



BID FORM

#W2021-61-B

**Wylie Economic Development Corporation
Jason Greiner, Executive Director**

Please print Bidder or Agent Name

972-442-7901; Jason@WylieEDC.com

Telephone number and email address

802 W. KIRBY STREET, WYLIE, TX 75098

PRICE BID PER SQ. FOOT: \$ 14.75 approximately

*** TOTAL PRICE: \$ 3,000,000.00**

*** Approximately 4.6700 acres (203,425 sq. ft.)
Lot size and valuation are subject to final appraisal documents.**

**Three Million and 00/100 Dollars
(price in written word prevails)**

A 4.67-acre parcel located at 802 West Kirby in Wylie, Texas more specifically located west of F.M. 544 and the Kansas City Southern Railway Company railroad crossing which is approximately 640 feet west of the intersection of F.M. 544 and State Highway 78, Wylie, Texas. Abs A0286 E C Davidson Survey, Tract 3, 4.67 Acres

Bidder must attach a statement of the intended construction and use of the property.

Please see "Attachment A" as provided on next page.

Statement of Intended Construction and/or Use of the Property

The Wylie Economic Development Corporation (Wylie EDC) is funded through a citywide half-cent sales tax that is collected from over 220,000 consumers in our retail trade area. The Wylie EDC facilitates corporate relocations, local expansions of existing businesses, retail/commercial development and revitalization projects that lead to the creation of new jobs and the generation of additional tax revenue for the community. In that capacity, the Wylie EDC is submitting this bid for the property described herein, generally located on Kirby Street near the corner of Highway 78 and FM 544.

The Wylie EDC is an ideal candidate to select for this bid since we also own the adjacent property to the west. With controlling interest in both properties, the Wylie EDC would have the ability to properly develop the site as one large redevelopment. The intended use of the property or overall redevelopment project will consist mostly of commercial development throughout the entire 12+ AC site. Wylie EDC Staff will replat the properties to align with the median-opening and provide access through the Wylie EDC owned property. Cross access can be achieved with adjacent properties to the east and the City's northernmost property.

Along the 544/Kirby Street frontage, Staff envisions one Multi-Tenant Retail building with a drive-thru QSR on one side and a patio restaurant on the other endcap. The remaining pad will facilitate a larger Full-Service Restaurant Pad and it will be marketed as such for the next several years. Our intent will be to locate national credit tenants, or strong regional brands that diversify our restaurant offerings to the citizens.

The remainder of the site will consist of various commercial uses like retail, professional office suites or medical office developments. The site can also accommodate larger users if we allow flex warehousing along the northernmost tracts. These building will look 100% commercial, but they have a mixture of office and high bay warehouse to accommodate different uses. Staff would like to limit the semi-truck traffic, so the intended use will not add significant truck traffic. The Wylie EDC will work closely with the City Staff, Planning and Zoning Commission, and Wylie City Council to develop this property in accordance with the comprehensive plan and will adhere to the current zoning and restrictions from the MSD.

The Wylie EDC has several active projects that are looking for land along FM 544 and this property will make an ideal location for those users. If you have any questions regarding the future development of this property, please contact Jason Greiner via telephone at 972-442-7901 or via email at Jason@WylieEDC.com.

Below/Attached, you will find one of our original conceptual plans that show the full potential of the site if its master planned by one single owner.

Concept #1 - restaurant pads, two-story office, hotel/condo, and flex office/warehousing

