

**ADVERTISEMENT FOR SEALED BIDS/PROPOSALS
FOR SALE OF REAL PROPERTY
Buford Downtown Development Authority
Adams Street Development**

The Buford Downtown Development Authority (herein after referred to as the “City”) is accepting sealed bids/proposals for the purchase of a certain parcel of land consisting of 9.77 acres +/-, parcel number 7270 044 portion thereof as depicted in Exhibit “A”, known as **Adams Street Development** located in Buford, Gwinnett County, Georgia.

All bids shall be received by 10 a.m. on Friday, March 22, 2024 at Buford City Hall, 2300 Buford Highway, Buford, Georgia. The envelope shall bear the name “Adams Street Development Proposal” and shall be sealed. Bids/Proposals shall provide the total proposed purchase price. The prevailing bid/proposal, based on price and use/development of the property, shall be afforded an exclusive ninety (90) days to perform appropriate due diligence and obtain approval of architectural plans and zoning, which the City may elect to extend as necessary. An earnest money deposit will be required at contract execution equal to five (5) percent of the purchase price.

I. Zoning.

The 9.77 acres +/- is currently zoned M-1 under the City’s 2000 Zoning Ordinance and Official Zoning Map. Upon a successful proposal, the City anticipates rezoning the property to a specific site plan and developed under the City’s Zoning Ordinance.

All projects must follow all applicable Building Code and Fire Code standards as required by the appropriate agency. Additionally, all projects must follow all other governmental regulations as applicable.

II. The Property

The subject properties consist of approximately 9.77 acres +/-.

Representations of acreage are believed to be accurate, however, the City makes no representation as to exact acreage and Buyer shall obtain a survey at his/her discretion.

III. Development

- I. The development shall consist of lots compliant with the of Buford Zoning Ordinance. The Downtown Development District requires home lots to have 75’ of road frontage and a minimum of 7,500 square feet.
- II. The successful purchaser shall be required to connect the newly constructed residential street to existing Adams Street.
- III. The successful bidder shall also be required to improve Adams Street as depicted by the construction standards in Exhibit “B”. The developer shall coordinate with

the City for improvement to the intersection of Smokey Road and South Street. This intersection is envisioned as the entrance to the Adams Street Development.

- IV. Exhibit "C" outlines specific conditions for home construction and lot development.

This development shall comply with any and all applicable standards in the City of Buford Zoning Ordinance.

IV. Infrastructure, Environmental, Other.

Costs for necessary infrastructure shall be borne by the developer.

The City maintains a natural gas line, easement and associated appurtenances on the property, which shall be relocated by the City. Developer shall provide necessary easement(s) for relocated City facilities.

Except as otherwise explicitly noted, the land is being sold as-is. Any and all costs associated with any relocation, modifications, extensions, etc. of roads or utilities shall be fully borne by the developer. Any environmental inspections or evaluations are the sole responsibility of the developer.

V. Proposer Submittal Requirements.

Proposer shall be provided the follow credentials:

1. Credentials:

- a. Identity of developer, including the development team's organizational structure and names and address of principals. List the composition of development team.
- b. The development team's professional qualifications and experience in development, financing and management of comparable projects or if management will be outsourced, the credentials of the proposed manager.
- c. Evidence of the development team's financial capacity to undertake the proposed project, which may include bank references.

VI. Selection.

The City may select as the City deems in its best interest and may negotiate the execution of a sales contract. The City may reject any and all proposals, waive technicalities and informalities and award the project as the City deems in its best interest. The City will take into account various factors as outlined. No submittal of a proposal or selection of a bidder proposal will be binding on the City until and unless a binding sales contract is entered into with the City.

VII. Bid Package

The bid package may be requested by contacting Bryan Kerlin, City Manager, at bkerlin@cityofbuford.com or by phone at (770) 945-6761. The sealed bids/proposals shall be opened on Friday, March 15, 2024, 10 a.m. at Buford City Hall. The City reserves the right to reject any and all bids.

