

**1823 5<sup>th</sup> St. - Sale of Excess Real Property**

Notice is hereby given that the City of Wichita Falls, Texas, is offering one (1) parcel of real property for sale to the general public by sealed bid. Bids will be opened at 2:00 p.m. on Wednesday, January 6th, 2021, in the City Council Chambers of the Memorial Auditorium, 1300 Seventh Street, Wichita Falls. Bids must be submitted on an official bid form provided by the Property Management Division and must be accompanied by a cashier's check for ten (10%) percent of the total bid, and sealed in the specially marked envelope with your signature across the seal.

Bids submitted prior to the opening time may be delivered to the Property Management Office no later than 1:30 PM in Room 107, Memorial Auditorium, where specifications and additional bid information are also available.

Purchaser will have ten (10) days after their bid is accepted by the City Council to satisfy himself that the City has good and marketable title. After this time, the City will prepare a warranty deed for the purchaser, and the purchaser will pay the balance of the purchase price. Should the purchaser fail to consummate the sale for any reason, other than title defects, the City will retain the deposit as liquidated damages or enforce specific performance. The property will be conveyed free of all liens filed by the City.

This property is appraised at \$445,000. The property is currently zoned as General Commercial. All reasonable bids will be considered. The bid packets are available in the Property Administration Office, Memorial Auditorium, 1300 7<sup>th</sup> Street; Room 107, Wichita Falls, Texas. The City Council reserves the right to accept all or any part of the bids.

The parcel available for sale is as follows: Lot 1-C, Block 7, Bellevue Addition, Wichita Falls, Wichita County also known as 1823 5<sup>th</sup> Street consisting of approximately 2.26 acre tract with improvements.

Further information can be secured by calling the City's Property Administration Office at 761-8816.

**CITY OF WICHITA FALLS**  
**PROPERTY MANAGEMENT DIVISION**

**Bid Form**

**Instructions:** Write the amount that you wish to bid on the line provided. The property is appraised at \$445,000. The City Council reserves the right to accept all or any part of the bids. Submitted bids must be accompanied by a cashier's check, payable to the City of Wichita Falls for ten (10%) percent of the total bid as a deposit to be considered, and sealed in the specially marked envelope with your signature across the seal. Purchaser will have ten (10) days after their bid is accepted by the City Council to satisfy himself that the City has good and marketable title. After this time, the City will prepare a warranty deed for the purchaser, and the purchaser will pay the balance of the purchase price. Should the purchaser fail to consummate the sale for any reason, other than title defects, the City will retain the deposit as liquidated damages or enforce specific performance.

Parcel	Address & Legal Description	Appraisal	Bid
1	<b>Lot 1-C, Block 7 Bellevue Addition, Wichita Falls, Wichita County, Texas Consisting of approximately 2.26 acres</b>	<b>\$445,000</b>	<b>\$ _____</b>

By my signature below, I certify that I understand the conditions and limitations of this sale. I agree to indemnify the City of Wichita Falls and its agents from any action or damages arising from the purchase of this property.

Bidder's Name (Please Print)

Bidder's Signature

Bidder's Address

City

Bidder's Telephone (Day #)

Date

Bids must be returned to the Property Management Office no later than 1:30 PM before the opening scheduled at 2:00 P.M. on Wednesday, January 6th, 2021. Bids received after that time will be returned unopened. Checks will be returned to persons who are obviously not a successful bidder immediately after the bid opening.



