



**CITY OF WEATHERFORD**  
**REQUEST FOR PROPOSALS**  
**FOR**  
**SALE AND REDEVELOPMENT OF**  
**CITY-OWNED PROPERTIES IN DOWNTOWN**  
**WEATHERFORD**

221 North Main Street  
&  
119 Palo Pinto Street

**2026-015**

JUNE 13, 2026

303 Palo Pinto Street  
Weatherford, Texas 76086

**CITY OF WEATHERFORD**  
**REQUEST FOR PROPOSALS**  
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# CITY OF WEATHERFORD

## REQUEST FOR PROPOSALS

### I. INTRODUCTION

#### A. General Information

The City of Weatherford is requesting sealed proposals from qualified developers, business owners, and other interested parties for the purchase and redevelopment of two (2) City-owned properties located in Downtown Weatherford:

1. 221 North Main Street — minimum purchase price: \$1,200,000
2. 119 Palo Pinto Street — minimum purchase price: \$1,700,000

The minimum purchase prices set forth above are the lowest amounts the City will accept for the respective properties. Proposals offering less than the minimum purchase price for a property will be rejected as non-responsive.

The City's intent is to activate these key downtown assets through uses that contribute meaningfully to the vibrancy, economic vitality, foot traffic, and overall character of Downtown Weatherford. Consistent with the City's best-value evaluation practices, proposals will be evaluated on a combination of purchase price and qualitative factors, with significant weight placed on the proposed business use and its benefit to the downtown area.

Costs related to the preparation of a response to this RFP shall be the sole responsibility of the Respondent. There is no expressed or implied obligation for the City to reimburse responding parties for any expenses incurred in preparing proposals in response to this request.

#### B. Statutory Authority

This sale is conducted under the authority of Section 272.001(b)(6) of the Texas Local Government Code, which authorizes a municipality to sell land located within a designated reinvestment zone with an adopted project plan without the otherwise applicable competitive sealed bid requirements of Section 272.001(a), provided that the sale price is not less than the appraised fair market value of the property. The properties offered through this RFP are located within Tax Increment Reinvestment Zone No. 2, for which a project plan has been adopted by the City. The City has established the minimum purchase prices stated in this RFP to be not less than the appraised fair market value of the respective properties. Although exempt from the notice and bid requirements of Section 272.001(a), the City is electing to provide public notice and conduct a sealed-proposal process in the interest of transparency and to encourage broad participation.

Any sale of City-owned property is subject to final approval by the Weatherford City Council. Submission of a proposal, selection by the evaluation committee, or staff recommendation does not create a binding obligation on the City to sell.

### **C. Submission and Public Notice**

Any inquiries concerning this request for proposals should be addressed to Chauntal Anderson, Purchasing Coordinator, at [canderson@weatherfordtx.gov](mailto:canderson@weatherfordtx.gov) or (817) 598-4236.

To be considered, three (3) copies of a sealed proposal must be received by the City of Weatherford, Purchasing Coordinator, by 2:00PM, on August 11, 2026. Proposals are to be submitted to:

City of Weatherford  
Attn: Chauntal Anderson, Purchasing Coordinator  
RFP 2026-015  
303 Palo Pinto St.  
Weatherford, TX 76086

Late proposals will not be considered. The Respondent will be solely responsible for ensuring the proposal is delivered by the specified deadline. The City of Weatherford reserves the right to reject any or all proposals submitted.

Public notice of this sale will be published in a newspaper of general circulation in Parker County on two (2) separate dates in advance of the proposal deadline. The deadline for sealed proposals will not occur earlier than the fourteenth (14th) day following the date of the second publication.

The City of Weatherford reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the Respondent of the conditions contained in this request for proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City of Weatherford and the Respondent selected.

## **II. DESCRIPTION OF PROPERTIES**

### **A. General**

The City of Weatherford owns two (2) properties located in the heart of Downtown Weatherford that the City intends to sell for redevelopment. Both properties are being offered through this single request for proposals. Respondents may submit a proposal for either or both properties; however, a separate sealed proposal must be submitted for each property. Proposals will be evaluated independently for each property; the selection of a Respondent for one property does not affect the selection process for the other.

