



City of Mobile, Alabama

**REQUEST FOR PROPOSALS (RFP) TO PURCHASE
5842 (AKA 5850) Carol Plantation Road, Theodore, AL 36582**

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www.cityofmobile.org/real-estate-listings

<https://www.cityofmobile.org/bids/?dept=Real+Estate>

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Dothan Eagle August 10, 2024, and Gadsden Times August 11, 2024**



OVERVIEW

Offering Summary	The City of Mobile (City) owns a parcel of real property, 19 ± acres, parcel no. R023308332000001.001, Key No. 2840741. The property was previously a ballpark with aging outbuildings and is no longer needed by the City. The City of Mobile seeks proposals to purchase the property, with a preference for a qualified developer to create an impact on the community through residential development.
Property Location	The property location is 5842 (AKA 5850)) Carol Plantation Rd., Theodore, AL 36582.
Site / Zoning	The site is a 19 ± acres parcel with aging ballpark outbuildings (to be demolished by the developer). There is no zoning due to the subject property being in Mobile County (not located in City Limits).
Utilities	All major utilities can be made available to the subject property. Respondents will be responsible for verifying available utilities and their locations.
Pricing	The property is to be sold “as is, where is.” The property is appraised for \$570,000. An award may be made to the highest responsible and responsive developer, with residential preference. The City of Mobile reserves the right to reject any and all proposals. All closing costs are the responsibility of the buyer. Broker fees will be paid by the buyer – line item included on the respondent form attached.

Existing Survey	Deed Restrictions	Utilities to Site	Floodplain	ROW/Traffic	Environmental
Yes (3-20-1998)	No	Yes	No	May limit curb cuts	No reports available.

