

FOR SALE

13317 Elder Street
Farmers Branch, Texas 75234



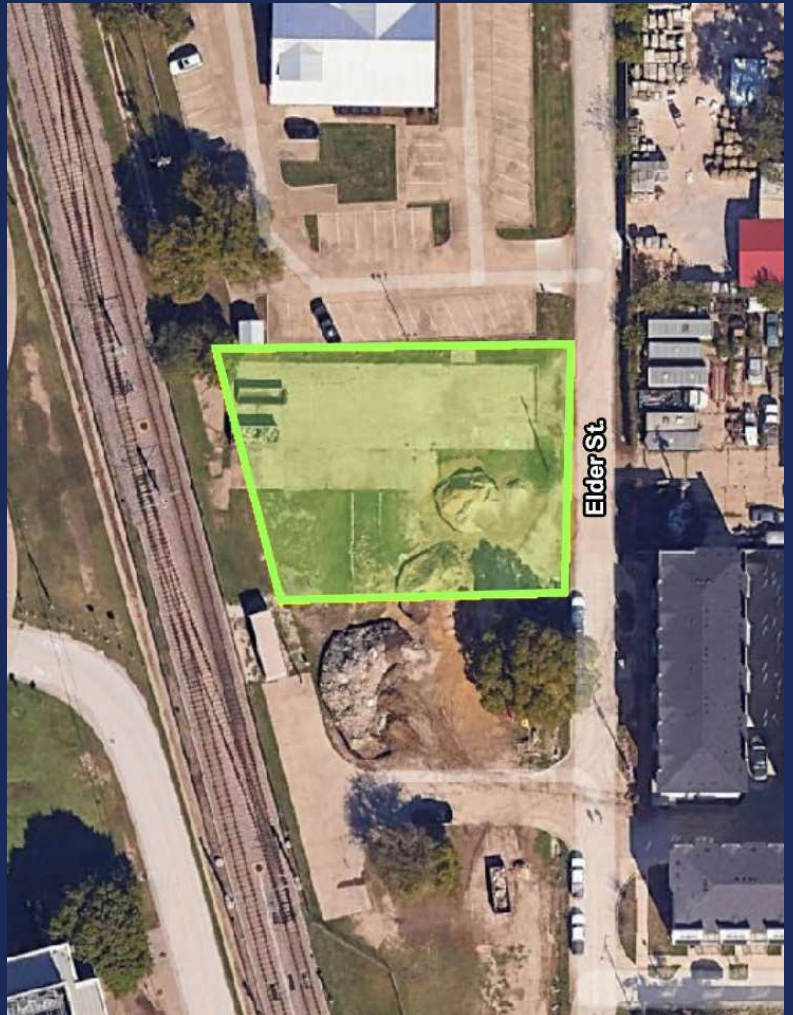
Over 15,400 square feet of building space located within walking distance of bustling Downtown Farmers Branch, DART Green Line station and popular Oran Good Park. Don't let this opportunity pass you up as there is a lot of established and incoming transit-oriented development as well as easy access to US I-35, I-635, President George Bush Turnpike, Dallas North Tollway and Sam Rayburn Tollway. Need to catch a flight? DFW International Airport and Dallas Love Field are both less than 10 miles away!

Lot size: 15,410 SF
Zoning: PD-86 Planned
School District: CFB ISD
Minimum Bid Amount: \$170,000
Bid Date: June 2, 2025

Unimproved property, located in Dallas County, is being sold AS IS, WHERE IS, WITH ALL FAULTS.

Successful bidder will be notified and must submit an escrow payment of 5% of the bid amount within 10 business days to hold the property until closing. Escrow amount will be credited against the purchase price at closing. Purchaser also agrees to pay bid amount in full, along with closing costs and any fees or costs for inspections, investigations, real estate appraisals, title insurance, and real property surveys. DART does not pay realtor or broker fees.

