



RFP 2025-003 Sale of Real Property 114 West Ellison Street

4A ECONOMIC DEVELOPMENT BOARD

JULY 21, 2025

Request for Proposals

- Released March 7, 2025
- 114 W. Ellison St.
- Minimum bid of \$1.1M
- Building is currently vacant
- Preferred development scenario
 - Ground floor retail
 - Second floor office
 - 32' maximum height
 - Incorporate Old Town architecture, and walkability
- Requires that the development agreement include a waiver in favor of the City for building products, materials and methods under Texas Gov't Code Ch. 3000



Submission

- Sole submission is from Burleson 4A Economic Development Corp. (EDC)
- \$1.1M bid
- Raze existing building
- Concept plan includes:
 - 10,000 square feet
 - 5,000 square feet, ground floor retail
 - 5,000 square feet, second floor office
 - Enhanced public parking, landscape and walkability
- The EDC will recruit corporate or regional headquarters for office users



Project Details

- Purchase price of \$1.1M
- Closing on or before September 25, 2025
- EDC will take immediate ownership and begin plans to raze the building, create a marketing package and actively recruit a corporate or regional headquarters office user in FY 2026



Requested Action

- Approve the resolution approving the Real Estate Contract for the purchase of real property located at 114 W. Ellison St in the amount of \$1.1M.

Questions / Comments

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