**B. 221 North Main Street**

A historically significant downtown structure offering strong visibility, pedestrian presence, and redevelopment potential for mixed-use, retail, office, or hospitality applications. The property's prominent location on Main Street provides immediate access to existing downtown foot traffic and contributes to the streetscape leading to the courthouse square.

Minimum Purchase Price: \$1,200,000. This is the lowest amount the City will accept for the property.

**C. 119 Palo Pinto Street**

A prominent facility within the downtown core, suitable for redevelopment that anchors activity and contributes meaningfully to the district's long-term vision. The location offers visibility, walkability, and integration with surrounding downtown uses.

Minimum Purchase Price: \$1,700,000. This is the lowest amount the City will accept for the property.

**D. Conditions of Sale**

**1. As-Is, Where-Is**

Each property will be sold "as-is, where-is" without warranty of condition, express or implied. Respondents are encouraged to conduct their own due diligence prior to submitting a proposal, including physical inspection, environmental assessment, structural evaluation, and title review. Conveyance of the property shall be by special warranty deed.

**2. Reservation of Mineral Rights**

The City reserves all mineral rights to the extent permitted by law.

**3. Earnest Money**

The selected Respondent will be required to deposit earnest money in an amount to be determined in contract negotiation. Earnest money will become non-refundable upon expiration of the agreed-upon due diligence period.

**4. Development Agreement**

Award of any proposal will be conditioned upon execution of a Development Agreement and Purchase and Sale Agreement between the City and the selected Respondent. These agreements will set forth construction timelines, permitted uses, preservation commitments, performance and insurance requirements during construction, and remedies provisions, as applicable, consistent with the accepted proposal.

**5.** The selected Respondent shall pay all fees, commissions, and costs associated with the closing of the sale of the property.

**6.** The selected Respondent shall assume all responsibility or liability for any environmental condition affecting the property, or any cleanup or remediation that may be required by law.

**III. DESCRIPTION OF THE CITY**

**A. Background Information**

Weatherford is a growing community of approximately 41,000 residents serving as the county seat of Parker County and a key economic hub in the western Dallas–Fort Worth Metroplex. The City’s historic downtown, anchored by the Parker County Courthouse, continues to develop as a regional destination for dining, retail, entertainment, and cultural activity. The City operates under a Council-Manager form of government with twenty-one (21) departments and approximately four hundred thirty-six (436) employees, and maintains a \$258 million annual budget.

**B. Downtown Vision**

The City is committed to preserving the historic character of its downtown while encouraging new investment that builds on existing momentum. Redevelopment of 221 North Main Street and 119 Palo Pinto Street presents an opportunity to add catalytic new uses to the district while honoring each building’s history and contribution to the downtown streetscape.

**IV. TIME REQUIREMENTS**

**A. Proposal Calendar**

The following schedule is provided for planning purposes. The City reserves the right to modify the schedule as needed.

| <b>Event</b>                               | <b>Date</b>   |
|--|---|
| Request for proposals issued               | June 13, 2026   |
| First newspaper publication                | June 13, 2026   |
| Second newspaper publication               | June 27, 2026   |
| Property tours (by individual appointment) | Scheduled upon request — see Section V.A.1                        |
| Deadline for written inquiries             | August 1, 2026  |
| Sealed proposals due                       | August 11, 2026, 2:00 p.m. CT                                     |
| Evaluation and oral presentations          | August 25, 2026   |
| City Council consideration                 | September 8, 2026   |
| Anticipated closing                        | On or about October 8, 2026 (30 days after City Council approval) |

## V. PROPOSAL REQUIREMENTS

### A. General Requirements

#### 1. Inquiries

Written inquiries concerning this request for proposals should be addressed to Chauntal Anderson, Purchasing Coordinator, at [canderson@weatherfordtx.gov](mailto:canderson@weatherfordtx.gov). Responses to substantive inquiries will be distributed to all known recipients of this RFP and posted to the City's procurement page. Site visits, staff briefings, and access to property documentation may be arranged upon request.

