

**Request for Proposals (RFP) for Mixed-Use Property Development**  
**Clinton Economic Development Corporation**



## **Introduction:**

The Clinton Economic Development Corporation (CEDC) is seeking proposals for the purchase and development of select parcels of land located in Clinton, SC at or about 11075 Hwy 56 N. It is required that any development activity taking place on this property will be consistent with the City of Clinton's current subdivision, zoning and tree ordinances.

The Property is approximately 100 (+/-) acres with frontage located along Hwy 56 North, parcel site tax map #901-33-01-001 (approx. 80ac) and a portion of 901-33-01-007 (approx. 20ac) is **currently zoned as a R-3, however the Planning commission voted to re-zone as PUD. Proposals should reflect the proposed zoning changes.**

The CEDC is seeking responses from qualified firms/teams ("bidder") for proposals concerning the purchase and development of the said property.

CEDC reserves the right to award the right to purchase and develop all or a portion of the Property (as defined herein) to one buyer, or, to the extent practicable, to award the right to purchase and redevelop/develop distinct portions of the Property to separate buyers. Individual firms and teams responding to this RFP must demonstrate the capability and resources to consummate the financial closing, as well as the timely development of the Property (or portions thereof) awarded to them.

## **Our vision for the Project**

Proposals should incorporate the following

- A project design that is an enhancement to the City of Clinton recreation complex
- Compliments existing neighborhoods
- Benefit to *Presbyterian Home* (with their consent)
- A functional trails system
- A pedestrian-friendly urban design
- A project that offers only single-family residential that includes a variety of lot sizes to meet various housing markets
- Possible retail/commercial on the frontage portion of property only.
- Project must offer an adequate amount of green space
- The project should protect natural resources, as much as possible

### **Goals for the Property**

- Successful integration of access to the proposed trails and transit within the proposed development project.
- Generate the best economic value to the City of Clinton considering the contract price in combination with other priorities.
- Increase residential density, diversity, and design quality.
- Increase retail/commercial units along the frontage of property, if possible
- Add jobs in the City of Clinton area.

### **Scope of Work:**

#### **The selected real estate development group will be responsible for:**

Conducting a comprehensive feasibility study and market analysis for the proposed mixed-use development.

Designing an innovative and sustainable development plan that maximizes the potential of the property.

Obtaining necessary permits and approvals from relevant authorities.

Managing the construction process efficiently and effectively.

Marketing and leasing or selling the developed property.

Providing ongoing management services post-construction, if applicable.

### **Qualifications Required:**

#### **Interested real estate development groups should possess the following qualifications:**

**Experience:** Demonstrated experience in developing mixed-use properties, with a track record of successful projects.

**Expertise:** A team of professionals with expertise in real estate development, architecture, urban planning, construction management, finance, and marketing.

**Financial Capacity:** Demonstrated financial capacity to undertake a project of this scale, including access to sufficient capital or financing.

**Sustainability:** Commitment to sustainable development practices and experience in implementing green building technologies or strategies.

**Local Knowledge:**

Familiarity with the local market and regulatory environment.

References: Positive references from previous clients and partners.

**Submission Requirements:**

**Interested real estate development groups are requested to submit the following information:**

Company Profile: Overview of the development group, including its history, organizational structure, key personnel, and previous projects.

Qualifications: Detailed description of the development group's qualifications, experience, expertise, and financial capacity.

Proposed Approach: Outline of the proposed approach to the project, including a preliminary development plan and timeline.

References: Contact information for at least three references from previous clients or partners.

Sample Developments: Visuals, description, and location address for comparable developments the development group has been involved with.

Additional Information: Any additional information deemed relevant by the development group.

**Responses to this RFQ will be evaluated based on the following criteria:**

Experience and track record

Expertise and qualifications of the team

Financial capacity

Proposed approach to the project

References

Purchase Price Offer





**Submission Deadline:**

All submissions must be received by October 1<sup>st</sup> 2024 at 1:00pm

Emailed submissions are acceptable

Contact Information:

For inquiries and submission of qualifications, please contact:

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