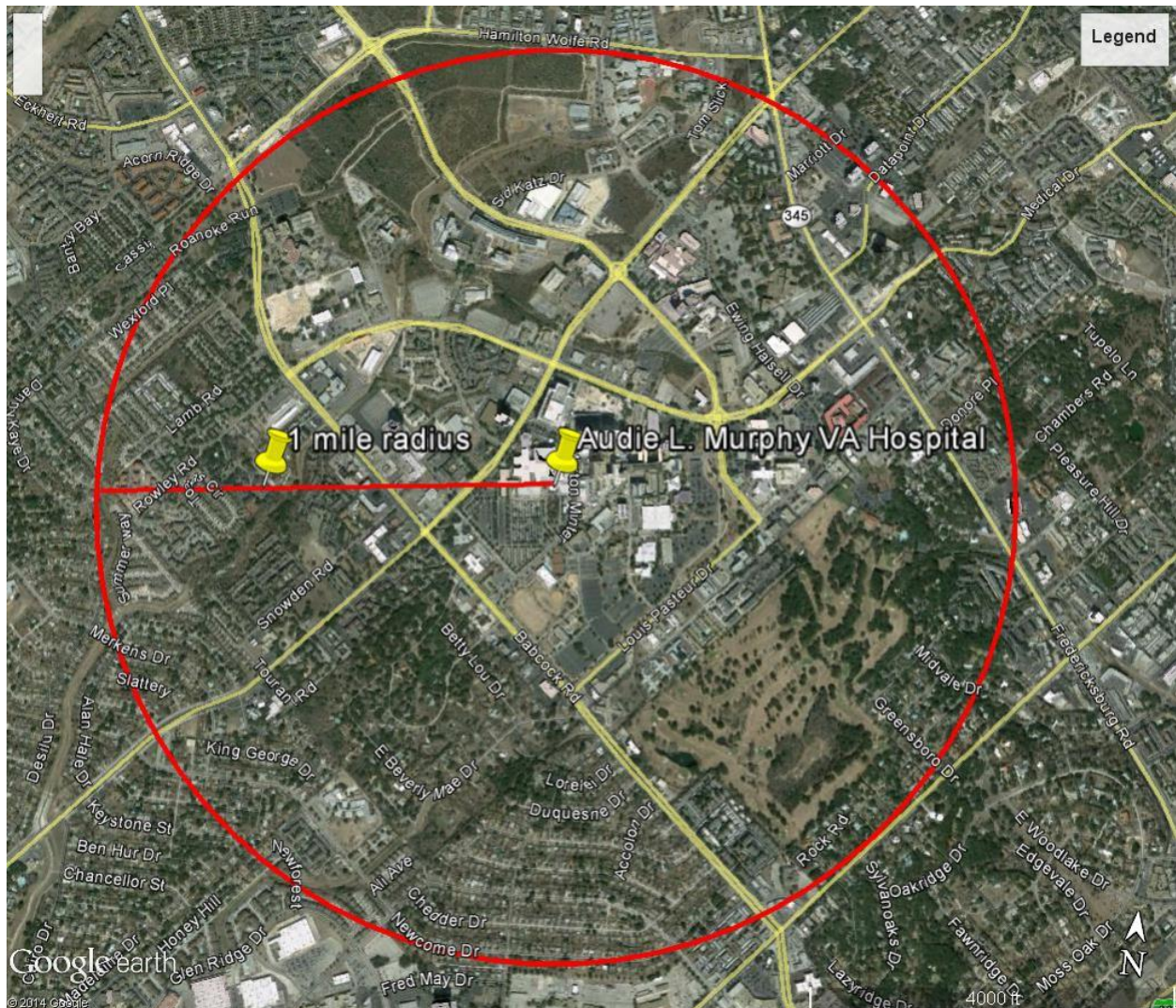


U.S. DEPARTMENT OF VETERANS AFFAIRS (VA) IS SEEKING
EXPRESSIONS OF INTEREST TO ACQUIRE AN EXISTING BUILDING IN
SAN ANTONIO, TX, FOR USE AS AN OUTPATIENT CLINIC

VA is interested in acquiring an existing building not less than 15,000 rentable square feet that is located on a site not less than 2.5 acres in San Antonio, Texas.

Delineated Area:

Property must be within a one (1) mile radius of 7400 Merton Minter St., San Antonio, Texas, 78229 (Audie L. Murphy VA Hospital).



Please note:

- VA assumes no responsibility to purchase a site based upon responses to this advertisement.
- VA reserves the right to amend the delineated area and/or site requirements as needed.
- VA will only acquire a site based upon the fair market value, as determined by a qualified appraiser.
- VA will not acquire a site that is within the 100 year flood plain, unless it has no practicable alternative.

If you would like to offer a site for VA's consideration, please submit an expression of interest to the Point of Contact listed below. In order to be considered, your expression of interest must include, at minimum, the following required items. VA reserves the right to eliminate a site if these items are not submitted.

EXPRESSIONS OF INTEREST SHOULD INCLUDE THE FOLLOWING INFORMATION, AS KNOWN OR AVAILABLE. PLEASE NOTE THAT TIME IS OF THE ESSENCE SO PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE TO ENABLE VA TO EVALUATE YOUR SITE(S). VA RESERVES THE RIGHT TO ELIMINATE A SITE THAT FAILS TO PROVIDE SUFFICIENT INFORMATION.

1. Site location, address, legal description and land use.
2. Size of existing building in rentable square feet.
3. Size of parcel and amount (or range) of usable acreage offered.
4. Number of parking spaces.
5. Access to site from major transportation routes and public transportation routes.
6. Site renderings photos, graphics, and location map.
7. State whether ownership has title to property, is under contract, retains an option to purchase, etc. Offeror and/or firm submitting Expressions of Interest should state its relationship to the site (for example, owner, broker, legal representative, etc.).
8. Specific information on site ownership and any known title issues, and confirm that ownership currently owns and controls the site.
9. Existence of any leases.

PLEASE PROVIDE BRIEF EXPLANATIONS/CLARIFICATIONS TO THE FOLLOWING ISSUES:

1. The availability of utilities to the site including water, sewer, gas, electric and fiber optics.
2. Describe any environmental issues known to exist on the site and any remediation efforts taken or to be taken. Provide copies of any environmental or other assessments.
3. Provide evidence that the site offered is outside the 100 year flood zone. Clarify if the site contains any wetlands (as defined and may be certified by FEMA).
4. If Offeror is not legal owner of the site, please provide documentation from owner that clearly demonstrates authorization to offer the site and compensation received, if any for your efforts from the owner.
5. Site plan, survey and/or plat map of the site indicating the location of the parcel offered. Site plan should include location of utilities, any easements (above and below ground), adjacent roads, and/or other encumbrances affecting the potential development of the parcel. Include any grading, drainage or sewer plans that have been or will be completed in the future.

VA staff will conduct a site selection tour to consider sites that meet the Government's needs for this project.

Interested offerors (owners, brokers, or their legal representatives) should submit one (1) electronic copy of information by e-mail or on CD to the point of contact below by 5:00 p.m. Eastern Time on December 4, 2014. Please note that VA can only accept email attachments that are 5 MB or smaller. VA will accept multiple emails that include relevant attachments, or VA will accept a CD that contains the attachments. Offerors submitting CDs should send them to the following address by overnight delivery that includes delivery confirmation, with a "sent by" date no later than December 4, 2014.

Timothy Ethier
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Real Property Service (003C1E)
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