

**ADVERTISEMENT FOR SEALED BIDS/PROPOSALS
FOR SALE OF REAL PROPERTY
Buford Downtown Development Authority
Washington Street Development**

The Buford Downtown Development Authority (herein after referred to as the “DDA”) is accepting sealed bids/proposals for the purchase of a certain parcel of land consisting of 2.346 acres +/-, parcel number 7301 020 known as **Washington Street Development** located in Buford, Gwinnett County, Georgia. Such sale includes 20 feet of apparent rights-of-way and totals 0.254 acres +-. The rights-of-way are included in the sale and may be utilized by the purchaser for ingress/egress.

Total acreage for sale is 2.60 acres.

All bids shall be received by 10 a.m. on Friday, October 24, 2025 at Buford City Hall, 2300 Buford Highway, Buford, Georgia. The envelope shall bear the name “Washington Street Development Proposal” and shall be sealed. Bids/Proposals shall provide the total proposed purchase price. The prevailing bid/proposal, based on price and use/development of the property, shall be afforded an exclusive ninety (90) days to perform appropriate due diligence and obtain approval of architectural plans and zoning, which the DDA may elect to extend as necessary. An earnest money deposit will be required at contract execution equal to five (5) percent of the purchase price.

I. Zoning.

The 2.60 acres +/- is currently zoned R-100 under the City of Buford’s 2000 Zoning Ordinance and Official Zoning Map.

All projects must follow all applicable Building Code and Fire Code standards as required by the appropriate agency. Additionally, all projects must follow all other governmental regulations as applicable.

II. The Property

The subject properties consist of approximately 2.60 acres +/-.

Representations of acreage are believed to be accurate, however, the DDA makes no representation as to exact acreage and Buyer shall obtain a survey at his/her discretion.

***The City has surveyed the property and will distribute upon request.

III. Development

The development shall include not more than four (4) residential single-family lots/homes and shall comply with construction standards as described in Exhibit “A”. The successful bidder or purchaser may apply to the City of Buford Zoning Board of Appeals for permission to install a shared drive for ingress/egress serving up to four (4) homes. Said drive shall be not less than 20’ wide.

IV. Infrastructure, Environmental, Other.

Costs for necessary infrastructure shall be borne by the developer.

Except as otherwise explicitly noted, the land is being sold as-is. Any and all costs associated with any relocation, modifications, extensions, etc. of roads or utilities shall be fully borne by the developer. Any environmental inspections or evaluations are the sole responsibility of the developer.

V. Proposer Submittal Requirements.

Proposer shall be provide the following credentials:

1. Credentials:

- a. Identity of developer, including the development team's organizational structure and names and address of principals. List the composition of development team.
- b. The development team's professional qualifications and experience in development, financing and management of comparable projects or if management will be outsourced, the credentials of the proposed manager.
- c. Evidence of the development team's financial capacity to undertake the proposed project, including bank references.

VI. Selection.

The DDA may select as the DDA deems in its best interest of the City and may negotiate the execution of a sales contract. The DDA may reject any and all proposals, waive technicalities and informalities and award the project as the DDA deems in its best interest. The DDA will take into account various factors as outlined. No submittal of a proposal or selection of a bidder proposal will be binding on the DDA until and unless a binding sales contract is entered into with the DDA.

VII. Bid Due Date and Questions

The sealed bids/proposals shall be opened on Friday October 24, 2025 at 10 a.m. at Buford City Hall. The DDA reserves the right to reject any and all bids. Questions may be directed to the City Manager, Bryan Kerlin, at bkerlin@cityofbuford.com on or before close of business October 17, 2025.

VIII. Contingencies/Closing.

The Buford Downtown Development Authority will convene a meeting and select the successful proposal and bidder. Upon DDA selection of a successful proposal and bidder, the DDA will enter into a contingent purchase and sale agreement that, among other terms, will grant the purchaser up to ninety (90) days to conduct due diligence and obtain approval of architectural plans and necessary zoning; this period may be extended at the DDA's discretion. An earnest money deposit equal to five percent (5%) of the purchase price will be required at the time of

contract execution. The contract is contingent upon approval by both the DDA and the City. The earnest money deposit shall be refundable if the proposal is not approved and will be applied to the purchase price at closing. If the proposal is approved by the DDA, the City and the required zoning approvals, if any, are obtained, the earnest money shall become non-refundable unless the Seller fails to close.

Exhibit “A”

**City of Buford, Georgia
Downtown Development Authority
Washington Street Development**

1. The applicant shall file a minor subdivision plat with the City of Buford per minimal standards of Development Regulations Section 3.4.3.
2. The driveway shall be a minimum of 20 feet in width.
3. All homes shall have a minimum gross heated floor area of 3400 square feet, exclusive of garage or basements. All homes shall have a minimum of three (3) car garages.
4. All homes shall be constructed with four sides brick or stone with accents not to exceed 20% on the front, side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
5. All front and side yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.

**Buford Downtown Development Authority
City of Buford
Bryan Kerlin
City Manager**

