



## **PUBLIC OFFERING TO PURCHASE REAL PROPERTY**

Issued Pursuant to IC 36-7-14-22

### **1. Issuing Body**

The Dillsboro Redevelopment Commission (the “Commission”) hereby issues this Public Offering for the disposition of certain real property owned by the Commission in accordance with Indiana Code 36-7-14-22.

### **2. Property Description**

Common Address: 12827 Lenover Street, Dillsboro, IN 47018

Legal Description: See Exhibit A, Tract 1 on Original / Consolidation Survey dated January 19, 2026

Parcel Number(s): Consolidation of 15-10-12-303-034.000-005, part of 15-10-12-303-012.001-005; and part of 15-10-12-303-001.006-005 – parcel number to be determined by County following transfer of newly created tract, see Exhibit A, Tract 1.

Approximate Size: 0.441 Acre

Zoning Classification: See Exhibit B, Zoning Map - Local Commercial (C1) & Multiple Family Residential (R3)

Existing Improvements: 2,284 sq ft Commercial Office Building, 5,000 sq ft asphalt pavement

### **3. Appraisal and Offering Context**

The Property has received two appraisals, resulting in an average appraised value of \$203,000. The Commission is offering the Property for sale by public offering pursuant to Indiana Code 36-7-14-22 and will consider proposals that advance the goals of the adopted redevelopment plan.

Offers will be evaluated in accordance with the statutory requirements applicable to redevelopment commission property dispositions. If a qualifying offer is not received, the Commission may consider other proposals following the applicable waiting period and procedures set forth in Indiana Code 36-7-14-22. The Commission is not obligated to accept the highest-priced proposal or any proposal.

### **4. Permitted Transaction Structures**

The Commission will consider proposals utilizing a variety of transaction structures, provided they are lawful and acceptable to the Commission. Such structures may include, but are not

limited to, a cash purchase, a land contract or installment sale, or other financing or conveyance structures permitted under Indiana law. Proposers shall clearly describe the proposed transaction structure, including all material financial terms, in their submission. Proof of financial

## **5. Intended and Acceptable Uses**

Proposed uses must be consistent with the applicable redevelopment plan and local zoning requirements. Acceptable uses may include, but are not limited to, office or professional services, business operations with accessory storage, childcare or early learning facilities, or other lawful commercial or quasi-public uses consistent with redevelopment objectives. Alternative uses will be considered.

## **6. Redevelopment Expectations**

Proposals should address the proposed use of the Property, scope of improvements, estimated private investment, anticipated timeline for occupancy or completion, and any public or community benefit. The successful proposer may be required to enter into a Redevelopment Agreement establishing performance standards, timelines, and remedies.

## **7. Minimum Terms and Conditions**

The Commission intends for this offering to remain flexible and will consider proposed terms that are reasonable and in the best interests of the Town and consistent with redevelopment objectives.

Unless otherwise negotiated and approved by the Commission:

- The Property will be conveyed as-is, where-is, with no warranties, except as may be expressly provided in a purchase agreement or redevelopment agreement.
- The Commission has obtained and is in the process of recording a survey of the Property, see Exhibit A.
- Responsibility for other costs, which may include title work, title insurance, environmental assessments, closing costs, recording fees, and related expenses, may be allocated between the parties as proposed by the offeror and approved by the Commission.
- Closing is desired to occur within thirty (30) days of Commission approval and executed agreement, unless otherwise agreed by the parties.
- The Commission may reserve or require easements, covenants, or restrictions deemed necessary or appropriate.

Proposals involving land contracts, installment sales, or other alternative transaction structures shall clearly describe all material terms, including the proposed allocation of costs, timing, and risk.

## **8. Submission Requirements**

Proposals must include a completed Offeror Form, Exhibit C, which requires, at a minimum, proposer contact information, purchase price and financing type, and brief descriptions of the proposed use, transaction structure, timeline, and any contingencies, together with any additional information the offeror wishes to submit to support the proposal and demonstrate community benefit.

## **9. Additional Information**

The official legal advertisement is found in Exhibit D. Additional property information and site photos are found in Exhibit E.

## **10. Submission Deadline and Delivery**

Proposal Due Date: Wednesday, February 18, 2026

Time: 6:30 PM

Delivery Method: In-Person, mail, or electronic mailing

Delivery Address / Email: 13030 Executive Drive, PO Box 127, Dillsboro, IN, 47018 /  
manager@townofdillsboro.com

## **10. Evaluation and Selection**

The Commission will evaluate proposals based on purchase price and financial terms, consistency with the redevelopment plan, feasibility, community and economic benefit, and the experience and capacity of the proposer. The Commission reserves the right to negotiate with one or more proposers, reject any or all proposals, or cancel this offering. Final approval shall occur at a public meeting of the Commission.