#### 2. Submission of Proposals

Three (3) copies of a sealed proposal must be received by the deadline set forth in the Proposal Calendar. The outside of each sealed envelope or package must be clearly marked with:

- a. "SEALED PROPOSAL — SALE & REDEVELOPMENT OF CITY PROPERTY — DO NOT OPEN"
- b. RFP Number 2026-15
- c. Name and address of Respondent
- d. The property on which the Respondent is proposing

#### 3. Sealed Submission

Each proposal must be submitted as a single comprehensive document, enclosed in a sealed envelope or package marked as described above. A separate sealed proposal must be submitted for each property on which the Respondent is proposing. Proposals not submitted in sealed form will be rejected as non-responsive.

### B. Proposal Contents

Each proposal must include, at a minimum, the following components, organized in the order listed below:

1. **Company History.** Background, years in operation, key business lines, and experience in urban or downtown redevelopment.
2. **Development Team.** Identification of principals, architects, engineers, contractors, consultants, and other major partners.
3. **Proposed Business Use and Downtown Benefit.** A detailed description of the proposed business use of the property, including how the use will contribute to the vibrancy, economic vitality, foot traffic, and overall character of Downtown Weatherford.
4. **Development Concept.** A narrative describing the proposed redevelopment, design themes, community integration, and alignment with Downtown Weatherford's long-term vision.

- 5. Capital Availability and Proof of Funds.** Documented evidence of financial capacity to complete the purchase and proposed redevelopment, including (a) a recent bank statement, audited financial statement, or other comparable documentation evidencing available cash or liquid assets; (b) a written lender commitment letter, term sheet, or other documentation evidencing financing commitments for any portion of the purchase or development to be financed; (c) identification of all sources of funds and their respective amounts; and (d) a preliminary pro forma if available. Narrative statements of financial capacity, unsupported by documentation, will not be sufficient.
- 6. Development Timeline.** Projected schedule from acquisition through construction and opening, including estimated dates for closing, due diligence completion, design and permitting, commencement of construction, and substantial completion.
- 7. Projected Sales / Economic Impact.** Anticipated revenue, sales projections, or economic impact estimates appropriate to the proposed use.
- 8. Preservation Approach.** Proposed methods for preserving key architectural, cultural, and historical aspects of the property, where applicable.
- 9. History of Similar Developments.** Examples of past projects of similar scale, particularly in historic downtown environments. Include project name, location, scope, total cost, year completed, current status, and the Respondent's specific role.
- 10. References.** Contact information for at least three (3) references, which may include past clients, lending partners, municipalities, or other governmental entities with which the Respondent has worked on comparable projects. For each reference, provide the individual's name, title, organization, telephone number, email address, and a brief description of the project on which the Respondent worked with the reference.
- 11. Menu or Samples of Product Sales (if applicable).** For restaurant, retail, hospitality, or similar concepts, include sample menus, product offerings, or merchandise plans.
- 12. Proposed Purchase Price.** The proposed purchase price for the property, which must meet or exceed the minimum stated in Section II. The proposed purchase price must be set forth on a completed and signed Proposal Submission Form (Appendix C for 221 North Main Street, or Appendix D for 119 Palo Pinto Street). Proposals offering a purchase price less than the minimum stated in Section II for the applicable property will be rejected as non-responsive.
- 13. Executed Appendices.** Completed and signed Appendix A (Proposer Guarantees) and Appendix B (Proposer Warranties).

A Respondent submitting proposals on both properties must submit a separate, complete sealed proposal for each property, each containing its own set of executed appendices.

## **VI. EVALUATION PROCEDURES**

### **A. Committee**

Proposals will be evaluated by a committee consisting of the City Manager, City staff, and other qualified designated personnel. Following the Committee's evaluation, the City Manager will present the recommendations to the City Council for approval.

### **B. Review of Proposals**

The Committee will evaluate each proposal against the criteria described in Section VI.C below. Proposals failing to meet the mandatory elements may be eliminated from further consideration. Proposed purchase price will be considered together with the qualitative factors in determining the proposal providing the best overall value to the City.

The City of Weatherford reserves the right to retain all proposals submitted and use any idea in a proposal regardless of whether that proposal is selected.

### **C. Evaluation Criteria**

Proposals will be evaluated using three (3) sets of criteria. Respondents meeting the mandatory elements will have their proposals evaluated and scored for both qualitative factors and purchase price.

