

1.0 Introduction and Project Overview

- **1.1 Purpose:** 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.

- **1.2 Project Objectives:** 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.
- **1.3 Issuing Entity:** 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.

2.0 Site Information

- **2.1 Property Description:**
 - **Address:** 100 W Rock Island
 - **Size:** Approximately .5695 acres or 24,807 square feet
 - **Parcel ID(s):** 32-21627-00A-0000
 - **Current Zoning:** Heritage Crossing District – Corridor Mixed-Use

- **2.2 Site Features and Context:**

- **Accessibility:** Close to Hwy 161, Loop 12, and Hwy 183. Property is North of 30 off Hwy 161, South of Hwy 183, East of 161 and West of Loop 12 and Adjacent to the TRE Rail Station. The site is centrally located within Irving's Heritage District, offering convenient access to Hwy 161, Loop 12 and Hwy 183 and is adjacent to the TRE rail station.
- **Utilities:** Water, sewer, electric, and gas services are on property. Developer to verify capacity and connection points.
- **Environmental Conditions:** Heritage District Sensitivity
 - **Architectural Compatibility:** Design must reflect or complement historic type aesthetics (materials, height, façade treatments).
 - **Cultural Significance:** Consider the cultural and historical meaning of the site for specific communities.
 - **Zoning and Land Use Adjustments:** the existing zoning may need to be modified to accommodate certain retail or mixed-use development, requiring city council approval and possible public hearings. (Zoning districts and ordinances can be found in the City of Irving, Texas Development Standards and Construction Codes- Heritage District Uses and Standards can be found in Section 2.6.6).
 - **Infrastructure and Site Readiness:** the site may require significant investment in infrastructure improvements such as utilities, parking, drainage, or accessibility upgrades to meet commercial standards.
 - **Environmental or Legal Constraints:** there could be title issues, environmental concerns, or deed restrictions that may delay or complicate the sale and development process.
- **Site Plan:** Map showing the parcels, boundaries, and surrounding context.

- **2.3 Due Diligence:** Developers are responsible for their own due diligence, including verifying all information provided. Century 21 Judge Fite Company will facilitate reasonable site access during the RFP period. Developers are encouraged to conduct site visits prior to submission.

3.0 Scope of Work and Submission Requirements

- **3.1 Conceptual site plan:** A conceptual site plan must accompany the proposal, illustrating the proposed development layout, massing, building heights, open space, and pedestrian access.

- **3.2 Proposed Land Use and Building Program:**
 - **Mixed-Use Building:** Commercial/Retail downstairs and Market-Rate Residential and/or Office Upstairs
 - **Retail Downstairs Recommend Uses**
 - Neighborhood-focused food and beverage: coffee shops, bakeries, and/or fast-food casual restaurants
 - Health and Wellness Services: fitness studios, massage therapy, dental clinics, and/or optometry offices
 - Convenience-oriented retail: specialty markets, grab-and-go groceries, boutiques to support a walkable, mixed-use environment.
 - Cultural or local artisan shops: to reflect the area's diverse community and support local entrepreneurs.
 - Food hall and shared kitchen space: to incubate small F&B concepts and promote local economic development-potentially as part of a public-private partnership (P3)
 - **Market Rate Residential and/or Office Upstairs Recommended:**
 - Housing appealing to urban residents, including studios, one- and two-bedroom apartments, lofts, or live work units, complementing the ground floor retail and activating the downtown environment.
 - Coworking or flexible office space: to support entrepreneurs, remote workers, and creative professionals.
 - Professional services: such as law firms, real estate, or financial services
 - Medical or behavioral health offices: providing accessible care to nearby residents.
 - Community-serving nonprofits or resource centers aligned with Irving's inclusive and community-driven mission.
- **3.3 Development Phasing:** If the project is to be built in phases, provide a detailed timeline for each phase, including milestones for design, construction, and occupancy.
- **3.4 Financial capacity:** Provide a detailed financial spreadsheet and narrative demonstrating the ability to finance the acquisition and development costs. Identify all people or entities in the development team.
- **3.5 Development Team Qualifications:** Submit the following for the development team:
 - **Resumes/CVs:** Include key members of the development team (developer, architect, builder, etc.).
 - **Relevant Experience:** Provide a brief description, location, concept, and photos of similar projects completed by the team.
 - **References:** Provide references from banks, municipal entities, and other project partners.

- **3.6 Developer Criteria:** Developers must be in good standing with the State of Texas and the City, current on taxes, free of significant code violations, and have a successful track record with similar residential or commercial projects. Additional information or neighborhood consultation may be required. Full criteria can be found here in the [Redevelopment Land Bank Program Policy](#).

- **3.7 Project Benefits to The City:**
 - Proposed land sales price.
 - Projected property and sales tax revenues.
 - Projected number of jobs created.
 - Additional community benefits (e.g., public art, community meeting space).

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 8th Street, Midlothian TX 75065
 - **Email:** 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 and Tommy Lim by phone at 469-200-2200 or by email at 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:** 2nd Quarter, 2026 (April – June)
 - **Developer Presentations (if necessary):** Date to be scheduled by the City.
 - **Developer Selection and Negotiation:** 3rd Quarter – 4th Quarter, 2026 (June – December)

- **4.5 Format:** Official submission may be physically mailed or electronically sent to 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.
 - 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.

5.0 Evaluation and Selection Criteria

- **5.1 Evaluation Criteria:** Proposals will be evaluated based on the following criteria:
 - **Experience and Qualifications of the Development Team:** Demonstrated history of successfully completing similar projects.
 - **Proposed Project Concept and Design:** Consistency with the city's vision and quality of architectural design.
 - **Financial Capacity and Feasibility:** Evidence of the developer's ability to finance and complete the project.
 - **Financial Offer:** The proposed land sale price and long-term financial benefits to the city.
 - **Community Benefits:** The extent to which the project meets public goals.
 - **Project Timeline:** Realism and efficiency of the proposed development schedule.
- **5.2 Weight for Consideration:**
 - 30% - Price
 - 40% - Project
 - 10% - Value/Return
 - 10% - Experience – Financial Ability
 - 5% - Time

6.0 Terms and Conditions

- **6.1: Sample Agreement:** The referenced sample agreement is provided as a reference and may be modified or tailored to reflect the specific type of development undertaken. Certain provisions, however, are fixed and will not be subject to change by the City. A Sample Agreement can be found [here](#).

- **6.2 Right to Negotiate:** City of Irving and Century 21 Judge Fite Company reserves the right to negotiate with the selected developer. If an agreement cannot be reached, they may enter negotiations with another proposer.
- **6.3 Right to Reject:** City of Irving and Century 21 Judge Fite Company reserves the right to reject any and all proposals, to cancel this RFP, or to waive any irregularities in the proposals received.
- **6.4 Disclaimer:** This RFP is an invitation for proposals only and does not constitute an offer to sell the property. The sale will be contingent upon successful negotiations and a formal purchase and development agreement.