## **11. Public Records and Open Meetings**

All proposals submitted in response to this Public Offering are subject to Indiana public records and open meeting laws.

## **12. Questions and Additional Information**

Questions, additional information, or request a showing should be directed to:

Name: Derek Walker

Title: Town Manager

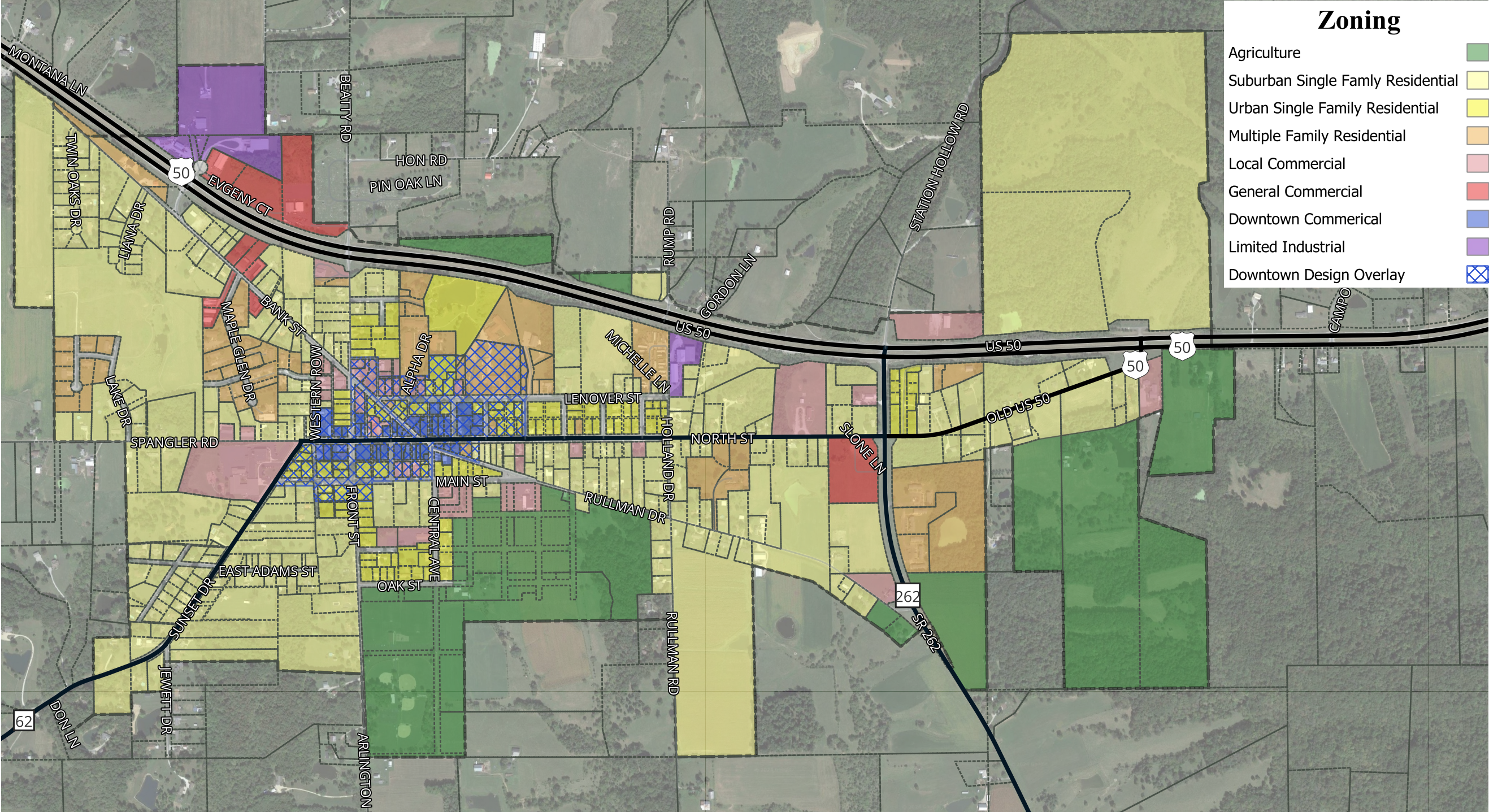
Email: manager@townofdillsboro.com

Phone: 812-432-9002







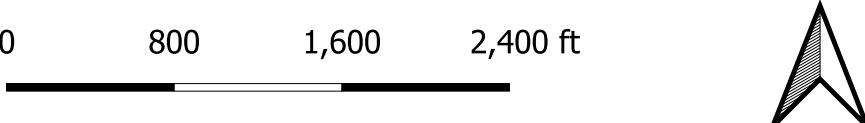


**Zoning**

- Agriculture
- Suburban Single Family Residential
- Urban Single Family Residential
- Multiple Family Residential
- Local Commercial
- General Commercial
- Downtown Commerical
- Limited Industrial
- Downtown Design Overlay

**Dillsboro, Indiana - Zoning Map**

Map updated February 4, 2025.





