10 Best Places to Live in Texas - HomeSnacks (2021)

Safest Place in Texas - Alarms.org (2021)



OFFICE SPACE AVAILABILITY

101K SF AVAILABLE **OFFICE SPACE**

7.2% **VACANCY RATE**

\$28.82/SF **MARKET RENT**

77 ACRES OF RAW LAND AVAILABLE **CORPORATE BUILD-OUT**

*Big-City Comforts,
Small-Town Charm*

FINE ARTS FRIENDLY

12 ANNUAL **ART EVENTS**

5 ANNUAL **TOWN HALL ART GALLERY SHOWS**

11 SCULPTURES **ROTATING ART PROGRAM**

14 PERMANENT **SCULPTURES**



341 ACRES OF PARK LAND

27 MILES OF **TRAILS**


140-ACRE **SPORTS PARK**


150 EVENTS ANNUALLY

92K SQUARE-FOOT **FITNESS CENTER**



AN EDUCATED WORKFORCE

 **39%**
BACHELOR'S DEGREE

 **20%**
MASTER'S DEGREE



The **City of Keller** is conveniently located in the Dallas-Fort Worth metroplex, offering easy connections to three major airports within a 30 mile radius and access to multiple major highways. Downtown Fort Worth is easily accessible by jumping onto I-35 W and Highway 114 will take you straight into Downtown Dallas. Ranking #3 on the National Council for Home Safety and Security's list of "The Safest Cities in Texas," Keller provides a safe and welcoming atmosphere with an excellent school system and outstanding quality of life. Locating to the City of Keller will provide an opportunity for your business to thrive in a unique and growing community within minutes of Circle T Ranch and the Alliance Corridor.



ACCESS TO EVERYTHING

ALLIANCE AIRPORT – **9 MILES**

DFW INTERNATIONAL AIRPORT – **11 MILES**

DOWNTOWN FORT WORTH – **18 MILES**

DALLAS LOVE FIELD – **30 MILES**

DOWNTOWN DALLAS – **32 MILES**

CITY OF KELLER

POPULATION: **45,660**

HOUSEHOLDS: **15,770**

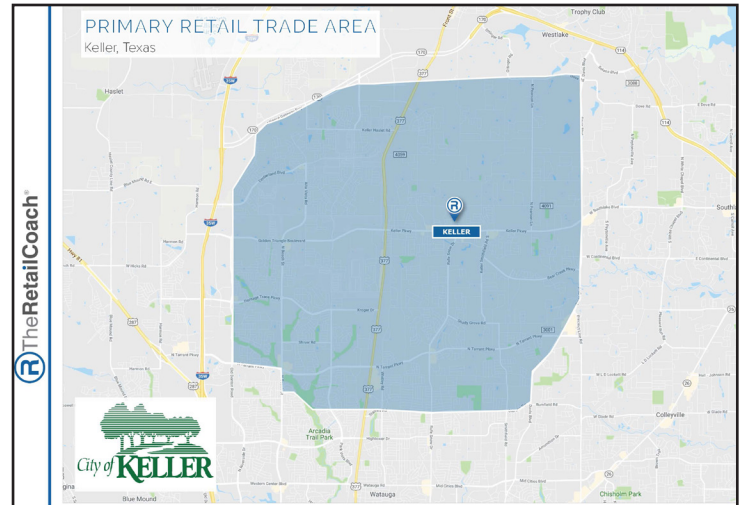
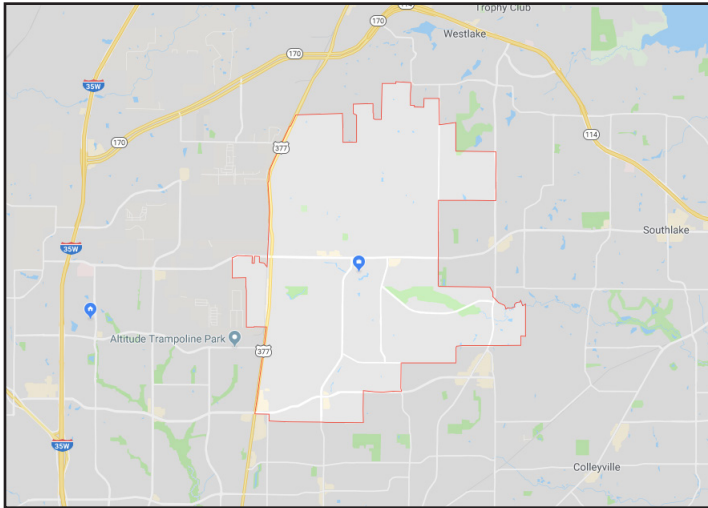
MEDIAN HOUSEHOLD INCOME: **\$160,224**

PRIMARY RETAIL TRADE AREA

POPULATION: **158,619**

HOUSEHOLDS: **650,629**

MEDIAN HOUSEHOLD INCOME: **\$128,242**



ADDITIONAL CONSIDERATIONS

- Minimum purchase price considered will be \$200,000.
- Title policy will not be furnished by the city, but may be purchased, at buyer's sole expense.
- Restaurant/Entertainment development proposals are preferred.
- Supportive documents, including zoning, easements, legal background, etc. may be reviewed online at www.cityofkeller.com or in-person at the front counter in the Community Development Department.
- Once this agreement is executed, no additional economic incentives will be considered.

PUBLIC NOTICE OF SEALED BID FOR SALE OF REAL PROPERTY

Pursuant to Section 272.001 of the Texas Local Government Code, the City of Keller (the "City") is accepting sealed bids for the purchase of the following real property (the "Property") as described in this Notice of Sealed Bid:

The Property representing approximately 1.18 acres at Lot 3, Block 1, Foote's Addition in the S. Needman Survey, A-1171, City of Keller, Tarrant County, Texas and approximately 40 feet of floodway to the north, at the same width.

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

It is the intention of the City to sell the Property based on the best value bid that is submitted if in the judgment of the City Council, the bids submitted do not represent the fair value of the Property, the City Council reserves the right to reject any and all bids.

HOW TO RESPOND TO THIS RFP

The intent of this auction and RFP is to allow all interested parties to provide a sufficient amount of data that will enable the City of Keller to select the best value use of the property. To this end, respondents shall provide, at their own expense, the following:

1. An offer of a minimum of \$200,000.
2. Respondent's prior experience and qualifications;
3. Development team biographies, including all owners, managers, and general contractor;
4. References from other cities with which the respondent has worked;
5. Detailed vision for the concept plan and objectives to achieve and maintain this vision with growth;
6. Business plan including pro forma;
7. Incentive requirements;
8. Qualified general contractor selection process;
9. Timeline for development from award date;
10. Financial strength and stability including five years previous financial statements; and
11. A letter confirming pre-approved financing

Submission will include one copy in electronic (.pdf) format and two hard copies presented in bound format (booklet or notebook are acceptable). Submittals will be indexed and paginated. Submittals may be hand delivered or mailed. Please note the different address, depending on chosen delivery method.

Deadline to receive submissions is March 02, 2023, 12:00 PM. Late submissions will not be considered.

Hand Deliver/UPS/FedEx:

Finance Department
Attn: Karla Parker
1100 Bear Creek Parkway
Keller, TX 76248

USPS:

Finance Department
Attn: Karla Parker
P.O. Box 770
Keller, TX 76244-0770