

Mayor and Council Communication

DATE: 12/09/25

M&C FILE NUMBER: M&C 25-1165

LOG NAME: 21CFO SALE OF 1304 WESTPORT PKWY

SUBJECT

(CD 10) Authorize the Direct Sale of Approximately 10.488 Acres of City Fee-Owned Property Located at 1304 Westport Parkway, Haslet, Texas 76177 to Alliance Industrial Partners, LLC for the Amount of \$3,400,000.00 in Accordance with Section 253.014 of the Texas Local Government Code, Authorize the Reservation and Acceptance of a Permanent Avigation Easement, and Authorize the Payment of a Brokerage Commission Fee in the Amount of 4.5% of the Total Sales Price to Davidson and Bogel, LLC

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the direct sale of approximately 10.488 acres of City fee-owned property located at 1304 Westport Parkway, Haslet, Texas 76177 to Alliance Industrial Partners, LLC for the amount of \$3,400,000.00 in accordance with Section 253.014 of the Texas Local Government Code;
 2. Authorize the reservation and acceptance of a permanent avigation easement; and
 3. Authorize the City Manager or designee to execute the purchase and sale agreement and to execute and record the deed and any other documents necessary to complete the conveyance.
 4. Authorize the payment of a 4.5% commission fee of the total sale price to the City's Broker, Davidson and Bogel, LLC, in accordance with a brokerage agreement between City and Broker, for a total amount of \$153,000.
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DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the conveyance of approximately 10.488 acres of land situated in the B. Lavoise Survey, Abstract No. 991, and located at 1304 Westport Parkway, Haslet, Tarrant County, Texas 76177 (Tarrant Appraisal District Account No. 04015185) (the Property) to Alliance Industrial Partners, LLC (Buyer).

On July 31, 2001, through M&C L-13108, the City Council authorized the acceptance of a grant from the Federal Aviation Administration (FAA) for the Fort Worth Alliance Airport Noise Compatibility Program. The grant funds of \$2,000,000.00 allowed the City to acquire fee simple title or other property interests to tracts of land adjacent to or near Perot Field Fort Worth Alliance Airport (Alliance Airport) within the 65 LDN (Day-Night Sound Level), as identified in the Fort Worth Alliance Airport Noise Compatibility Program/FAR Part 150 Study.

On April 23, 2002, through M&C L-13284, City Council authorized the acquisition of 1304 Westport Parkway, located within the 65 LDN (Day-Night Sound Level) near Alliance Airport and which originally had a total of 12.257 acres. The Property was purchased by the City for \$800,000.00, plus estimated closing costs of \$8,000.00 for total compensation of \$808,000.00 using the grant funding mentioned above and was recorded under Instrument No. D202161556 in the Tarrant County Deed Records. The sale was voluntary and no relocation benefits were paid. On January 14, 2003, through M&C L-13489, the City Council authorized the sale of a small portion of the originally conveyed parcel for 1304 Westport Parkway to the City of Haslet to be used for right-of-way.

In accordance with the grant assurances, the Aviation Department's FAA-approved Noise Land Inventory and Reuse Plan, and in cooperation with the Noise Land Management and Requirements for Disposal of Noise Land or Development Land Funded with AIP, published in June, 2014, the property is now recommended for sale based on an appraisal performed by a third-party appraiser, together with an independent review appraiser and with approval of the FAA. Proceeds from the sale of the Property will be deposited into a dedicated account to be audited by the FAA and later allocated for Airport development approved by the FAA.

Section 253.014 of the Texas Local Government Code allows a municipality to sell City-owned property by contracting with a broker, provided that the property is listed with a multiple-listing service for at least 30 days and that the property is sold to the buyer who submits the highest cash offer. The City contracted with Davidson & Bogel Real Estate, LLC (Broker) under City Secretary Contract No. 60120 to list the Property for a 4.5% commission upon sale of the Property and, on or about January 12, 2024, the Property was listed for \$3,400,000.00. The City also published notice of its intention to sell the Property in the *Fort Worth Star-Telegram* and for at least four weeks on the City's Property Management Real Property Sales webpage. The listing required prospective buyers to develop the Property in accordance with zoning as established by the City of Haslet to be Agricultural (AG) or Industrial (I). The required deed restrictions prohibit certain uses and height of structures based on the designated 65 LDN noise overlay. The Buyer plans to improve the Property for industrial use. A land survey performed by a licensed land surveyor may be performed to confirm parcel boundaries at the Buyer's sole cost and expense.

The City reviewed multiple offers and, with approval from the FAA, recommends accepting Buyer's offer of \$3,400,000.00, which was the highest cash offer and included a compatible development project. Upon closing, the Broker's 4.5% commission will be paid and the remaining proceeds from the sale of the Property will be deposited into a dedicated account to be audited by the FAA, and later allocated for FAA-approved airport improvement projects.

This property is located near Council District 10 in the City of Haslet.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations and sale of the property, funds will be deposited into the Muni Airport Grants Federal Fund. The Property Management Department (and Financial Management Services) is responsible for the collection and deposit of funds due to the City.

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Expedited