

**ADVERTISEMENT FOR SEALED BIDS/PROPOSALS
FOR SALE OF REAL PROPERTY
Buford Downtown Development Authority
Peachtree Industrial Tract**

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 1.06 acres +/-, parcel number 7302 109, located in Buford, Gwinnett County, Georgia.

All bids shall be received by 4 p.m. on Thursday, December 28, 2023 at Buford City Hall, 2300 Buford Highway, Buford, Georgia. The envelope shall bear the name “Peachtree Industrial Tract” and shall be sealed. Bids/Proposals shall provide the total proposed purchase price. The bid(s) shall be opened and read aloud. 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, if necessary, which the City may elect to extend as necessary. An earnest money deposit will be required at bid submittal equal to five (5) percent of the purchase price.

I. Zoning.

The 1.06 acres +- is currently zoned Public (P) 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 1.06 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. Infrastructure, Environmental, Other.

Costs for necessary infrastructure shall be borne by the developer.

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.

IV. 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.

VIII. Contractual Issues.

Upon the selection of one or more bidders, the City will 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 bid submittal equal to five (5) percent of the purchase price.

Buford Downtown Development Authority
Bryan Kerlin
City Manager