

**CITY OF DOUGLAS  
INVITATION TO BID**

**BID Land for Sale – 608 Lonnie Street and 610 Lonnie Street**

The City of Douglas will accept sealed bids for land areas for sale. Two (2) land lots located on 608 Lonnie Street and 610 Lonnie Street.

The land parcels for bid are as follows:

**Tract One (608 Lonnie Street):** All that tract or parcel of land situate, lying and being in Land Lot 193, in the 6<sup>th</sup> Land District of Coffee County, Georgia, .21 acres and being more particularly described as Lot 4, according to that certain plat recorded in the office of the Clerk of Superior Court of Coffee County, Georgia Special Plat Book 5, Page 34. **(Identified as Attachment C & D to this RFP)**

**Tract Two (610 Lonnie Street):** All that tract or parcel of land situate, lying and being in Land Lot 193, in the 6<sup>th</sup> Land District of Coffee County, Georgia, .21 acres and being more particularly described as Lot 5, according to that certain plat recorded in the office of the Clerk of Superior Court of Coffee County, Georgia Special Plat Book 5, Page 34. **(Identified as Attachment E & F to this RFP)**

Before accepting bids, the City of Douglas reserves the right to conduct a market analysis appraisal to determine if the bid is acceptable for the land value.

Property will be sold as is. Sale must be cash. Successful bidder will be required to pay all legal fees involved with sale.

Bid forms and specifications are available via the City of Douglas website or can be requested by contacting Anthony Folsom in the Purchasing Division, [afolsom@cityofdouglasga.gov](mailto:afolsom@cityofdouglasga.gov), or (912) 389-3464. Bids shall be submitted on bid forms provided by the City of Douglas and delivered to the City Clerk's Office located at 123 West Cherry Street, Douglas, Georgia 31533 or before **2:30 PM on December 2, 2021**, at which time bids will be opened. Envelopes with bid proposals must be in a sealed envelope and clearly marked on the outside:

**BID Land for Sale – 608 Lonnie Street and 610 Lonnie Street**

The bidder must include (2) two copies of each bid in your package.

Questions related to the bid should be addressed to Georgia Henderson, Community Development Director ONLY by email at [ghenderson@cityofdouglasga.gov](mailto:ghenderson@cityofdouglasga.gov). NO PHONE CALLS are accepted during the time of bidding. The last day for questions shall be November 19, 2021, by 4:00 p.m. To schedule a site visit, call Randall Parker, (912)389-3423. The last day for a scheduled site visit is November 19, 2021 by 3:00p.m.

The City of Douglas reserves the right to accept or reject any or all bids submitted at its discretion.

## GENERAL CONDITIONS OF BID

- BID OPENING:** December 2, 2021 @ 2:30 P.M.
- LOCATION:** Community Development Department  
Ashley Slater House – 211 S. Gaskin Avenue  
Douglas, GA 31533
- SEALED BID:** All bids shall be sealed in an Envelope and plainly marked:  
  
**BID Land for Sale – 608 Lonnie Street and 610 Lonnie Street**
- MAIL BID TO:** City Clerk’s Office  
Attn: City Clerk  
City of Douglas  
123 West Cherry Street, Douglas, GA 31533
- BID FORMS:** All bids shall be submitted upon forms provided by the City of Douglas.
- LAST DAY FOR QUESTIONS:** The last day for questions shall be November 19, 2021, by 4:00 p.m. Questions can only be submitted by email to Georgia Henderson, [ghenderson@cityofdouglasga.gov](mailto:ghenderson@cityofdouglasga.gov). NO PHONE CALLS are allowed during bidding.
- LAST DAY FOR SITE VISIT:** The last day to schedule a site visit is November 19, 2021 by 3:00 p.m. To schedule, contact Randall Parker at (912) 389-3423.
- RIGHT OF REFUSAL:** The City of Douglas reserves the right to accept or reject any or all bids submitted at its discretion.
- ADDITIONAL INFORMATION:** May be obtained by writing to:  
City of Douglas Purchasing Dept.  
P.O. Box 470, Douglas, GA 31534  
Or by contacting  
Anthony Folsom, (912) 389-3464
- APPENDIXES**  
Appendix A – Bid Page  
Appendix B – Company Information  
Appendix C – Survey Map 608 Lonnie Street  
Appendix D – Photos of 608 Lonnie Street  
Appendix E – Survey Map 610 Lonnie Street  
Appendix F – Photos of 610 Lonnie Street