**Exhibit C – Offer Form**



**OFFER TO PURCHASE REAL PROPERTY**

**Public Offering Issued Pursuant to IC 36-7-14-22**

This Offer to Purchase is submitted in response to the Public Offering to Purchase Real Property issued by the Dillsboro Redevelopment Commission (the "Commission").

**FOR COMMISSION USE ONLY**

Date Offer Received: \_\_\_\_\_

Time Received: \_\_\_\_\_

Received By: \_\_\_\_\_

**1. Property Identification**

This Offer relates to the following real property owned by the Dillsboro Redevelopment Commission:

- Common Address: 12827 Lenover Street, Dillsboro, IN 47018
- Parcel Number(s): 15-10-12-303-034.000-005 / TBD (per recorded survey)
- Approximate Size: 0.441 acre
- Improvements: 2,284 sq. ft. commercial office building and parking area

**2. Offeror Information**

Legal Name of Offeror: \_\_\_\_\_

Business Structure (if applicable):

☐ Individual ☐ Corporation ☐ LLC ☐ Partnership ☐ Nonprofit ☐ Other: \_\_\_\_\_

Authorized Representative: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**3. Purchase Price and Transaction Structure**

Proposed Purchase Price: \$ \_\_\_\_\_

Proposed Transaction Structure (check one and describe):

- ☐ Cash Purchase
- ☐ Land Contract / Installment Sale
- ☐ Seller Financing
- ☐ Other (describe): \_\_\_\_\_

If other than cash, attach a summary of all material financial terms, including interest rate, payment schedule, term, security, and allocation of costs.

#### 4. Evidence of Financial Capacity

The Offeror has included the following (check all that apply):

- ☐ Proof of funds (bank statement or letter)
- ☐ Lender commitment or pre-approval
- ☐ Financial statements
- ☐ Other documentation demonstrating ability to perform

#### 5. Intended Use and Redevelopment Proposal

*\* This form is for ease of comparison for the commission. Inclusions of project plans, detailed descriptions, and proformas are encouraged.*

Describe how the proposed use is consistent with the community interest:

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Summary of Proposed Improvements (if any):

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Estimated Private Investment (if applicable): \$ \_\_\_\_\_

#### 6. Proposed Timeline

*\*This form is for ease of comparison for the commission. Inclusions of detailed timelines, with milestone expectations are encouraged.*

- Anticipated Closing Date: \_\_\_\_\_
- Anticipated Occupancy / Project Completion: \_\_\_\_\_

#### 7. Requested Contingencies (if any)

List any contingencies requested by the Offeror (e.g., financing, inspections, zoning confirmation, environmental review). If none, state "None."

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## 8. Acknowledgements and Conditions

By submitting this Offer, the Offeror acknowledges and agrees that:

1. The Property is offered as-is, where-is, with no warranties, except as may be expressly set forth in a purchase agreement or redevelopment agreement approved by the Commission.
2. The Commission is not obligated to accept the highest-priced offer or any offer.
3. Submission of this Offer does not create a binding contract.
4. Any accepted offer may be subject to:
  - Approval at a public meeting of the Redevelopment Commission
  - Execution of a Purchase Agreement and, if applicable, a Redevelopment Agreement
5. The Offeror understands the Property is subject to existing easements, covenants, and restrictions of record, including recorded restrictive covenants.
6. All submissions are public records under Indiana law.

## 9. Signature

I certify that I am authorized to submit this Offer and that all information provided is true and correct to the best of my knowledge.

Offeror Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_



## **Exhibit D - LEGAL NOTICE**

Published in 1/29/26 & 2/5/26 Register Publications

### **PUBLIC OFFERING – REAL PROPERTY DILLSBORO REDEVELOPMENT COMMISSION**

Notice is hereby given that the Dillsboro Redevelopment Commission (the “Commission”), pursuant to Indiana Code 36-7-14-22, is offering for sale by public offering certain real property owned by the Commission.

The property is commonly known as 12827 Lenover Street, Dillsboro, Indiana 47018, consisting of 0.441 acres, improved with a 2,284 sq ft commercial office building. The property is more particularly described in the offeror packet as Exhibit A, Tract 1 on the Original / Consolidation Survey dated January 19, 2026. Parcel numbers include a consolidation of 15-10-12-303-034.000-005, part of 15-10-12-303-012.001-005, and part of 15-10-12-303-001.006-005, with a new parcel number to be assigned by the County following transfer.

