

**Board of Managers for Honors Academy  
Notice of Sealed Bid for Sale of Real Property  
Bid Number CCF2022-01  
5008/5012 James St. and 5037/5041 Stanley Ave., Fort Worth, TX**

Name of Bidder:

Contact Email:

Contact Phone:

Intended Purpose of Property: (1,000 character limit)

Bid Amount:

Signature:

Date:

This form shall be delivered in writing, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to 305 Victorian Dr., Waxahachie, Texas, 75165.

All bids must be plainly marked "**SEALED BID (CCF2022-01) TO PURCHASE REAL PROPERTY, ATTN: Dr. Bobby Parker, Superintendent of Honors Academy.**"

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**Property Appraised:** Former charter school campus, located at 5008 and 5102 James Street, and 5037 and 5041 Stanley Avenue, Fort Worth, Tarrant County, Texas

**Current Ownership:** Texas Education Agency under the care and direction of the TEA assigned Honors Academy Board of Managers - per client

**Effective Date of Value:** Current: May 16, 2022

**Purpose of the Appraisal:** The purpose of this appraisal is to provide the appraisers' best estimate of the *Current* market value of the subject real property.

**Intended Use and User of the Report:** This appraisal is intended to assist the client, Texas Education Agency, by providing an estimate of the *Current* market value for internal use.

**Significant Dates:** Significant dates of this report include: Effective Date: May 16, 2022; Dates of report preparation: May 14, 2022 through June 17, 2022; Date of Transmittal: June 17, 2022; and, Date of Inspection by Kyle J. Hearon on May 16, 2022.

**Site Description:** The site consists of 3.367 acres as reported by the county tax assessor, and is located at 5008 and 5102 James Street, and 5037 and 5041 Stanley Avenue. Of the total, the primary site is 3.186 acres. There are an additional 7,887 square feet of land, noncontiguous to the primary site which is over 95% in the flood plain and has no paved access but appears to abut an area identified by the tax assessor as a closed street. This part of the property has no contributory value. The approximate boundaries are 400 feet of frontage along the west line of James Street, 160 feet of

frontage along the south line of Yates Street, and 349 feet of frontage along the east line of Stanley Avenue. 5102 James Street does not have any paved road access.

**Improvements:**

The property is improved with six buildings which are presumed to have originally been a church campus, including a former worship center, classrooms, a converted residence, a former small office building and two storage buildings. The area of the improvements totals 26,379 square feet. Site improvements include approximately 34,590 square feet of concrete parking.

**Zoning:**

B - Two Family District

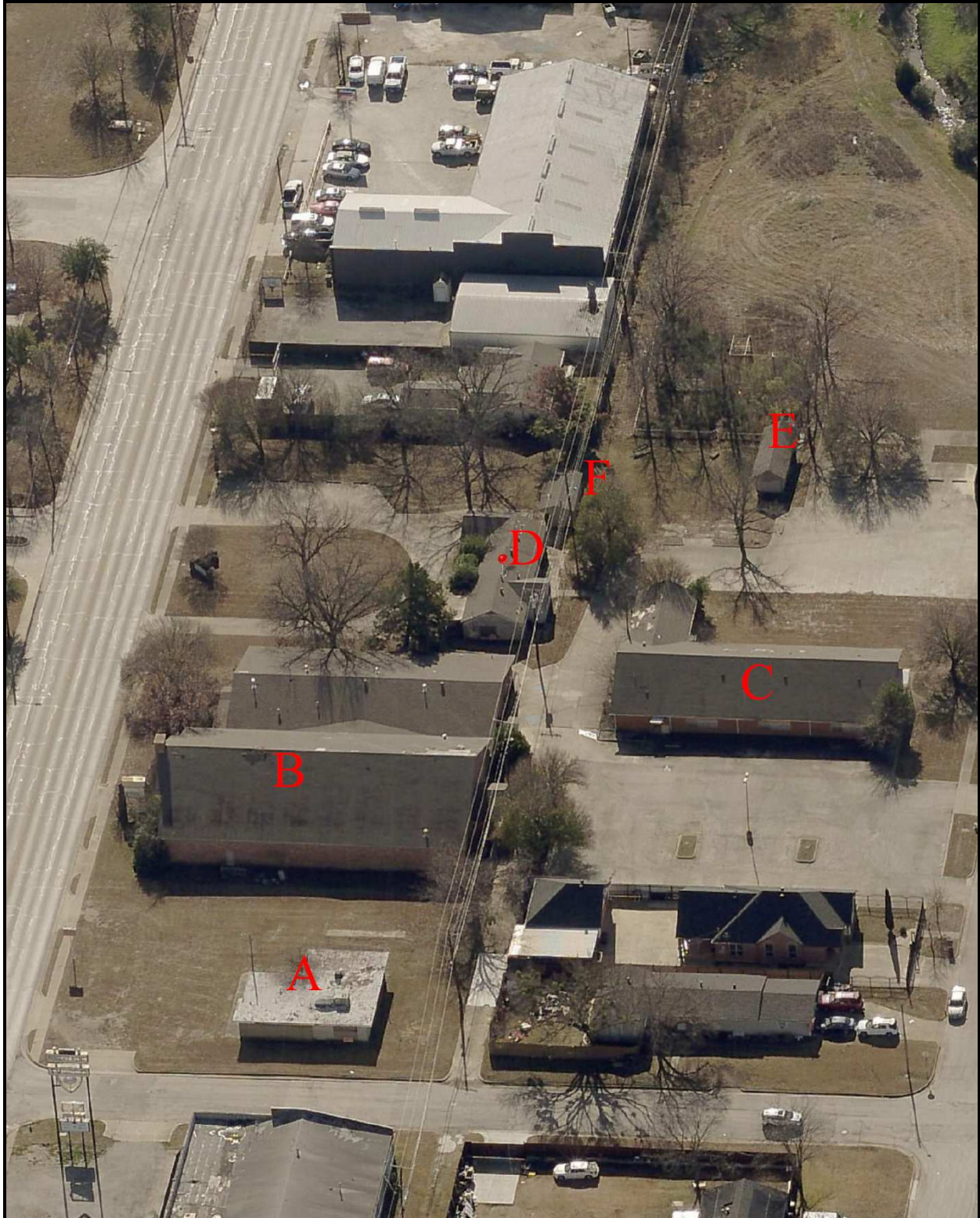
**Conclusion of Value:**

Current: \$75,000



**Boundary As Reported by County Tax Assessor.**





View Facing South - December 23, 2021