

REQUEST FOR OFFER TO PURCHASE PROPOSALS
WILSON COUNTY TOURISM DEVELOPMENT AUTHORITY

209 Broad Street
Wilson, North Carolina



General Conditions

Purpose

The Wilson County Tourism Development Authority (the “Tourism Authority”) is now accepting offers for the sale and purchase of the property located at 209 Broad Street, Wilson, North Carolina (the “Property”). The Tourism Authority makes a diligent effort to offer the most accurate and correct information concerning the Property, the potential buyer should employ his or her own resources to inspect and verify all information regarding the Property.

The Tourism Authority makes no warranties regarding the Property and its current condition. The Property is being sold in an as is condition.

The Tourism Authority shall not be responsible for any cost incurred by any individual potential buyer in the preparation of their Proposal packet. Individuals will have no actionable claims for reimbursement of any costs or expenses incurred in participating in this solicitation process.

A cash deposit of five percent (5%) of the successful bid will be required. In addition, the successful bidder will be required, at the time the Deed is recorded to pay for recording fees and revenue stamps assessed by the Wilson County Register of Deeds.

This sale is subject to upset bid as set forth in N.C.G.S. Section 160A-269.

DISCLAIMER: WILSON COUNTY TOURISM AUTHORITY and WILSON COUNTY shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused; or any decision made or action taken or not taken by user in reliance upon any information or data furnished here under.

Instructions to Applicants:

Potential buyers must submit all offers to purchase the Property on or before 5:00 PM on June 30, 21. Offers may be submitted in person or mailed to PO Box 2882, Wilson, NC 27894-2882, Wilson, NC 2789. All offers must use the form Offer to Purchase and Contract provided by the Tourism Authority. All Proposals shall include the following information:

- Name of the purchasing entity
- Legal address of the purchasing entity
- Phone number and email address of the purchasing entity
- Purchase price
- Signed Offer to Purchase and Contract

Potential buyer may change or withdraw their proposals at any time prior to the Request for Proposals submission deadline; however, no oral modifications will be allowed. Only formal written requests for modifications or corrections of a previously submitted proposal will be accepted by the Tourism Authority

All proposals and offers shall be reviewed by the Tourism Board. The Tourism Board shall evaluate each offer based on purchase price and terms and conditions of the offer, which are in the best interest of the Tourism Authority.

The Wilson County Tourism Development Authority reserves the right to accept an offer which is in the best interest of the Tourism Authority or reject any or all proposals or offers. The Tourism Authority may negotiate directly regarding any offer or proposal.

The Property:

Address:	209 Broad Street, Wilson, NC
Tax Parcel Number:	3722-21-1055 Wilson County
Land Area:	.18 Acres (7,841 square feet)
Building Area:	2,771 Square Feet
Year Built:	1936 (Historic Building)
Current Use:	Office
Zoning:	CCMC (Central City Mixed Use)
Neighborhood:	Downtown Commercial
Flood Zone:	Property is not located in a flood hazard area
Development Zone:	Located inside a North Carolina Development Zone

Summary: The building was originally built in 1936 as a craftsman style home and converted to an office in the 2000's. It is approximately 2,771 sf with approximately 1,667 sf on the 1st floor and 1,104 sf on the 2nd floor. The building has 4 offices and a rest room on the 2nd floor. The 1st floor consists of a front entry reception area, a conference room, an office, kitchen area and restroom. The building has large closets for storage in addition to storage in the attic in the eaves of the roof line and a basement area, which is used for additional storage. The property has been well maintained and renovated. The flooring is the original flooring, which has been renovated. The building has some of the original leaded windows on the first floor and original fireplace mantles in the offices. The exterior of the building is brick and stucco on the second floor. There is a carport to the left side of the building.

The property has a circular concrete drive that connects Moss Street to Broad Street. There is limited parking on the premises, with street parking primarily being utilized.

PHOTOS



Aerial Photo



Front View from Broad Street



Rear View



Side View Facing South



Side View Moss Street



Second Floor Office (1)



Second Floor Office (3)



Second Floor Office (2)



Second Floor Office (4)



Entrance/Lobby



Kitchen/Breakroom



Conference Room



Second Floor Landing



Reception Area



Second Floor Restroom



First Floor Corridor



Basement



Closet



Moss Street



Closet



Broad Street