Conveyance will be made by special warranty deed with reservation of noise and vibration easement and will be subject to all easements, restrictions, reservations, or other instruments of record affecting the property. DART will only convey the property to the person or entity who submitted the successful bid and bidder is agreeing to close on the property within 30-days of approval of the DART Board of Directors and the Federal Transit Administration (FTA), if applicable. Bids must be submitted by email to **PropMgmt@DART.org** using the DART Property Bid Form available at: **<https://www.DART.org/PropertySales>**.



ADVERTISEMENT FOR SALE OF THE FOLLOWING DART-OWNED PROPERTIES:

Dallas Area Rapid Transit (DART) requests bids for the purchase of the following properties:

1. A tract of land comprising 0.269 acres, improved with a single-family residence, located at 17205 Wester Way Ct., Dallas, Texas 75248. **Minimum bid amount - \$875,000.** Open House: Friday, May 9, 2025, from 10:00 a.m. until 2:00 p.m. and Friday, May 16, 2025, from 10:00 a.m. until 2:00 p.m.
2. A tract of land comprising 0.434 acres, improved with a single-family residence, located at 17209 Wester Way Ct., Dallas, Texas 75248. **Minimum bid amount - \$755,000.** Open House: Friday, May 9, 2025, from 10:00 a.m. until 2:00 p.m. and Friday, May 16, 2025, from 10:00 a.m. until 2:00 p.m.
3. An unimproved tract of land containing approximately 13,164 square feet, located at 4207 1st Ave., Dallas, Texas 75210. **Minimum bid amount - \$110,000**
4. An unimproved tract of land containing approximately 7,006 square feet, located at 4211 1st Ave., Dallas, Texas 75210. **Minimum bid amount - \$70,000**
5. An unimproved tract of land containing approximately 7,850 square feet, located at 1354 Morrell Ave., Dallas, Texas 75203. **Minimum bid amount - \$110,000**
6. An unimproved tract of land containing approximately 11,757 square feet, located at 5202 McCommas Blvd., Dallas, Texas 75206. **Minimum bid amount - \$380,000**
7. An unimproved tract of land containing approximately 8,938 square feet, located at 3143 and 3147 Harmon St., Dallas, Texas 75215. **Minimum bid amount - \$85,000**
8. An unimproved tract of land containing approximately 6,197 square feet, located at 3130 Peabody Ave., Dallas, Texas 75215. **Minimum bid amount - \$60,000**
9. An unimproved tract of land containing approximately 5,767 square feet, located at 3126 Peabody Ave., Dallas, Texas 75215. **Minimum bid amount - \$60,000**
10. An unimproved tract of land containing approximately 15,410 square feet, located at 13317 Elder St., Farmers Branch, Texas 75234. **Minimum bid amount - \$170,000**

All properties will be sold AS IS, WHERE IS, WITH ALL FAULTS.

Bids must be received no later than 5:00 p.m. Central Time on June 2, 2025. Bids must be submitted via an electronic mail to PropMgmt@DART.org using the DART Property Bid Form available at: <https://www.DART.org/propertysales>

The successful bidders will be notified on June 9, 2025, and will be required to execute a Purchase and Sale Agreement and remit an earnest payment of 5% of the bid amount to DART within 10 business days to hold the property until closing. By submitting a bid, a bidder is agreeing to close on the purchase of the property within 30 days of approval of the bid by the DART Board of Directors and the Federal Transit Administration (FTA), if necessary. Upon closing, the escrow amount will be credited against the purchase price.

DART is not making, and specifically disclaims, any warranties or representations of any kind or character, express or implied, with respect to the properties, including but not limited to warranties or representations as to: matters of title; current or future zoning; tax consequences of the sale; physical or environmental conditions on, under, or near the property; access to the property or improvements; ingress or egress; operating history or projections; valuations; applicability or impact of ordinances, regulations, statutes, and other laws; the value, condition, merchantability, marketability, profitability, suitability, or fitness for a particular use or purpose of the properties; the manner or quality of the construction or materials incorporated into the properties; and the state of repair (or lack of repair) of the properties.