A Bid Award Letter and a Tabulation will be sent to all responding Bidders, after Mayor and Board of Commissioners approve the bid by way of e-mail, so please make sure that your E-mail address is included in your Bid Packet.

**FAILURE TO RESPOND WILL BE GROUNDS OF REMOVAL FROM BID LIST**

**ATTACHMENT A**  
**BID PAGE**

**“Land for Sale – 608 Lonnie Street and 610 Lonnie Street”**

**Tract One (608 Lonnie Street):** All that tract or parcel of land situate, lying and being in Land Lot 193, in the 6<sup>th</sup> Land District of Coffee County, Georgia, .21 acres and being more particularly described as **Lot 4**, according to that certain plat recorded in the office of the Clerk of Superior Court of Coffee County, Georgia Special Plat Book 5, Page 34. **(Identified as Attachment C & D to this RFP)**

**Tract One (608 Lonnie Street) Bidder’s Purchase Rate \$**\_\_\_\_\_

**Tract Two (610 Lonnie Street):** All that tract or parcel of land situate, lying and being in Land Lot 193, in the 6<sup>th</sup> Land District of Coffee County, Georgia, .21 acres and being more particularly described as **Lot 5**, according to that certain plat recorded in the office of the Clerk of Superior Court of Coffee County, Georgia Special Plat Book 5, Page 34. **(Identified as Attachment E & F to this RFP)**

**Tract Two (610 Lonnie Street) Bidder’s Purchase Rate \$**\_\_\_\_\_

# **ATTACHMENT B**

## **BIDDER OR COMPANY INFORMATION**

Bidder or Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Bidder's Printed Name: \_\_\_\_\_

(Type or Print Legibly)

