

Albany-Dougherty Land Bank Pinson Road Property RFP

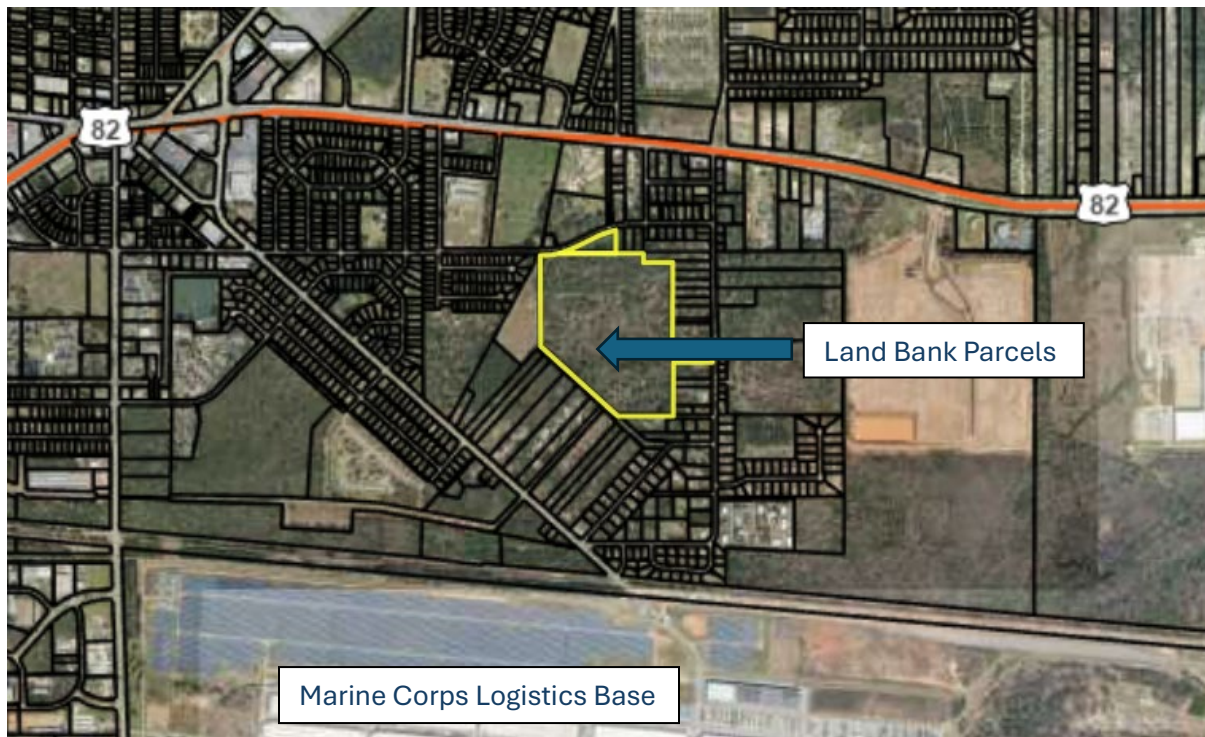
The Albany-Dougherty Land Bank (Land Bank) is soliciting proposals from qualified individuals or companies to purchase and develop approximately 55 acres of undeveloped land in Albany. The property is located on the eastern edge of the city and has frontage on Rosebrier to the north and Pinson Road to the east.

The parcels are currently zoned R-1, which allows single-family residential use with a minimum lot size of 12,800 square feet. Rezoning may be possible where additional uses or densities of housing are proposed.

Public utilities such as electricity, water, and sewer are located within the area. The parcels have never been developed, so while utilities are nearby, they would have to be extended into the property.

The Land Bank's top priority is the development of owner-occupied housing. While all types of development proposals will be accepted, those that emphasize homeownership will be considered more favorably. A mixed-use development that includes different price points and types of housing is encouraged but not required. Other mixes of residential and a small amount of commercial would also be considered, but again, home ownership is the top priority. Any use beyond single-family residential would require the rezoning of the property.

Property Location Map



Proposal Requirements:

- A conceptual layout of the development with any phasing clearly indicated
- A realistic timeline
- A narrative description of the project that includes an explanation of the reasoning behind the proposal
- Outline of the development team and their individual experience
- Evidence of financial capability, including details of any plans to solicit funding from outside sources
- Description and location of similar past development experience
- Offer price

Items that are encouraged but not required:

- Mixed price points of housing
- Multiple house designs
- Housing designs that include front porches and side or rear-facing garages (if applicable)
- Community amenities such as a community center, pool, park, playground, and open space
- Inclusion of minimal commercial/office/clinic to serve the surrounding area

Review Criteria, in general order of importance

- Financial capability
- Past experience of team
- Housing affordability
- Percentage of owner-occupied housing
- Neighborhood amenities
- Neighborhood design
- Offer price

Proposal Submission Requirements

Proposals must include all the listed requirements and address the review criteria above. The Land Bank reserves the right to accept or reject proposals that are deemed incomplete. Developers may be contacted to provide additional information if something is unclear. Top submitters may be invited to present to the Land Bank Board.

Proposals are due **May 12, 2025, at 5:00 PM** and should be marked “**proposal**” on the outside of the envelope. Packages will be opened at the Board meeting the following day.

Mail them to:

Albany/Dougherty Land Bank
240 Pine Avenue
Suite 300
Albany, GA 31701

Address any questions to Paul Forgey or Angel Gray at 229-438-3901