Conveyances will be made by special warranty deed (with reservation of noise and vibration easement) and will be subject to any and all easements, restrictions, reservations or other instruments of record affecting each property. DART will only convey the property to the person or entity who submitted the successful bid.

In addition to payment in full for the bid amount, the purchaser must pay to DART all closing costs and all costs incurred by DART for the appraisal, survey, and advertisement for the sale of the applicable property. Buyer may obtain broker services, appraisal(s), title insurance, and other services related to purchase of the property at its sole expense.

DART reserves the right to accept or reject any of the bids submitted, re-advertise any of the properties, or otherwise retain or dispose of any of the properties in any lawful manner.

FOR FURTHER INFORMATION please visit <https://www.DART.org/propertysales>





DART PROPERTY BID FORM

BID DEADLINE: June 2, 2025 at 5:00 P.M. CT. A completed Property Bid Form must be electronically mailed to PropMgmt@dart.org by the bid deadline. No bids will be accepted after this deadline. Bidders may only submit one Property Bid Form per available property. A separate Property Bid Sheet must be submitted for EACH property bid. DART does not pay broker fees.

Properties available for purchase:

Property Address	Minimum Bid Amount
17205 Wester Way Court, Dallas, Texas 75248	\$875,000
17209 Wester Way Ct., Dallas, Texas 75248	\$755,000
4207 1 st Avenue, Dallas, Texas 75210	\$110,000
4211 1 st Avenue, Dallas, Texas 75210	\$70,000
1354 Morrell Avenue, Dallas, Texas 75203	\$110,000
5202 McCommas Boulevard, Dallas, Texas 75206	\$380,000
3143 and 3147 Harmon Street, Dallas, Texas 75215	\$85,000
3130 Peabody Avenue, Texas 75215	\$60,000
3126 Peabody Avenue, Dallas, Texas 75215	\$60,000
13317 Elder Street, Farmers Branch, Texas 75234	\$170,000

The successful bidder will be notified on June 9, 2025, and will be required execute a Purchase and Sale Agreement and remit an earnest payment of 5% of the bid amount to DART within 10 business days to hold the property until closing. In addition to payment of bid amount, purchaser must pay all costs incurred by DART for the appraisal, survey, and advertisement for the sale of the applicable property.

DART reserves the right to accept or reject any of the bids submitted, re-advertise any of the properties, or otherwise retain or dispose of any of the properties in any lawful manner.

Address of property subject to bid: _____

Bid Amount: \$ _____

Name of Bidder: _____

E-mail Address of Bidder: _____

Signature of Bidder: _____ Date: _____

DART PARCEL NO. NW4-104XS
DALLAS AREA RAPID TRANSIT
THOMAS KEENAN SURVEY, ABSTRACT NO. 733
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

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April 6, 2015

FIELD NOTE DESCRIPTION

BEING a 15,410 square foot or 0.354 acre a tract of land in the Thomas Keenan Survey, Abstract No. 733, and being and being part of that certain tract of land conveyed to DALLAS AREA RAPID TRANSIT as evidenced by Deed recorded in Volume 95201, Page 13378 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found at the intersection of the west line of Elder Street (variable R.O.W.), 50 feet wide at this point, with the south line of Havenhurst Avenue (60' R.O.W.), same being the northeast corner of Lot 1, Block A, Farmers Branch Kindow Hall, as recorded in Instrument Number 201300313539, Plat Records, Dallas County, Texas at Texas State Plane Coordinates N=7023773.55, E=2460357.41;

THENCE South 00°56'59" East, along the east line of said Lot 1 and the west line of said Elder Street, for a distance of 227.66 feet to a 5/8" iron rod with yellow plastic cap, stamped "A.R.S.", set for the southeast corner of said Lot 1 and the **POINT OF BEGINNING** of the herein described tract of land at Texas State Plane Coordinates N=7023431.04, E=2460373.09;

THENCE North 86°35'45" East, along the south line of a 10 foot right-of-way dedication, recorded on said plat of Farmers Branch Kindow Hall, for a distance of 10.01 feet to a 5/8" iron rod with yellow plastic cap, stamped "A.R.S.", set in the west line of said Elder Street, 40 feet wide at this point;