SUBJECT PROPERTY – STREET VIEW



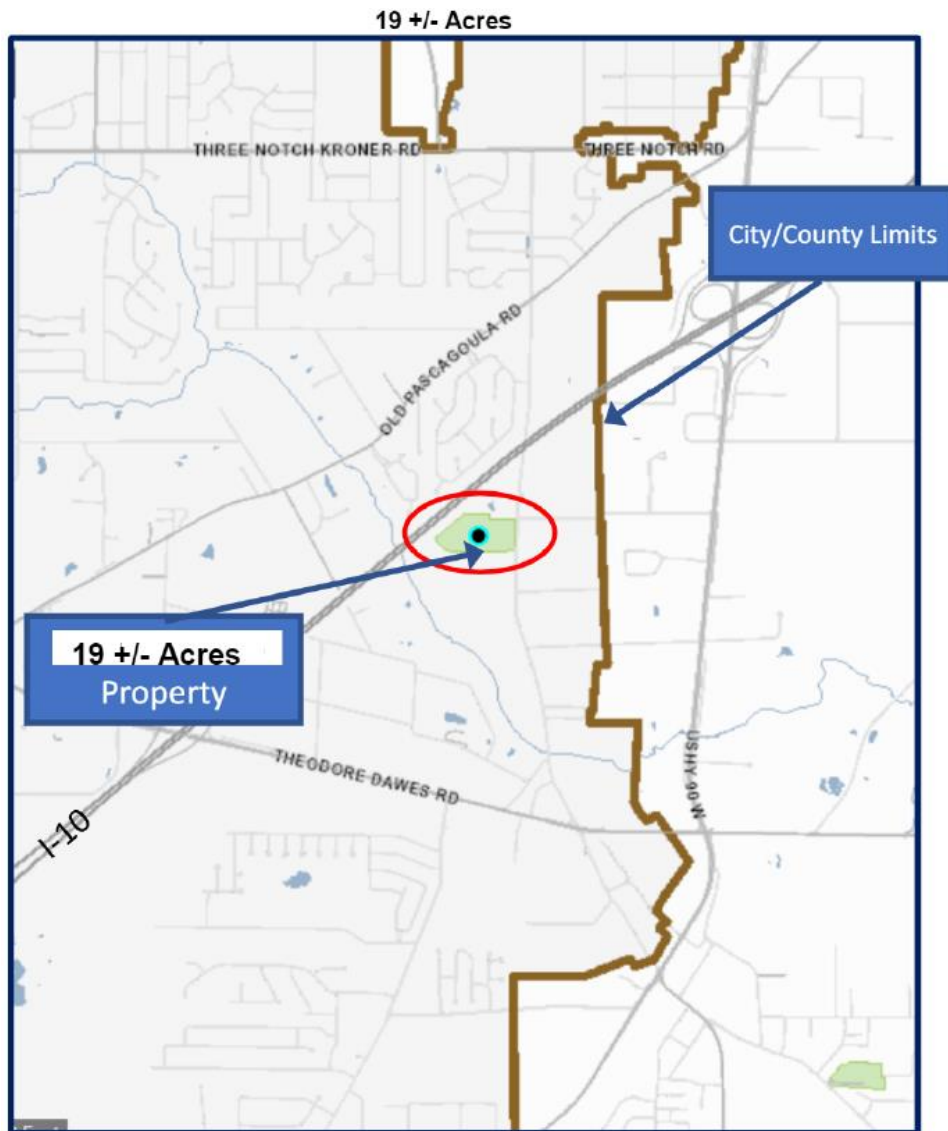
CITY OBJECTIVES

The City of Mobile intends to select a purchaser of the subject property to accomplish the following objectives:

- Preference to Residential Developer;
- Return the property back to active and productive use as soon as possible;
- Return the property to the tax rolls.

SUBJECT PROPERTY – MOBILE COUNTY

LOCATION: 5842 (AKA 5850) Carol Plantation Rd., Theodore, AL 36582, Key No. 2840741.



LEGAL DESCRIPTION:

Lot 1 Boykin Park Subdivision and recorded in Real Property Book 4570-page 105 Probate Court Records Mobile County, AL

SITE INFORMATION:

The Site is located at 5842 (AKA 5850) Carol Plantation Rd., Theodore, AL 36582, Key No. 2840741, 19± acres of land, with aging ballpark outbuildings (to be demolished by the buyer). No zoning due to subject property being in Mobile County (not located in City Limits).

SURROUNDING AREA:

The property of 5842 (AKA 5850) Carol Plantation Rd is in Mobile County, in the community of Theodore, Alabama. It is close to the interstate I-10 connection, U.S. Highway 90, shopping, banking, natural scenic views. South of the property boasts a recently built residential neighborhood, and a commercial development north of the property.

Additionally, the site will need to comply with Mobile County Engineering/Right of Way requirements and any building, with Mobile County Permitting building code requirements.

PRESENT CONDITION OF THE PROPERTY:

The information below is for informational purposes only and in no way should be used, without further inspection, to construct a response to this RFP.

- The Site is being sold “as-is, where-is.” There are aging ballpark outbuildings (to be demolished by the buyer). No warranties or representations of any kind are being made by the City of Mobile, its agents, or assigns;
- The Site is not within a flood zone;
- All major utilities can be made available to the subject property. Respondents will be responsible for verifying available utilities and their locations;
- It is possible that there may be hazardous materials present at the Site. Respondents will be responsible for conducting their own environmental assessment and testing. If any remediation is required, it is the sole responsibility of the Respondent.

CITY OBJECTIVES

The City of Mobile seeks a buyer to purchase the property at 5842 (AKA 5850) Carol Plantation Rd., Theodore, AL 36582, to accomplish the following objectives:

- Preference for residential development for a community impact to substantially commence within a 12-month timeframe;
- Undertake the permitting process and approvals process to convert property to the acceptable residential development planned with Mobile County Engineering/Right of Way requirements and any building, with Mobile County Permitting building code requirements;
- Create an aesthetic and safe community impact for residents along Carol Plantation Road, blending well with both residential and commercial activity in the Theodore community within Mobile County, and preferably to contribute to the amenities in the neighborhood by providing a residential development;
- Return the property to the tax rolls.