VIII. Contractual Issues.

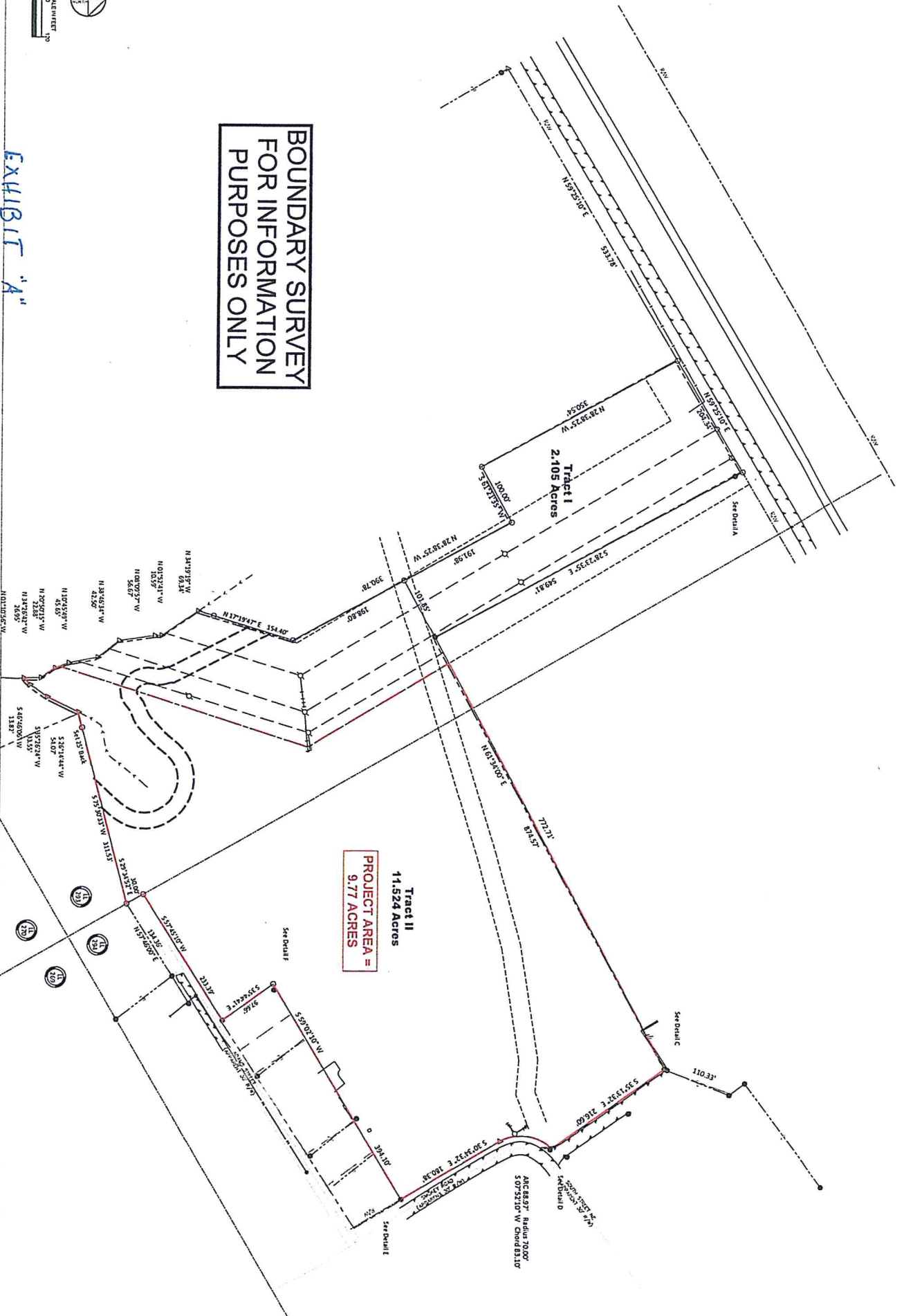
Upon the selection of one or more bidders, the City plans to enter into a purchase/sale agreement that, among other items, will allow the purchaser up to ninety (90) days to perform appropriate due diligence and obtain approval of architectural plans and zoning, which the City may elect to extend as necessary. An earnest money deposit will be required at contract execution equal to five (5) percent of the purchase price.

