



Contracts Management Unit
6400 Imperial Drive
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On September 20, 2023, the Board of Trustees of the Heart of Texas Behavioral Health Network authorized the sale of the following described land in McLennan County, Texas:

Commonly known as: Klaras Center for Families – 1105 Jefferson Avenue

Legal Descriptions: PID: 168846 Conger NH Lot 1 2 3 Block 1 Acres .4855

The property shall be offered for sale after complying with all prerequisites of the law, subject to the following:

1. Buyers accept the property **“AS IS” and WITH ALL FAULTS.**
2. Buyers are advised that they are **responsible for all costs incurred for demolition and asbestos abatement.**
3. The conveyance of such property is subject to all valid restrictions, covenants, conditions, rights of-way, easements, and other reservations, if any, affecting the above-described property.
4. Heart of Texas Behavioral Health Network reserves the right to reject any and all bids for any reason if the Board deems them unacceptable.

The sale of this property is contingent upon The Seller acquiring 609-625 N. 25th Street.

The Sale of this property is contingent upon the sale of 1105 Jefferson Avenue.

Sealed bids will be accepted in person and on-line through **Friday, October 20, 10:30 AM CST.** Electronically sealed bids will be electronically opened, and paper bids will be publicly opened **in** the Contracts Office of Heart of Texas Behavioral Health Network located at 6400 Imperial Drive, Waco, TX 76712. Bids will be reviewed thereafter and presented to the Board for consideration at a meeting to be held on a later date. Any sale must be approved by the Board. The Board reserves the right to reject any or all bids and waive minor informalities. **Minimum bid required for this property is \$769,000.**

This property is being marketed on behalf of the Heart of Texas Behavioral Health Network by Reid Peevey Company, Commercial Real Estate (254) 752-9500. Please contact them for assistance. Please submit a *Tar Commercial Contract – Improved Properties* contract with your bid response as included in the bid packet.