PROPOSALS, ELIGIBILITY, AND SELECTION

PROPOSALS

In addition to meeting the above threshold requirements, the Respondent must submit a complete response to this Request for Proposals. The Response must contain the following information:

- The price the Respondent is willing to pay for the Site in its “as-is” condition; The City of Mobile seeks Proposals to purchase and with residential development preference of the Site.
- Identify and describe in detail future occupancy plans for the Site.
- A conceptual plan for the property, preferably residential development, with samples of respondents’ past projects;
- Respondent to provide a Proof of Funds letter or a pre-qualification letter for financing.
- Place offer in an opaque closed envelope labeled “SEALED PROPOSAL”.
- If respondent desires that payment of any broker fee be disbursed as a closing cost from the gross sale proceeds then the amount of the fee shall be plainly disclosed in the Proposal and the Proposal amount should be increased accordingly so that the net proceeds to the City of Mobile is not reduced.
- Provide a detailed timeline for the entire development project, including completion dates that include the following milestones:
 - Procuring building or other County permits;
 - Start of construction;
 - Certificate of Occupancy;
- Place offer in a closed opaque envelope labeled “SEALED PROPOSAL”.

All questions must be sent in writing by mail to Carleen Stout-Clark at the address listed under “Proposal Submission” below or by email to carleen.stout@cityofmobile.org / RE: PROPOSAL-5842 (AKA 5850) Carol Plantation Rd., REAL ESTATE DEPARTMENT. Questions must be received no later than three (3) business days prior to the date for receipt of Proposals. All responses will be in writing in the form of an Addendum to the Request for Proposals.

RESPONDENT ELIGIBILITY / SELECTION

Selection will be based on the highest responsible and responsive proposal that best satisfies the objectives of the City of Mobile for the development of this Site. Respondent must meet the following threshold requirements in order to be eligible to respond to this RFP:

- The Respondent or a related entity may not own any real property within the City of Mobile that has any unresolved citation or violation of any local codes and/or ordinances.
- The Respondent may not own any real property within the City of Mobile, Mobile County, or the State of Alabama that is tax delinquent, and must not have been the prior owner of any real property in the City of Mobile that was transferred to the State Land Commissioner as a result of tax delinquency.

PRE-PROPOSAL MEETING AND INSPECTION: No tour or inspection of the Property will be conducted as any interested respondent may view the vacant property at any time.

PURCHASE AGREEMENT

Following selection, the selected respondent will be required to enter into a Purchase Agreement with the City. The specific terms of the Purchase Agreement will be negotiated between the City and the successful respondent upon selection.

The City will be responsible for the cost of the preparation of the deed and Title Insurance.

All other closing costs as well as the costs for additional surveys or inspections shall be the responsibility of the selected respondent.

The selected respondent will have thirty (30) days from selection to execute a Purchase Agreement with the City.

PROPOSAL SUBMISSION

RESPONSES DUE: Responses must be received on or before **Wednesday, September 11, 2024, at 2:00 p.m. (CST)**

All Proposals shall be submitted on the Proposal Form, marked "SEALED PROPOSAL for 5842 (AKA 5850) CAROL PLANTATION ROAD," and provided with this Request. Proposals may be delivered or mailed to the following:

Physical Address: City of Mobile
Government Plaza (Drop off – 9th Floor South Tower "City of Mobile Proposals")
City Clerk's Office 9th Floor, South Tower
RE: Sealed Proposal for 5842 (AKA 5850) Carol Plantation Rd., Theodore, AL
205 Government Street
Mobile, AL 36602

Mailing Address: City of Mobile
City Clerk's Office – 9th Floor, South Tower
RE: Sealed Proposal for 5842 (AKA 5850) Carol Plantation Rd., Theodore, AL
P.O. Box 1827
Mobile, AL 36633