City of Buford
Buford Downtown Development Authority
Bryan Kerlin
City Manager

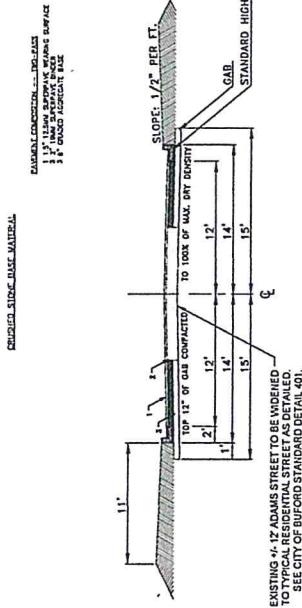


**BOUNDARY SURVEY
FOR INFORMATION
PURPOSES ONLY**

EXHIBIT 'A'

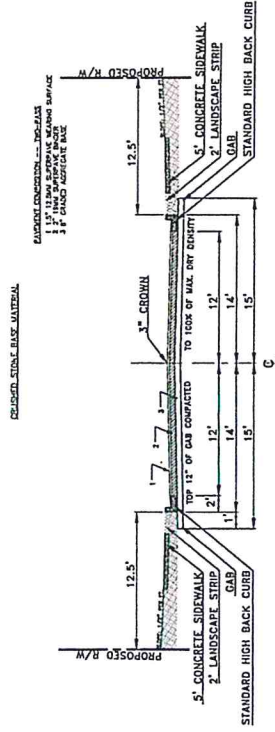


PROPOSED ADAMS STREET WIDENING CROSS SECTION



- NOTES:
1. AREA OF UNDESIRABLE COMPACTION SHALL BE INDICATED BY SHADING OF THE MATERIAL TO BE ADDED, AND INDICATED BY THE SHADING OF THE MATERIAL TO BE REMOVED.
 2. ON THE RIGHT OF WAY, A 12' WIDE STRIP SHALL BE MAINTAINED FROM THE EXISTING CURB TO THE NEW CURB, AND A 3' GAP SHALL BE MAINTAINED BETWEEN THE EXISTING CURB AND THE NEW CURB.
 3. 12" GAB SHALL BE MAINTAINED UNDER CURB A GUTTER TO BE 1'.

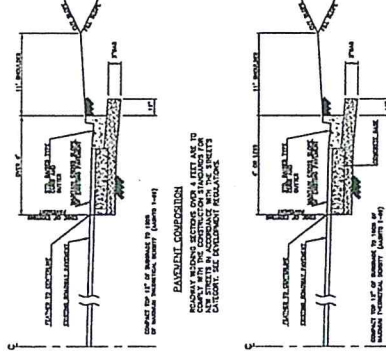
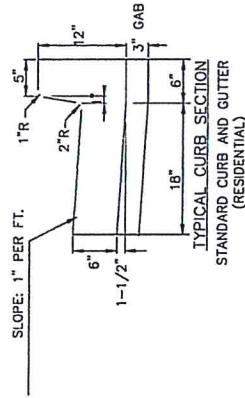
PROPOSED RESIDENTIAL STREET CROSS SECTION



- NOTES:
1. AREA OF UNDESIRABLE COMPACTION SHALL BE INDICATED BY SHADING OF THE MATERIAL TO BE ADDED, AND INDICATED BY THE SHADING OF THE MATERIAL TO BE REMOVED.
 2. ON THE RIGHT OF WAY, A 12' WIDE STRIP SHALL BE MAINTAINED FROM THE EXISTING CURB TO THE NEW CURB, AND A 3' GAP SHALL BE MAINTAINED BETWEEN THE EXISTING CURB AND THE NEW CURB.
 3. 12" GAB SHALL BE MAINTAINED UNDER CURB A GUTTER TO BE 1'.

APPLICABLE STANDARD DETAILS

CITY OF BUFORD STANDARD DETAIL 401 - ROADWAY WIDENING SECTION
CITY OF BUFORD STANDARD DETAIL 402 - RESIDENTIAL SUBDIVISION
STREETS



City of Buford, Georgia
Engineering Department
Planning & Design Division
DATE: SEPTEMBER 20, 2013

Exhibit "C"

City of Buford, Georgia

A Georgia Municipal Corporation

Adams Street Development

Note: The construction standards are a minimum standard and may be altered during the zoning process.

1. Applicant shall provide plat for approval.
2. The driveway shall be a minimum of 18 feet in width.
3. All homes shall have a minimum gross heated floor area of 2000 square feet for a ranch, 2800 square feet for a 2-story, exclusive of garage or basements. All homes shall have a minimum of two (2) car garages.
4. All homes shall be constructed with three (3) sides brick or stone with accents not to exceed 40% on the front, side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
5. All front yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.