

FOR SALE

1354 Morrell Avenue
Dallas, Texas 75203



Great investment! Commercially zoned lot located within the Edgemont 2 subdivision just a few miles south of Downtown Dallas. Property is located within walking distance of Dallas Zoo, DART Red Line station and several locally owned businesses and restaurants. Easy access to State Highway 67 and 342 as well as US 1-35 make reaching Bishop Arts District, Deep Ellum or Fair Park a short drive away.

Lot Size:	7,850 SF	Zoning:	CR – Community Retail	School District:	Dallas ISD
Minimum Bid Amount	\$110,100				

The Property is being sold AS IS, WHERE IS, WITH ALL FAULTS.

DART RESERVES THE RIGHT TO ACCEPT ANY OFFER THAT MEETS OR EXCEEDS THE MINIMUM BID AMOUNT AND IMMEDIATELY ADVANCES TO CLOSING UPON RECEIPT OF THE APPLICABLE ESCROW PAYMENT AND APPROVED BY THE DART BOARD OF DIRECTORS.

An escrow payment of 5 percent of the bid amount must be deposited at the time of bid with **Republic Title Company**. The escrow payment will be credited against the purchase price at closing. Purchaser also agrees to pay bid amount in full, plus closing costs determined by the title company. DART does not pay realtor or broker fees.

Conveyance will be made by a special warranty deed with reservation of a 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 agrees 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.



Bid Form available at
<https://www.DART.org/PropertySales>