Bidder's Signature: \_\_\_\_\_

Tax ID#: \_\_\_\_\_ or SS # \_\_\_\_\_

## **REFERENCES**

**NAME:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

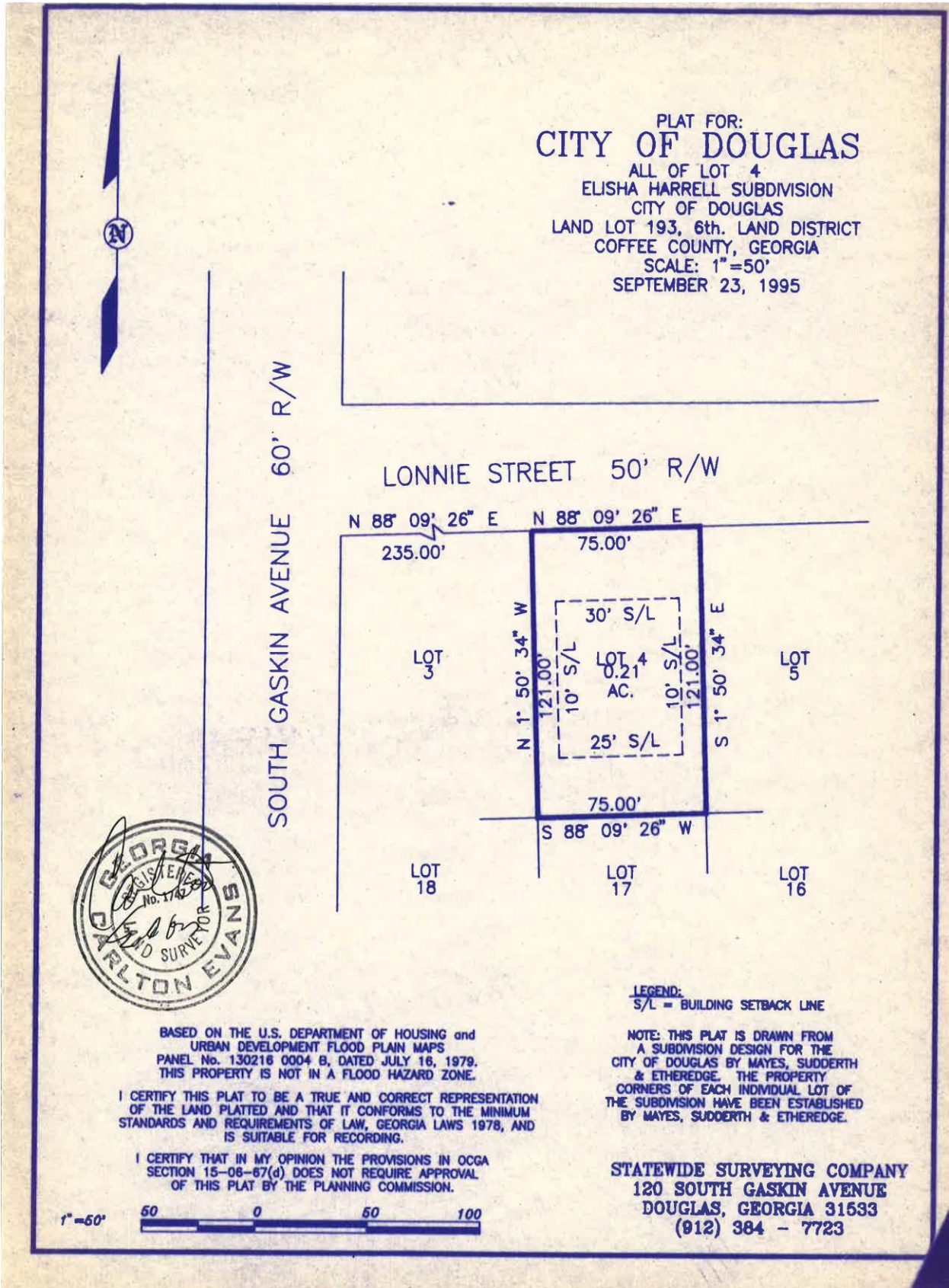
**PHONE:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_

# ATTACHMENT C

## SURVEY MAP OF 608 Lonnie Street



PLAT FOR:  
**CITY OF DOUGLAS**  
 ALL OF LOT 4  
 ELISHA HARRELL SUBDIVISION  
 CITY OF DOUGLAS  
 LAND LOT 193, 6th. LAND DISTRICT  
 COFFEE COUNTY, GEORGIA  
 SCALE: 1"=50'  
 SEPTEMBER 23, 1995



BASED ON THE U.S. DEPARTMENT OF HOUSING and URBAN DEVELOPMENT FLOOD PLAIN MAPS PANEL No. 130216 0004 B, DATED JULY 16, 1979. THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.

I CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT IT CONFORMS TO THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, GEORGIA LAWS 1978, AND IS SUITABLE FOR RECORDING.

**LEGEND:**  
 S/L = BUILDING SETBACK LINE

NOTE: THIS PLAT IS DRAWN FROM A SUBDIVISION DESIGN FOR THE CITY OF DOUGLAS BY MAYES, SUDDERTH & ETHEREDGE. THE PROPERTY CORNERS OF EACH INDIVIDUAL LOT OF THE SUBDIVISION HAVE BEEN ESTABLISHED BY MAYES, SUDDERTH & ETHEREDGE.

I CERTIFY THAT IN MY OPINION THE PROVISIONS IN OCGA SECTION 15-06-67(d) DOES NOT REQUIRE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION.

