

Greetings,

The Texas A&M University System (A&M System) is soliciting proposals on behalf of Texas A&M University - Commerce (A&M-Commerce) for selection of a real estate developer to enter into a real property ground lease for the development of a limited-service hotel with approximately 85 to 120 units/rooms in Commerce, TX.

If a developer (RESPONDENT) is selected as a result of this RFP, depending on the method of construction financing proposed by the RESPONDENT and approved by A&M System, A&M System will either (i) enter into a long-term ground lease with RESPONDENT or an affiliated entity for the performance of services on A&M System land, or (ii) enter into a long-term ground lease with a nonprofit entity, which will then contract with the RESPONDENT for performance of the services on A&M System land. Proposals shall be in accordance with the terms, conditions, and requirements set forth in this Request for Proposal (RFP).

The A&M System will consider proposals for development of a hotel on either of the tracts described and shown on the attached site maps (Exhibit C). RESPONDENTS must base their proposal to include a lease of existing or future A&M-Commerce parking spaces. A&M-Commerce obtained a market study back in May 2023 and a copy has been attached for informational purposes only. This was an independent market study and A&M System and A&M Commerce are not responsible for its accuracy or validity.

**The following link provides access to the RFP package/documents - *It is the responsibility of all vendors/responders to check the ESD posting for any updates or addenda related to this Request for Proposal.***

<https://www.txsmartbuy.com/esbddetails/view/RFP01-SREO-24-179>

**RFP Response Due Date: 02/01/2024 by 2:00 PM – CST**

**All questions regarding this RFP shall be directed to:**

Jeff Zimmermann, Executive Director  
Office of HUB & Procurement Programs  
The Texas A&M University System  
Email: [jjzimmermann@tamus.edu](mailto:jjzimmermann@tamus.edu)

**Lashunda Watson**

HUB Coordinator

**Office:** 979-458-6088

**Email:** [lwatson@tamus.edu](mailto:lwatson@tamus.edu)

THE TEXAS A&M UNIVERSITY SYSTEM

KEEP UP WITH OUR BID OPPORTUNITIES AND HUB EVENTS [HERE!](#)