THENCE South 00°56'59" E, continuing along said west line, for a distance of 115.54 feet to a 5/8" iron rod with yellow plastic cap, stamped "A.R.S.", set for corner;

THENCE South 89°03'01" West, departing said west line, for a distance of 122.74 feet to a 5/8" iron rod with yellow plastic cap, stamped "A.R.S.", set for corner;

THENCE North 15°24'29" West, for a distance of 117.25 feet to a 5/8" iron rod with yellow plastic cap, stamped "A.R.S.", set for corner

THENCE North 86°35'45" East, along the south line of aforementioned plat of Farmers Branch Kindow Hall, for a distance of 140.99 feet, to the **POINT OF BEGINNING and CONTAINING** within the metes recited 15,410 square feet or 0.354 acres of land, more or less.

April 6, 2015

DART PARCEL NO. NW4-104XS
DALLAS AREA RAPID TRANSIT
THOMAS KEENAN SURVEY, ABSTRACT NO. 733
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS


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April 6, 2015

FIELD NOTE DESCRIPTION

Bearings, distances and coordinates shown are based on State Plane Coordinate System, North American Datum 1983 (NAD83), Texas North Central Zone 4202 (TXNC 4202). Distances shown have been modified to surface by applying a factor of 1.000136506 to the State Plane Coordinates.

A plat of even survey date herewith accompanies this description.

I, Dustin D. Davison, a Texas Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.


Dustin D. Davison, R.P.L.S.
Texas Registration No. 6451



April 6, 2015



SCALE: 1"= 100'

HAVENHURST AVENUE (60' R.O.W.)



DALLAS AREA RAPID TRANSIT
V. 95201, P. 13378
D.R.D.C.T.

LEGEND

- CM CONTROLLING MONUMENT
- FOUND MONUMENT
- 5/8" IRON ROD SET
W/ ARS YELLOW PLASTIC CAP
(EXCEPT AS NOTED)
- EM ELECTRIC METER
- WM WATER METER
- PP POWER POLE
- TELE. VLT. TELEPHONE VAULT
- D.R.D.C.T. DEED RECORDS, DALLAS CO., TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS CO., TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- R.O.W. RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	N 86°35'45" E	10.01'

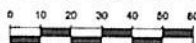
NOTES:

BEARINGS, DISTANCES AND COORDINATES SHOWN ARE BASED ON NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE. DISTANCES AND COORDINATES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A FACTOR OF 1.000136506 TO THE STATE PLANE COORDINATES.

PROPERTY DATA

PROPERTY OWNER(S) OF RECORD DALLAS AREA RAPID TRANSIT
STREET ADDRESS 13317 ELDER STREET SURVEY THOMAS KENNAN SURVEY, A-733
COUNTY DEED RECORD VOLUME 95201, PAGE 13378 MAPSCO REF 12-R
SUBDIVISION _____
BLK. NO. A LOT NO. _____

COMPUTED DDD CKD DDD
DRAWN CC CKD CC
SUPERVISOR Dustin D. Davison, RPLS
DATE 4/6/2015



AREA SUMMARY SQ. FT.

WHOLE PROPERTY 15,410 SQ. FT.
LICENSE / AGREEMENT _____
PERMANENT EASEMENT _____
CONSTRUCTION EASEMENT _____
REMAINDER (INCL. EASEMENTS) _____

TRACK³

A Joint Venture:
Lockwood, Andrews & Newnam, Inc.
Chiang, Patel & Yerby, Inc.
AGUIRRE, Inc.
APM & Associates, Inc.



ARS
Engineers, Inc.

12001 N. Central Expy., Suite 11250
Dallas, Texas 75243
(214) 735-3152 Fax (214) 735-3169

DALLAS AREA RAPID TRANSIT

DART PARCEL No. NW4-104XS

SHEET 3 OF 3

DWG NO. PARCEL NW4-104XS

REV. 04-03-2015