STATEWIDE SURVEYING COMPANY  
 120 SOUTH GASKIN AVENUE  
 DOUGLAS, GEORGIA 31533  
 (912) 384 - 7723



**ATTACHMENT D**  
**Photos of 608 Lonnie Street**



Front view of 608 Lonnie Street facing South from Lonnie Street



Back of 608 Lonnie Street lot facing North to Lonnie Street

# ATTACHMENT E

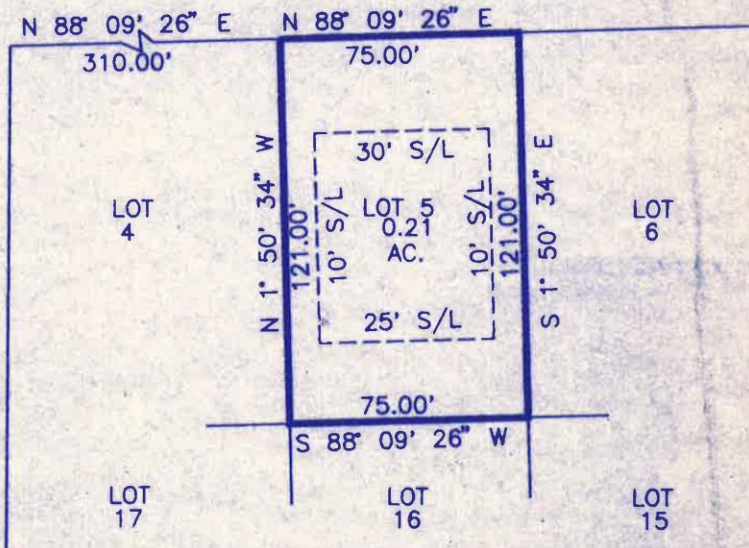
## SURVEY MAP OF 610 Lonnie Street

PLAT FOR:  
**CITY OF DOUGLAS**  
 ALL OF LOT 5  
 ELISHA HARRELL SUBDIVISION  
 CITY OF DOUGLAS  
 LAND LOT 193, 6th. LAND DISTRICT  
 COFFEE COUNTY, GEORGIA  
 SCALE: 1"=50'  
 SEPTEMBER 23, 1995



SOUTH GASKIN AVENUE 60' R/W

LONNIE STREET 50' R/W



**LEGEND:**  
 S/L = BUILDING SETBACK LINE

BASED ON THE U.S. DEPARTMENT OF HOUSING and  
 URBAN DEVELOPMENT FLOOD PLAIN MAPS  
 PANEL No. 130216 0004 B, DATED JULY 16, 1979.  
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 A SUBDIVISION DESIGN FOR THE  
 CITY OF DOUGLAS BY MAYES, SUDDERTH  
 & ETHEREDGE. THE PROPERTY  
 CORNERS OF EACH INDIVIDUAL LOT OF  
 THE SUBDIVISION HAVE BEEN ESTABLISHED  
 BY MAYES, SUDDERTH & ETHEREDGE.

I CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION  
 OF THE LAND PLATTED AND THAT IT CONFORMS TO THE MINIMUM  
 STANDARDS AND REQUIREMENTS OF LAW, GEORGIA LAWS 1978, AND  
 IS SUITABLE FOR RECORDING.

I CERTIFY THAT IN MY OPINION THE PROVISIONS IN OCCA  
 SECTION 15-06-87(d) DOES NOT REQUIRE APPROVAL  
 OF THIS PLAT BY THE PLANNING COMMISSION.

STATEWIDE SURVEYING COMPANY  
 120 SOUTH GASKIN AVENUE  
 DOUGLAS, GEORGIA 31533  
 (912) 384 - 7723



**ATTACHMENT F**  
**Photos of 610 Lonnie Street**



Front view of 610 Lonnie Street facing South from Lonnie Street



Back view of 610 Lonnie Street facing North to Lonnie Street (underbrush and trees block the view)