The property has received two appraisals, with an average appraised value of \$203,000.

The Commission will consider proposals for purchase and redevelopment of the property and is not obligated to accept the highest-priced proposal or any proposal. Proposed uses may be contingent upon obtaining any required zoning, land use, or other governmental approvals.

Interested offerors may obtain an offeror packet and offeror form from Dillsboro Town Hall or online at [dillsboro.in](https://dillsboro.in). Written proposals must be received by the Commission no later than, Wednesday, February 18, 2026, at 6:30 PM (local time). Proposals may be submitted in person, by mail, or electronically to:

Dillsboro Redevelopment Commission  
c/o Town Manager  
13030 Executive Drive  
P.O. Box 127  
Dillsboro, IN 47018  
Email: [manager@townofdillsboro.com](mailto:manager@townofdillsboro.com)

The Commission reserves the right to reject any or all proposals, negotiate with one or more proposers, or cancel this offering. Final action shall occur at a public meeting of the Commission. All proposals are subject to Indiana public records and open meeting laws.

For additional information, contact:

Derek Walker, Town Manager  
812-432-9002 | [manager@townofdillsboro.com](mailto:manager@townofdillsboro.com)

## **Exhibit E – Additional Property Information**

### **Property Description**

The property consists of a single-story commercial building originally designed and constructed as a primary care medical facility, offering a functional and efficient layout that readily supports a variety of professional, office, or service-oriented uses.

The building features a central corridor floor plan with a defined public entry and waiting area, front office/reception space, multiple private rooms, and dedicated support areas. The original layout includes three exam rooms, a procedure room, a laboratory, mechanical room, break room, storage areas, and private offices. Plumbing infrastructure is present in the mechanical room, laboratory, exam rooms 1–3, the procedure room, and the break room, providing flexibility for future adaptation or reuse.

Significant built-in cabinet and storage systems are located throughout the facility, including the front office, laboratory, storage rooms, and break room, offering ample organized storage and reducing the need for additional furnishings.

The building includes a roof replacement estimated at approximately 9–13 years old, providing remaining service life for a prospective owner. Ceiling heights vary by space, contributing to functional zoning between public-facing and operational areas.

While designed for medical use, the existing configuration and infrastructure may be suitable for professional offices, administrative uses, childcare or educational services, or other commercial or quasi-public uses, subject to applicable zoning, deed restrictions, and local approvals.

### **Property Photos**

Photos can be found by clicking the following link:

<https://drive.google.com/drive/folders/1vAfHmCerl8wbtiFX7Oxg4aA8-lAy8ie5?usp=sharing>

### **Mechanical, Utility, and Building Systems Overview**

*(Informational Only – No Warranties or Representations)*

The following information is provided for general reference based on a visual review of existing building equipment. The Dillsboro Redevelopment Commission makes no representations or warranties, express or implied, regarding the condition, performance, code compliance, or remaining useful life of any equipment or systems. All improvements are conveyed as-is, where-is.

### **Important Notice**



Prospective purchasers are encouraged to conduct their own inspections and due diligence regarding all building systems, utilities, and improvements. No testing, servicing, or verification of operating condition has been performed by the Commission.

### Heating Systems

- **Quantity:** Two (2) independent systems
- **Manufacturer:** Trane
- **Model:** XE 90
- **Type:** High-efficiency natural gas forced-air furnaces
- **Efficiency:** Approximately 90–92% AFUE
- **Estimated Vintage:** Late 1990s (one unit indicates manufacture date of 1998)
- **Venting:** PVC intake and exhaust (condensing type)

### Cooling Systems

- **Quantity:** Two (2) split-system air conditioning units
- **Manufacturer:** Trane
- **Model Family:** XB Series (XB1000 noted)
- **Electrical:** 208/230V, single phase
- **Refrigerant:** Likely R-22 based on age and labeling
- **Estimated Vintage:** Late 1990s (one unit indicates manufacture date of 1998)

### Domestic Hot Water

- **Type:** Storage-tank natural gas water heater
- **Certification:** GAMA certified
- **Venting:** Atmospheric vent
- **Estimated Age:** 2002
- **Capacity:** 40 Gallon

### Water Treatment

- **Equipment:** Whole-building water softener

- **Manufacturer:** MacClean Water Treatment Systems
- **Type:** Automatic regeneration unit
- **Estimated Vintage:** Mid-2000s or earlier (exact age unknown)

#### **Electrical Service**

- **Electric Utility:** Duke Energy
- **Meter:** Digital electric meter
- **Service:** 240-volt service present
- **Panel:** Labeled electrical panel with circuit directory