

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 04/22/25 M&C FILE NUMBER: M&C 25-0353

LOG NAME: 21CFO SALE OF 913 HIGH WOODS TRL

SUBJECT

(CD 5) Authorize the Direct Sale of City Fee-Owned Property Located at 913 High Woods Trail, Fort Worth, Tarrant County, Texas 76112 to Denton Cain Enterprises, LLC for a Sales Price of \$225,000.00 in Accordance with Section 253.014 of the Texas Local Government Code

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the direct sale of City fee-owned property located at 913 High Woods Trail, Fort Worth, Tarrant County, Texas 76107 to Denton Cain Enterprises, LLC for a sales price of \$225,000.00 in accordance with Section 253.014 of the Texas Local Government Code; and
2. Authorize the City Manager or his designee to execute and record the appropriate instruments conveying the property to complete the sale.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the conveyance of approximately 0.4077 acres of land, including any structures, being Block 27, Lot 5 of Woodhaven Country Club Estates and located at 913 High Woods Trail, Fort Worth, Tarrant County, Texas 76112 (Tarrant Appraisal District Account No. 03615871) (the Property) to Denton Cain Enterprises, LLC (the Buyer). The Property was acquired by the City through a Voluntary Acquisition in 2020 through M&C No. 20-0292 in connection with the High Woods Storm Drain Reconstruction project (City Project No. 102070), which was initiated to rehabilitate the failing storm drain pipe and retaining wall adjacent to the Property.

The Property is now recommended for sale based on the completion of the City's rehabilitation project.

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 thirty (30) days and that the property is sold to the buyer who submits the highest cash offer. The City contracted with Pattie Pearson, a licensed broker under the Occupations Code, on October 25, 2024. On November 19, 2024, the Property was listed with a multiple-listing service for \$238,990.00 with bidding open for at least ninety (90) days. 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.

Staff recommends accepting the Buyer's offer of \$225,000.00, which was the highest cash offer. The Buyer will also be responsible for all closing costs. Upon closing, the proceeds from the sale of the Property will be used for future Stormwater Capital projects.

The property is located in COUNCIL DISTRICT 5.

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 High Woods Storm Drain Reconstruction project within the Stormwater Capital Projects Fund. The Property Management Department (and Financial Management Services) is responsible for the collection and deposit of funds due to the City.

Submitted for City Manager's Office by: Valerie Washington 6199

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