#### **1. Mandatory Elements**

- a. The Respondent has no actual or apparent conflict of interest with regard to the City of Weatherford, its elected officials, or its employees, or has fully disclosed any such conflict on an attached Form CIQ as required by Chapter 176 of the Texas Local Government Code.
- b. The proposed purchase price meets or exceeds the minimum stated in Section II for the property on which the Respondent is proposing.
- c. The Respondent adheres to the instructions in this request for proposals on preparing and submitting the proposal, including the sealed submission requirements.
- d. Appendix A (Proposer Guarantees) and Appendix B (Proposer Warranties) are properly completed, signed, and where applicable notarized.

#### **2. Qualitative Factors**

Qualitative factors include the following, with the proposed business use and benefit to Downtown Weatherford being the most heavily weighted qualitative factor:

- a. Proposed business use and benefit to Downtown Weatherford
- b. Strength and experience of the development team
- c. Quality and feasibility of the proposed development concept
- d. Demonstrated financial capacity to complete the proposed development
- e. Commitment to preservation, where applicable
- f. Proposed schedule and likelihood of successful completion

### **3. Purchase Price**

Proposed purchase price is a significant evaluation factor. However, the highest proposed purchase price is not guaranteed to be selected. The City's determination of which proposal provides the best overall value to the City is final.

The City has not assigned fixed numerical weights to the evaluation factors in this RFP. The Committee will develop a detailed scoring methodology prior to the opening of proposals, which will be retained as part of the procurement record.

### **D. Oral Presentations**

During the evaluation process, the Committee may, at its discretion, request any one or all Respondents to make oral presentations. Such presentations will provide Respondents with an opportunity to answer any questions the Committee may have on a Respondent's proposal. Not all Respondents may be asked to make such oral presentations.

### **E. Final Selection**

The Weatherford City Council will consider the City Manager's recommendation and act on the proposed sale. Following notification of the Respondent(s) selected, the City and the selected Respondent(s) will negotiate and execute a Purchase and Sale Agreement and Development Agreement, subject to final approval by the City Council.

### **F. Right to Reject Proposals**

Submission of a proposal indicates acceptance by the Respondent of the conditions contained in this request for proposals unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City of Weatherford and the Respondent selected.

In accordance with Section 272.001(d) of the Texas Local Government Code, this RFP does not require the City to accept any bid or proposal or to complete a sale. The City of Weatherford reserves the right, without prejudice, to reject any or all proposals, to waive technicalities or minor irregularities, to request additional information, to negotiate with one or more Respondents, to modify or withdraw this RFP at any time, to re-issue the RFP, or to decline to sell either or both properties at the City's sole discretion.

**APPENDIX A  
PROPOSER GUARANTEES**

State of \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_, being first duly sworn deposed and says that:

1. He/She is the (owner, partner, officer, representative or agent) of \_\_\_\_\_, the Respondent that has submitted the attached proposal;
2. He/She is fully informed respecting the preparation and contents of the attached proposal and all the pertinent circumstances respecting such proposal;
3. Such proposal is genuine and is not a collusive or sham proposal;
4. Neither said Respondent nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including the affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Respondent, firm or person to submit a collusive or sham proposal in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement, collusion, communication or conference with any other Respondent, firm or person to fix the price or prices in the attached proposal or to fix any overhead, profit or cash element of the proposal price or the proposal price of any other Respondent or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Weatherford or any person interested in the proposed contract; and the price or prices quoted in the attached proposal are fair and proper.
5. All responsible parties will comply with Chapter 2252.908 Texas Government Code and file Form 1295 upon notification of being selected.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINTED NAME

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
\_\_\_\_\_ County, \_\_\_\_\_

My commission expires: \_\_\_\_\_

**APPENDIX B**  
**PROPOSER WARRANTIES**

- Respondent warrants that it is willing and able to comply with State of Texas laws with respect to foreign (non-state of Texas) corporations.
- Respondent warrants that it will provide such insurance and performance security as required under the subsequent Development Agreement and Purchase and Sale Agreement.
- Respondent warrants that it will not delegate or subcontract its responsibilities under any resulting agreement without the prior written permission of the City of Weatherford.
- Respondent warrants that all information provided by it in connection with this proposal is true and accurate.
- Respondent warrants that it understands and will adhere to the requirements set forth in this RFP and all of the requirements of the RFP which will be an attachment to any resulting Purchase and Sale Agreement or Development Agreement. Respondent also warrants that any additions, changes, or deletions made during negotiations will be made a part of this proposal under a binding contract between the City of Weatherford and the successful Respondent.
- Respondent warrants that this proposal is made without previous understanding, agreement, or connection with any person, Respondent, or corporation making a proposal for the same property, and is in all respects fair and without collusion or fraud.
- Respondent warrants that no actual or apparent conflict of interest exists with the City of Weatherford, its elected officials, or its employees, or that any such conflict has been fully disclosed on an attached Form CIQ as required by Chapter 176 of the Texas Local Government Code.

