

**Town of Franklinton
REQUEST FOR PROPOSALS**

Purchase and Development of 103 & 105 East Mason Street



The Town of Franklinton Board of Commissioners have declared the properties located at 103 and 105 East Mason Street to be surplus property. The Town seeks proposals from interested parties for the purchase and development of the property.

Property information:

103 and 105 East Mason Street

Franklinton, NC 27525

Size:

103 East Mason Street 819 sq ft +/- per Franklin County GIS

105 East Mason Street 819 sq ft +/- per Franklin County GIS

Zoning:

C2D Downtown Commercial Zoning District

Zoning Map Excerpt:



Parcel Numbers: 007770, 007769

Parcel PINS: 1865-06-6859, 1865-06-6878

Minimum proposal amount (includes both properties): \$55,000

Franklin County GIS Map:



Images of Property (one story white vinyl building):



Specific Restrictions:

The successful bidder/buyer shall be required to enter into a development agreement with the Town of Franklinton for the property. Deed restrictions will be included and recorded for this transaction. The following development and use restrictions shall apply:

Completion of Improvements.

The Successful Purchaser shall complete all renovations and/or new construction of the buildings located on the Property within six (6) months from the date of closing ("Closing Date"). The Town Manager of the Town of Franklinton ("Town Manager"), may grant one (1) extension of up to three (3) additional months, in his sole discretion, provided that the Successful Purchaser has completed substantial work equal to or greater than seventy-five percent (75%) of the total scope of renovations and/or construction as reasonably determined by the Town Manager.

Commercial Occupancy Requirement.

The Successful Purchaser shall cause tenants to occupy the commercial spaces located on the Property within one (1) year from the Closing Date. The Town Manager may, in his sole discretion, grant one (1) extension of up to six (6) months for compliance with this occupancy requirement.

Lease of Exterior Wall for Mural Purposes.

The Successful Purchaser shall lease to the Town of Franklinton the entire face of the east-facing exterior wall of the building located on the Property for the purpose of maintaining and displaying the historic Coca-Cola mural and welcome mural. Said lease shall be for a rental rate of One Dollar (\$1.00) per year, for a term acceptable to the Town, and shall permit the Town reasonable access for installation, maintenance, repair, and preservation of the mural(s).

Replacement Wall Space Upon Demolition.

In the event that the condition of the building necessitates the demolition, removal, or substantial reconstruction of the exterior wall containing the historic mural(s), the Successful Purchaser shall lease to the Town of Franklinton an equivalent amount of wall space on the newly constructed or reconstructed wall. Such wall space shall be suitable for the installation and maintenance of a mural and welcome sign, and shall be leased under terms substantially similar to those set forth herein, including the annual rental rate of One Dollar (\$1.00).

Running with the Land; Deed Restrictions.

The Successful Purchaser agrees that the foregoing provisions shall be memorialized as deed restrictions and recorded in the office of the Register of Deeds of Franklin County, North Carolina. These restrictions shall run with the land, shall be binding upon the Successful Purchaser and all subsequent owners of the Property, and shall remain in full force and effect unless amended or released by the Town of Franklinton in writing and duly recorded.

Development Proposal for 103 & 105 East Mason Street

Purchase Amount (Offer):

\$ _____

Name: _____

Company Name: _____

Address: _____

Phone Number: _____

Email Address: _____

Proposed Use of Property:

Proposed Development Timeline:

Proposal Submission Information:

All proposals should be sealed and either mailed or dropped off at Town Hall located at 101 North Main Street Franklinton, NC 27525. All proposals should be marked with ATTN: 103 & 105 East Mason Street Development Proposals. All proposals must be received by 4:00 PM on February 6, 2026. For additional information about the properties please contact Lauren Chandler at lchandler@franklintonnc.gov. Following closure of the proposal period, the Board of Commissioners will evaluate all proposals and may further negotiate development terms with one or more applicants.