

NOTICE OF SALE OF STATE REAL PROPERTY

Sealed bids covering the sale of the State's interest in approximately 2.1221 acres of land located at the intersection of W. Audrey St. & N. Aster St. (adjacent to & just east of 211 W. Audrey St. Pharr, 78577), Hidalgo County, TX, may be mailed to the attention of: Pedro Alvarez, P.E., TxDOT, 600 W Interstate 2, Pharr, TX 78577, or brought to the TxDOT office at the same address. Bids on the required, unaltered form must be received in the hands of the District Engineer before 5:00 PM on July 14, 2025. The bids opening will occur virtually at 1:00 PM on July 15, 2025. The envelope shall be marked "BID ON SALE OF STATE REAL PROPERTY, July 15, 2025. Do Not Open" or TxDOT does not bear any responsibility for prematurely opened bids. Bidders or authorized agents are invited to inspect the property on the ground and to be present at the public opening of bids at the above place and time. THE STATE WILL TRANSFER ALL OF ITS RIGHT, TITLE, AND INTEREST, EXCLUDING OIL, GAS, SULPHUR, AND OTHER MINERALS, IN THE REAL PROPERTY TO THE SUCCESSFUL BIDDER IN AN "AS IS" CONDITION WITHOUT ANY WARRANTY OF TITLE, WARRANTY OF MERCHANTABILITY, OR WARRANTY OF SUITABILITY FOR A PARTICULAR PURPOSE. The successful bidder may purchase an updated abstract or title insurance at the bidder's own expense. The State's disposal of this tract will automatically be subject to continued rights of existing utilities, if any, as provided by law, and any required adjustment will be at no cost to the State. The conveyance of the property to be sold is to be made subject to any easements for access to a right of way, implied or otherwise, appurtenant to any and all properties abutting the property to be sold. In addition, the transfer will be subject to all matters of public record and to all easements, leases, agreements, licenses, or other interests which affect the property, and any matter which would be disclosed by title examination, survey, investigation, or inquiry, including, but not limited to, the rights of parties in possession. The minimum acceptable bid for the above referenced real property is \$130,000.00. Each bid shall be accompanied by a bid deposit check in the form of a Money Order or Cashier's Check made payable with recourse to the order of the "Texas Department of Transportation" as an assurance that the bidder, if successful, will consummate the purchase. The bid deposit shall include a down payment of \$6,500.00, plus the costs of the legal notice \$2,600.28, and a TxDOT service fee of \$1,600.00, for a **total deposit of \$10,700.28**. Only the down payment of \$6,500.00 from the successful bidder shall be applied to the purchase price for the property. The entire bid deposit shall become non-refundable when the Texas Transportation Commission has ordered that the property is no longer needed for a state highway purpose. The entire bid deposit shall be considered forfeited if, at no fault of the State, the bidder fails to complete the purchase before the 61st day after the date the bidder receives written notice that the State is ready to complete the sale. Money Orders or Cashier's Checks of all unsuccessful bidders will be returned after submission of the staff recommended successful bid to the Texas Transportation Commission. The State reserves the right to reject any and all bids. For permission to inspect the property, for required bid forms (including a property description) or for additional information contact: David. Marcus@TxDOT.gov or 737.230.5675