

# BID PROCESS UPDATE



## 100 W Rock Island Road, Irving, TX 75060 REQUEST FOR PROPOSAL

The City of Irving, in partnership with Century 21 Judge Fite Company, invites proposals from qualified and experienced developers for the purchase and redevelopment of property at 100 W Rock Island Road, a property within the City's Redevelopment Land Bank.

This property is intended for a high-quality mixed-use development with commercial retail downstairs and residential and/or office upstairs.

The city's goal is to select a developer whose project best aligns with the Land Bank's goals: advancing economic growth, supporting retail, commercial, workspace and housing uses, promoting sustainability, meeting community needs in targeted development districts, and ensuring transparent community engagement.

The city seeks proposals that will accomplish the following goals:

- Create a high-quality, vibrant, mixed-use environment.
- Increase local property and sales tax revenues upon completion.
- Enhance the economic vitality of the downtown.
- Clearly articulate community benefits – job creation, housing, dining and retail opportunities, public space improvements, etc.
- Show commitment to maintaining quality and community value long after construction.
- Green building practices and climate resilience are strongly encouraged where applicable.

**Electronic Bids will now be accepted.  
See section 4.5 within the RFP for more  
information.**

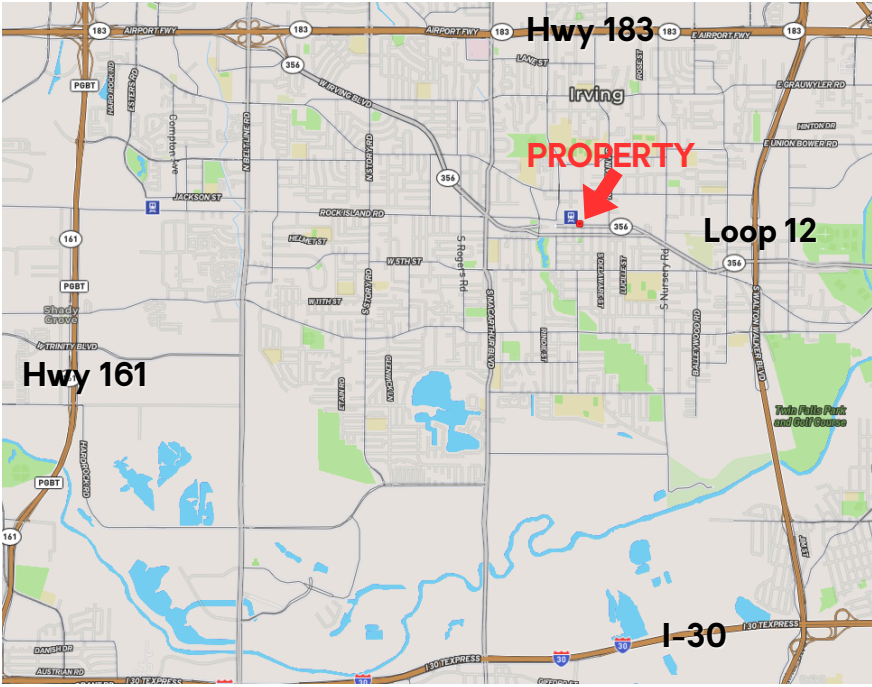
This RFP is issued by Century 21 Judge Fite Company on behalf of the City of Irving. (Century 21 Judge Fite Company serves as the City's real estate representative for this solicitation) This property is located within a Tax Increment Reinvestment Zone, reinforcing the City's authority for the Real Estate Brokerage to solicit proposals for its disposition.

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Updated 4.08.2026

## 4.0 Proposal Instructions and Timeline

- **4.1 Submission Deadline:** All proposals must be received by Friday, April 24, 2026. Proposals received after the deadline will not be considered.
- **4.2 Submission Location: Deliver proposals to:**
  - **Attn:** DeAnne Fite
  - **Company:** Century 21 Judge Fite Company
  - **Address:** 121 N 8<sup>th</sup> Street, Midlothian TX 75065
  - **Email:** [Irving@judgefite.com](mailto:Irving@judgefite.com)
- **4.3 Contact Person:** All inquiries regarding this RFP should be directed to Jamie Wickliffe by phone at 214.676.2896 or by email at [jswickliffe.com](mailto:jswickliffe.com) and Tommy Lim by phone at 469-200-2200 or by email at [tommylim@dfwtopagent.com](mailto:tommylim@dfwtopagent.com)
- **4.4 Selection Process Target Timeline:**
  - **RFP Issued:** January 20, 2026
  - **Proposal Meeting #1:** February 11, 2:00pm
  - **Proposal Meeting #2:** February 18, 11:30am
  - **Questions Due:** February 25, 2026
  - **Proposals Due:** April 24, 2026
  - **Evaluation Period:** 2<sup>nd</sup> Quarter, 2026 (April – June)
  - **Developer Presentations (if necessary):** Date to be scheduled by the City.
  - **Developer Selection and Negotiation:** 3<sup>rd</sup> Quarter – 4<sup>th</sup> Quarter, 2026 (June – December)
- **4.5 Format:** Official submission may be physically mailed or electronically sent to [Irving@judgefite.com](mailto:Irving@judgefite.com).
  - **Submission Deadline:** Sealed bids for this project must be submitted no later than 5pm on Friday, April 24, 2026.
    - To obtain the secure link for bid submission, please email [Irving@judgefite.com](mailto:Irving@judgefite.com).
    - Your email must include the following information:
      - Full Name
      - Phone Number
      - Company Name and Contact Information
    - A secure upload link will be provided by email upon receipt of the required information. The secure upload link will be valid until 5pm on Friday, April 24, 2026.
  - The electronic copy should be one single PDF file and accompanied by one physical copy.



## PROPERTY INFORMATION

**Size:** Approximately .5695 acres or 24,807 square feet

**Zoning:** Heritage Crossing District - Corridor Mixed-Use

**Utilities:** Water, Sewer, Electric, and Gas services on property

**Road Frontage:**  
 152 ft W Irving Blvd  
 141 ft N Main St  
 161 ft W Rock Island Rd

**Traffic Count:** 35,000

## DEMOGRAPHICS

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Population:</b> 16,994	<b>Population:</b> 111,770	<b>Population:</b> 228,065
<b>Income:</b> \$63,670	<b>Income:</b> \$66,476	<b>Income:</b> \$67,826

## INFORMATION LINKS

- [!\[\]\(1e63609ed98a835f4eb8c01936fe5abe\_img.jpg\) Site Information Package](#)
- [!\[\]\(894ed1eaf67f827f170900945f995ae3\_img.jpg\) City of Irving TIF 2 Plan](#)
- [!\[\]\(667a6241441d64e420cc3455b8ca30eb\_img.jpg\) Website](#)
- [!\[\]\(cb9705be8985eff5e7983ed16a9ace3c\_img.jpg\) Request For Proposal](#)
- [!\[\]\(2d8aaf897f4e34419eb074187b95c3bc\_img.jpg\) Zoning](#)

## VISION EXAMPLES



**Jamie Wickliffe**  
 214.676.2896  
 jamie@jswickliffe.com



**Tommy Lim**  
 469.200.2200  
 tommylim@dfwtopagent.com