## Main Building Interior



## Main Building Interior



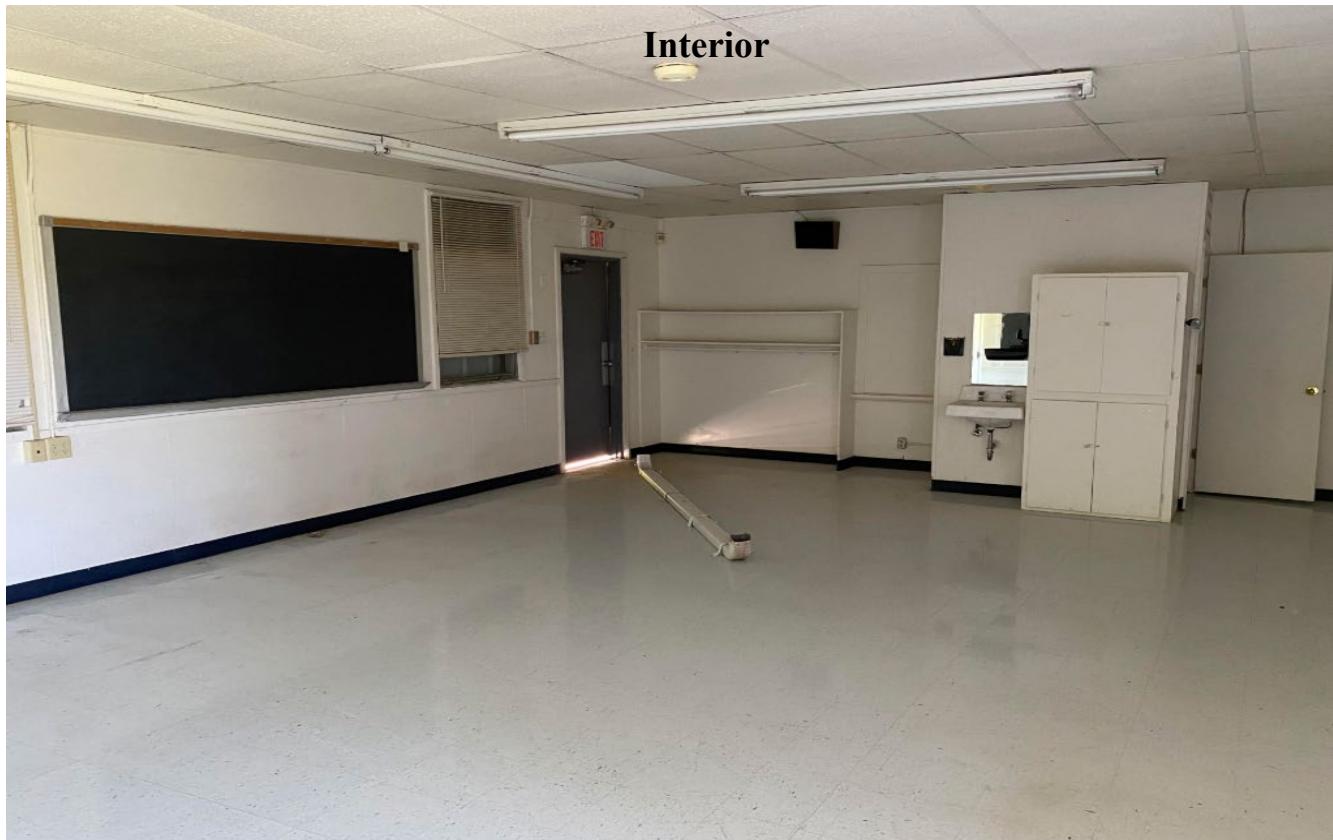
## 1,824 sf Modular Building



## 715 sf Modular Building



## Interior



NOTE:  
CONCERNING THE CURRENT SURVEYORS SURVEY  
CHARTS, MAPS, ETC., LOCATED ON THIS PROPERTY NOTED  
BUILDED ROADS, ETC., WILL BE USED.

BASIS OF SURVEYS ARE NAD 83 - TEXAS NORTH CENTRAL

PLACE OF  
BEGINNING  
FIFTH STREET  
(PREVIOUSLY DECACRE)

SET 100' N  
80.0' ROW

SET 100' N  
80.0' ROW

L1

LOT 9  
(PLATED)  
LOT 8  
(PLATED)  
LOT 7  
(PLATED)

110  
DENVER AVENUE  
(PREVIOUSLY DECACRE)  
SUBDIVISION

TRUHEART  
LOT 16  
(PLATED)  
LOT 17  
(PLATED)  
LOT 18  
(PLATED)

## FINAL PLAT LOT 1-C BLOCK 7 BELLEVUE ADDITION

WICHITA FALLS, TEXAS  
A REPLAT OF A PORTION OF LOT 1-B, BLOCK  
7, BELLEVUE ADDITION, WICHITA FALLS,  
WICHITA COUNTY, TEXAS

AUGUST, 2020  
SCALE: 1" = 60'

OWNER

CITY OF WICHITA FALLS  
1800 7TH STREET  
WICHITA FALLS, TEXAS 76307  
PHONE (840) 761-7401

PREPARED BY

CORLETT, PROBST & BOYD, P.L.L.C.  
ENGINEERS & SURVEYORS  
4605 OLD JACKSBORO HIGHWAY  
WICHITA FALLS, TEXAS 76302  
PHONE (840) 723-1455  
TBPE F-279 TBPLS-100541-00



LOCATION MAP

LOT 101 (PLATED)	LOT 15 (PLATED)	LOT 20 (PLATED)	LOT 25 (PLATED)	LOT 30 (PLATED)	LOT 35 (PLATED)	LOT 40 (PLATED)	LOT 45 (PLATED)	LOT 50 (PLATED)	LOT 55 (PLATED)	LOT 60 (PLATED)	LOT 65 (PLATED)	LOT 70 (PLATED)	LOT 75 (PLATED)	LOT 80 (PLATED)	LOT 85 (PLATED)	LOT 90 (PLATED)	LOT 95 (PLATED)	
16.67' ALLEY (PREVIOUSLY DECACRE)																		

## BELLEVUE ADDITION

BOYD SUBDIVISION BLOCK 1
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