

VILLAGE OF PINCKNEY

REQUEST FOR SEALED PURCHASE AND DEVELOPMENT PROPOSALS

1600 PATTERSON LAKE ROAD

PINCKNEY, MICHIGAN 48169

The Village of Pinckney is accepting sealed proposals for the purchase and residential development of approximately six acres of Village-owned property located at 1600 Patterson Lake Road, Pinckney, Michigan 48169.

PURPOSE

The Village is seeking proposals from qualified purchasers and developers with the experience, financial capacity, and project readiness necessary to develop the property in a timely manner.

The Village's preferred concept is the construction of three single-family homes. All proposed developments are subject to applicable zoning, land-division, building, environmental, well, septic, driveway, and other governmental approvals.

The Village is seeking a project that is substantially "shovel ready," with construction expected to begin no later than 60 calendar days following closing.

PROPERTY CONDITIONS

The property consists of approximately six acres and will be sold in its present "AS IS, WHERE IS" condition, with all faults and without representations or warranties by the Village regarding:

- Soil or environmental conditions;
- Suitability for development;
- Availability or capacity of utilities;
- Zoning or land-division approval;
- Access or driveway approval;
- Wetlands, drainage, or floodplain conditions;
- Well or septic-system approval;
- Title matters disclosed by a title commitment; or
- The number, size, location, or type of homes that may ultimately be approved.

Municipal water and sanitary sewer services are not available to this property. The successful bidder will be solely responsible for determining whether suitable private wells and onsite sewage-disposal systems can be approved and installed.

Each bidder is responsible for conducting its own inspections, investigations, surveys, soil evaluations, environmental reviews, feasibility studies, and other due diligence before submitting a proposal.

PROPOSAL REQUIREMENTS

Each proposal must include the following:

1. The bidder's full legal name, address, telephone number, and email address.
2. The proposed purchase price.

3. A description of the proposed development, including the anticipated number and type of homes.
4. A preliminary site concept or layout showing the proposed location of the homes, access drives, private wells, septic systems, and other major improvements.
5. A development schedule identifying the anticipated dates for:
 - o Completion of due diligence;
 - o Submission of land-division, zoning, and other required applications;
 - o Closing on the property;
 - o Groundbreaking and commencement of construction; and
 - o Substantial completion of the project.
6. Documentation demonstrating that the project is substantially shovel ready and that construction can begin within 90 calendar days after closing.
7. Evidence of the bidder's financial ability to purchase and develop the property, such as proof of funds, a financing commitment, or a lender qualification letter.
8. A description of the bidder's experience completing comparable residential developments.
9. Identification of all conditions, contingencies, or approvals upon which the proposal depends.
10. The proposed due diligence period and requested closing date.
11. Disclosure of any real or apparent conflict of interest involving the bidder and any Village official, employee, consultant, or agent.
12. The bidder's signature and the date of the proposal.

EVALUATION OF PROPOSALS

The Village may evaluate proposals based upon factors including, but not limited to:

- Proposed purchase price;
- Financial capacity of the bidder;
- Development experience and qualifications;
- Readiness of the proposed project;
- Feasibility and quality of the development plan;
- Ability to begin construction within the required timeframe;
- Proposed closing date;
- Number and nature of contingencies;
- Anticipated benefit to the Village and surrounding community; and
- Compliance with all proposal requirements.

The Village is not required to accept the proposal offering the highest purchase price. The Village reserves the right to select the proposal determined by the Village Council, in its sole discretion, to be in the best interests of the Village.

DEVELOPMENT OBLIGATIONS

The successful bidder will be required to enter into a purchase agreement and, if required by the Village, a development agreement establishing project deadlines and other conditions approved by the Village Council.

The final agreements may include provisions addressing:

- A firm closing deadline;
- Commencement of construction within 90 calendar days after closing;
- Evidence of required permits and approvals;
- Continued and diligent progress toward project completion;
- Restrictions on transferring or assigning the property before development;
- Performance guarantees or other security;

- Remedies for failure to meet agreed-upon development deadlines; and
- A right of reversion, repurchase, or other remedy in favor of the Village.

No zoning, land-division, site-plan, variance, building, well, septic, driveway, or other approval is promised or guaranteed through the selection of a proposal or sale of the property.

SUBMISSION DEADLINE

Sealed proposals must be clearly marked:

“SEALED PROPOSAL—1600 PATTERSON LAKE ROAD”

Proposals must be received by the Village Clerk no later than:

Friday, August 20, 2026, at 4:00p.m.

Proposals shall be submitted to:

Village Clerk
Village of Pinckney
220 South Howell Street
Pinckney, Michigan 48169

Proposals received after the deadline will not be considered. The bidder is solely responsible for ensuring timely delivery. Faxed or emailed proposals will not be accepted unless expressly authorized in writing by the Village Clerk.

VILLAGE RIGHTS AND RESERVATIONS

The Village of Pinckney reserves the right to:

- Reject any or all proposals;
- Waive informalities or minor irregularities;
- Request clarification or additional information;
- Investigate the qualifications and financial capacity of any bidder;
- Negotiate with one or more bidders;
- Modify, postpone, or cancel this request;
- Accept a proposal other than the highest-priced proposal;
- Impose reasonable conditions upon the sale and development of the property; and
- Take any action determined by the Village Council to be in the best interests of the Village.

The issuance of this request does not obligate the Village to sell the property or reimburse any bidder for costs incurred in preparing or submitting a proposal.

Any sale is subject to approval by the Village Council, execution of documents acceptable to the Village Attorney, and compliance with applicable Village ordinances and Michigan law.

QUESTIONS

Questions regarding this request or arrangements to inspect the property should be directed to:

Village of Pinckney
220 South Howell Street
Pinckney, Michigan 48169
Telephone: (734) 878-6206
Email: clerk@villageofpinckney.org