Signature of Official: \_\_\_\_\_

Name (typed): \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Date: \_\_\_\_\_

**APPENDIX C  
PROPOSAL SUBMISSION FORM  
221 North Main Street**

*Complete this form and include it as part of the sealed proposal for the property identified above. A separate sealed proposal, with its own completed form, must be submitted for each property on which the Respondent is proposing.*

**Property and Proposed Purchase Price**

|                                |                       |
|--------------------------------|-----------------------|
| <b>Property</b>                | 221 North Main Street |
| <b>Minimum Purchase Price</b>  | \$1,200,000           |
| <b>Proposed Purchase Price</b> | \$ _____              |

**Respondent Information**

|                                 |  |
|---------------------------------|--|
| <b>Legal Name of Respondent</b> |  |
| <b>Primary Contact Name</b>     |  |
| <b>Title</b>                    |  |
| <b>Mailing Address</b>          |  |
| <b>Phone</b>                    |  |
| <b>Email</b>                    |  |
| <b>Federal Tax ID (EIN)</b>     |  |

**Acknowledgments**

By signing below, the undersigned, on behalf of the Respondent, certifies and acknowledges:

- That all information submitted in this proposal is true, accurate, and complete to the best of the Respondent’s knowledge.
- That the Respondent has read and understands the terms of this RFP, including the as-is, where-is nature of the sale and the City’s reservation of rights.
- That the proposal will remain valid and open for acceptance for a period of one hundred eighty (180) days from the proposal deadline.
- That any award is conditioned upon successful negotiation and execution of a Purchase and Sale Agreement and Development Agreement, and final approval by the Weatherford City Council.

**Authorized Signature**

|                     |              |
|---------------------|--------------|
| <b>Signature</b>    | <b>Date</b>  |
|                     |              |
| <b>Printed Name</b> | <b>Title</b> |
|                     |              |

**APPENDIX D  
PROPOSAL SUBMISSION FORM  
119 Palo Pinto Street**

*Complete this form and include it as part of the sealed proposal for the property identified above. A separate sealed proposal, with its own completed form, must be submitted for each property on which the Respondent is proposing.*

**Property and Proposed Purchase Price**

|                                |                       |
|--------------------------------|-----------------------|
| <b>Property</b>                | 119 Palo Pinto Street |
| <b>Minimum Purchase Price</b>  | \$1,700,000           |
| <b>Proposed Purchase Price</b> | \$ _____              |

**Respondent Information**

|                                 |  |
|---------------------------------|--|
| <b>Legal Name of Respondent</b> |  |
| <b>Primary Contact Name</b>     |  |
| <b>Title</b>                    |  |
| <b>Mailing Address</b>          |  |
| <b>Phone</b>                    |  |
| <b>Email</b>                    |  |
| <b>Federal Tax ID (EIN)</b>     |  |

**Acknowledgments**

By signing below, the undersigned, on behalf of the Respondent, certifies and acknowledges:

- That all information submitted in this proposal is true, accurate, and complete to the best of the Respondent’s knowledge.
- That the Respondent has read and understands the terms of this RFP, including the as-is, where-is nature of the sale and the City’s reservation of rights.
- That the proposal will remain valid and open for acceptance for a period of one hundred eighty (180) days from the proposal deadline.
- That any award is conditioned upon successful negotiation and execution of a Purchase and Sale Agreement and Development Agreement, and final approval by the Weatherford City Council.

**Authorized Signature**

|                     |              |
|---------------------|--------------|
| <b>Signature</b>    | <b>Date</b>  |
|                     |              |
| <b>Printed Name</b> | <b>Title</b> |
|                     |              |