

Approved 4-0

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JAN 24 2022

**INVITATION FOR COMPETITIVE PROPOSALS
(County of Jack)**

JACK COUNTY AUDITOR

Proposals will be received in the County Auditor's Office of Jack County, Texas until 9:00 a.m., Monday, January 24, 2022, for the sale of certain real property held by Jack County.

The types of goods being sold are:

125 East Archer Street, Jacksboro, TX 76458

Lot 1, Block 1, Davis Building, City of Jacksboro

Said building is sold as is, where is, and without warranty for purpose or use either express or implied.

Submitters should use lump-sum pricing in submitting their proposals. The proposal should include a statement of purpose and vision for the building use. Additional consideration will be given to proposals that complement the City of Jacksboro Downtown / Square Revitalization Project. Submitter awarded the proposal shall have 90 days to close on the transaction. The submitter awarded the proposal will be responsible for all closing costs, survey, and title policy. Jack County reserves the right to accept and/or reject any and all proposals.

The bids will be opened at 9:05 a.m. on Monday, January 24, 2022, by the County Auditor in the County Courtroom on the second floor of the County Courthouse in Jacksboro, Texas, and discussed with possible action in the Court's business of that day.

Detailed specifications may be obtained by contacting:

Lisa Perry
Auditor - Jack County
Jack County Courthouse
100 N. Main St Room 202
Jacksboro, Texas 76458

Voice: (940) 567-2663
Fax: (940) 567-5978

FILED FOR RECORD

_____ O'CLOCK _____ M

JAN 24 2022

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

BY _____ DEPUTY

The County's website is located at www.jackcounty.org.

Bids should be submitted in a sealed envelope with the proper title ("Davis Building Proposal") on the **outside** of the bid envelope.

Bidders are encouraged to be present at the bid opening to defend and answer questions about their proposal.

All proposals must be accompanied by a completed Proposal Request Form to be considered which may be obtained through the office of the County Auditor.

Lisa Perry
Auditor - Jack County

JACK COUNTY COMPETITIVE PROPOSAL FORM

(To Purchase Real Property: Lot 1, Block 1 City of Jacksboro – “Davis Building”)
123 East Archer Street Jacksboro, TX 76458

My offer to purchase the “Davis Building”: \$ 57,500⁰⁰

My offer amount is a CASH or FINANCINED OFFER.
(Please circle one or both if applicable)

My written proposal has been included providing a vision for my use/intended purpose for the building. I understand additional consideration will be given if my proposal complements the City of Jacksboro Downtown / Square Revitalization Project.

I understand the building is sold as is, where is, and without warranty for the purpose or use either expressed or implied. This offer is for Real Property Only, contents of the building will be removed prior to the closing date or deemed salvage by separate action of the Jack County Commissioners Court becoming the responsibly of the winning proposal to discard.

I understand that closing must take place within 90 days after proposal is awarded. All closing cost are the responsibility of the winning proposal.

Name: Crombie Properties, LLC -
(Printed Name – Company)

By: DL CL -
(Signature - Authorized Agent)

Phone: 940-641-0711

Dated: January 24th, 2022.

Crombie Properties, LLC

213 FM 4

Jacksboro, TX 76458

(940)507-2356

Lisa Perry

Auditor-Jack County

Jack County Courthouse

100 N Main St. Room 202

Jacksboro, TX 75458

Crombie Properties, LLC is submitting a proposal to purchase the county owned "Davis Building" for a lump sum price of \$57,500.00. Crombie Properties has shown a deep financial commitment to the revitalization for the whole community of Jacksboro. We have restored and modernized approximately 50 properties in the city of Jacksboro totaling near a \$4,000,000.00 commitment. One of these properties is located on the town square. This property now hosts as retail on the bottom floor and a studio apartment on the second floor.

The vision for the "Davis Building" would involve restoring the property to attract retail or restaurant space. We are currently in discussions with two different restaurant owners. We feel each of these would bring significant traffic to Jacksboro. If the unforeseen were to happen and neither of these restaurants committed, we would continue to move forward with the restoration and consider putting a business of our own and or leasing to another party. Crombie Properties is very interested in starting on this project soon if our proposal is approved. Below is a list of ideas we envision for the property:

- Restoration of the metal addition of the property on the North side.
- Turning the North side of the property into either a patio or outside dining space. This should accommodate several options, such as restaurants, breweries, or distilleries.
- All new windows throughout the building.
- New glass rollup doors in place of the current dilapidated doors.
- Top to bottom interior remodel and refinish- build to suit or speculation
- Exterior refinish-build to suit or speculation

Thank you for your consideration of our proposal. We are open to any discussion or ideas that you feel would help. Crombie Properties looks forward to the chance to work on this project.

Regards,

David Crombie