If Delivered: If the Proposal is Delivered in person: Enter Government Plaza (205 Government St., Mobile, AL 36602), take the South Tower elevators to the 9th Floor, and leave sealed Proposals in the box, marked "City of Mobile Bids", no later than **Wednesday, September 11, 2024, at 2:00 p.m. CST local time.**

Proposals will NOT be accepted in the Real Estate Department

PROPOSAL OPENING and SELECTION

Proposals will be opened at **2:30 pm CST on Wednesday, September 11, 2024**, in the atrium at 205 Government Plaza. All responsible and responsive Proposals will be forwarded to the Real Estate Committee for review and recommendation for award.

The City reserves the right to reject any or all Proposals and/or may make award to the highest, most responsible Respondent. In determining the most responsive Proposal the City shall take into consideration the Respondent's Proposal and the following factors;

- The price the Respondent is willing to pay for the parcel;
- The proposed use;
- The proposed schedule for development; and
- Proof of funds from banking institution or pre-qualification letter from lender.

RESERVATION OF RIGHTS

The City reserves the right to:

- Amend, modify, or withdraw this RFP;
- Revise any requirements under this RFP;
- Accept any Proposal deemed to be in the best interests of the City and to reject any and all Proposals;
- Require supplemental or clarifying information from any responding party without having been deemed to have changed the terms of the RFP;
- Extend the deadline for submissions of responses; and
- Negotiate or hold discussions with any Respondent to supplement responses.

Additionally:

The City may exercise any and all rights at any time without notice and without liability for expenses incurred in responding to any changes in the RFP. Responses are prepared at the sole cost and expense of the Respondent. Responses are submitted for the benefit of the party identified on the Response Form and are non-assignable.

Nothing stated at any time by any City agent or representative will affect a change or addition to the RFP, unless confirmed in writing by the City and distributed to all responders.

All information submitted in response to this RFP shall become the property of the City, and as such, may be subject to public review as public records. Any responder who submits records of sensitive internal business affairs, proprietary information, or information that could potentially be used by competitors to achieve an unfair business advantage must identify the information as confidential at the time it is submitted to the City. The City will not release appropriately designated confidential information. If the City finds that the information is not confidential for purposes of the Alabama Open Records Act, it will consult with the responder before releasing it to the public.

Respondents acknowledge and agree that the City will not be liable for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liability incurred by the Respondent as a result of, or arising out of, responding to this RFP.

This request for Proposal uses the gender-neutral words "it" and "its" in place of "he" and "she" and "his" and "her, etc., merely for the sake of brevity or to include the possibility that a consulting firm might submit a Proposal.

DISCLAIMERS

The Property is being sold "as-is, where-is."

RESPONSE FORM

RESPONDENT hereby proposes the lump sum of _____
_____ and 00/100 Dollars (\$_____.00) for the purchase
of the City-owned property described in the Request for Proposals, 5842 (AKA 5850) Carol
Plantation Rd., Theodore, AL 36582. The lump sum entered above does not include closing
costs and other costs of the sale.

Estimated Broker's or Finder's Fee, if applicable, is \$ _____ and is included in
the aforementioned lump sum or paid by the Buyer.

CERTIFICATION

I hereby certify that this Proposal is made without prior understanding, agreement or connection
with any corporation, firm or person submitting a Proposal for this property and is in all respects
fair and without collusion or fraud. I agree to abide by all conditions of this Proposal and certify
that I am authorized to sign this Response Form for the Respondent. I further certify that I have
read and understand all the response specifications and conditions. I agree to all terms,
conditions and provisions that pertain to the sale of the specified property.

RESPONDENT NAME

AUTHORIZED SIGNATURE

RESPONDENT MAILING ADDRESS

PRINT AUTHORIZED NAME

CITY

STATE

ZIP CODE

TITLE

AREA CODE/TELEPHONE NUMBER

EMAIL ADDRESS