

# FOR SALE

1354 Morrell Avenue  
Dallas, Texas 75203



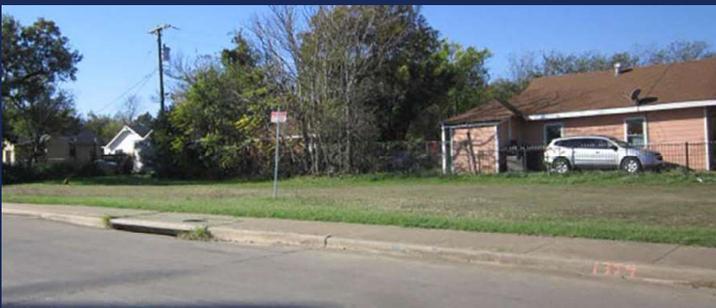
Great investment! Commercially zoned lot located within the Edgemont 2 subdivision just a few miles south of Downtown Dallas. Property is located within walking distance of Dallas Zoo, DART Red Line station and several locally owned businesses and restaurants. Easy access to State Highway 67 and 342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

Lot size: 7,850 SF  
Zoning: CR Community  
School District: Dallas ISD  
**Minimum Bid Amount: \$110,000**  
**Bid Date: June 2, 2025**

Unimproved property, located in the Edgemont 2 subdivision 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](mailto: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 <sup>st</sup> Avenue, Dallas, Texas 75210	\$110,000
4211 1 <sup>st</sup> 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: \_\_\_\_\_

**Field Notes Describing a 7,850 Square Foot (0.1802 Acre)  
1354 Morrell Avenue, City of Dallas, Texas**

**Being** a 7,850 Square Foot (0.1802 Acre) tract of land situated in the William John Elliot Survey, Abstract Number 448, Section 2, in the City of Dallas, Dallas County, Texas and being a part of Lot 14, Block 16/3576 and a part of Lot 15, Block 16/3576 out of the SECOND INSTALLMENT OF EDGEMONT, an addition to the City of Dallas, as recorded in Volume 2, Page 157 of the Map Records of Dallas County, Texas (M.R.D.C.T.), further being a part of the remainder of a Judgment of Court in Absence of Objection in favor of DALLAS AREA RAPID TRANSIT, filed for record on September 10, 1993 and recorded in Volume 93176, Page 3857 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with a yellow cap stamped, "ARS ENGINEERS #101319-00", set for the Northwest corner of said Lot 14, same being the Northeast corner of Lot 13, Block 16/3576 out of said SECOND INSTALLMENT OF EDGEMONT addition, further being on the existing South Right-of-Way line of Morrell Avenue (called 50-foot Right-of-Way), by use and occupation;

**THENCE** North 88 Degrees 50 Minutes 51 Seconds East, along the existing South Right-of-Way line of said Morrell Avenue, same being the North line of said Lot 14, for distance of 48.96 feet, to a 1/2-inch iron rod with a red cap, illegible, found (Controlling Monument, C.M.) for the intersection of the existing South Right-of-Way line of said Morrell Avenue with the existing Northwest cutback Right-of-Way line of Moore Street (variable width Right-of-Way), as recorded in Instrument Number 201000205283 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

**THENCE** South 46 Degrees 06 Minutes 50 Seconds East, along the existing Northwest cutback Right-of-Way line of said Moore Street, passing the East line of said Lot 14, same being the West line of the aforementioned Lot 15, continuing with the existing Northwest cutback Right-of-Way line of said Moore Street and over and across said Lot 15, for a distance of 14.12 feet, to a "X" Cut, set for a point of deflection;

**THENCE** South 00 Degrees 44 Minutes 23 Seconds East, along the existing West Right-of-Way line of said Moore Street and over and across said Lot 15, for a distance of 119.00 feet, to a 5/8-inch iron rod, found, C.M., for a point of deflection;

**THENCE** South 43 Degrees 20 Minutes 00 Seconds West, along the existing Southwest cutback Right-of-Way line of said Moore Street and over and across said Lot 15, for a distance of 7.02 feet, to a "X"-Cut, found, C.M., on the South line of said Lot 15, same being the intersection of the existing Southwest cutback Right-of-Way line of said Moore Street with the North line of a 12-foot alley, as recorded in the aforementioned Volume 2, Page 157;

**Field Notes Describing a 7,850 Square Foot (0.1802 Acre)  
1354 Morrell Avenue, City of Dallas, Texas**

**THENCE** South 88 Degrees 50 Minutes 51 Seconds West, along the South line of said Lot 15, same being the North line of said 12-foot alley, passing the Southwest corner of said Lot 15, same being the Southeast corner of the aforementioned Lot 14, continuing along the South line of said Lot 14, same being the North line of said 12-foot alley, for a distance of 54.20 feet, to a 5/8-inch iron rod with a yellow cap stamped, "ARS ENGINEERS #101319-00", set for the Southwest corner of said Lot 14, same being the Southeast corner of the aforementioned Lot 13;

**THENCE** North 00 Degrees 42 Minutes 29 Seconds West, along the common line of said Lot 13 and Lot 14, passing at a distance of 1.73 feet, a 5/8-inch iron rod with a red cap, illegible, continuing for a total distance of 134.00 feet, to the **POINT OF BEGINNING** and containing 7,850 Square Feet or 0.1802 Acres of land.

**Field Notes Describing a 7,850 Square Foot (0.1802 Acre)  
1354 Morrell Avenue, City of Dallas, Texas**

NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00. Ref Station: PRS84867413367
3. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000136506 (Dallas County Scale Factor).
4. A survey plat of even date herewith accompanies the legal description.



*Dustin D. Davison*

12-10-2024

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Dustin D. Davison, R.P.L.S.  
Texas Registration No. 6451  
ARS Engineers, Inc.  
3440 Sojourn Dr., Suite 230  
Carrollton, Texas 75006  
TBPLS Firm No. 101319-00

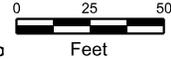
Date

LINE	BEARING	DISTANCE
L1	N88°50'51"E	48.96'
L2	S46°06'50"E	14.12'
L3	S43°20'00"W	7.02'
L4	S88°50'51"W	54.20'

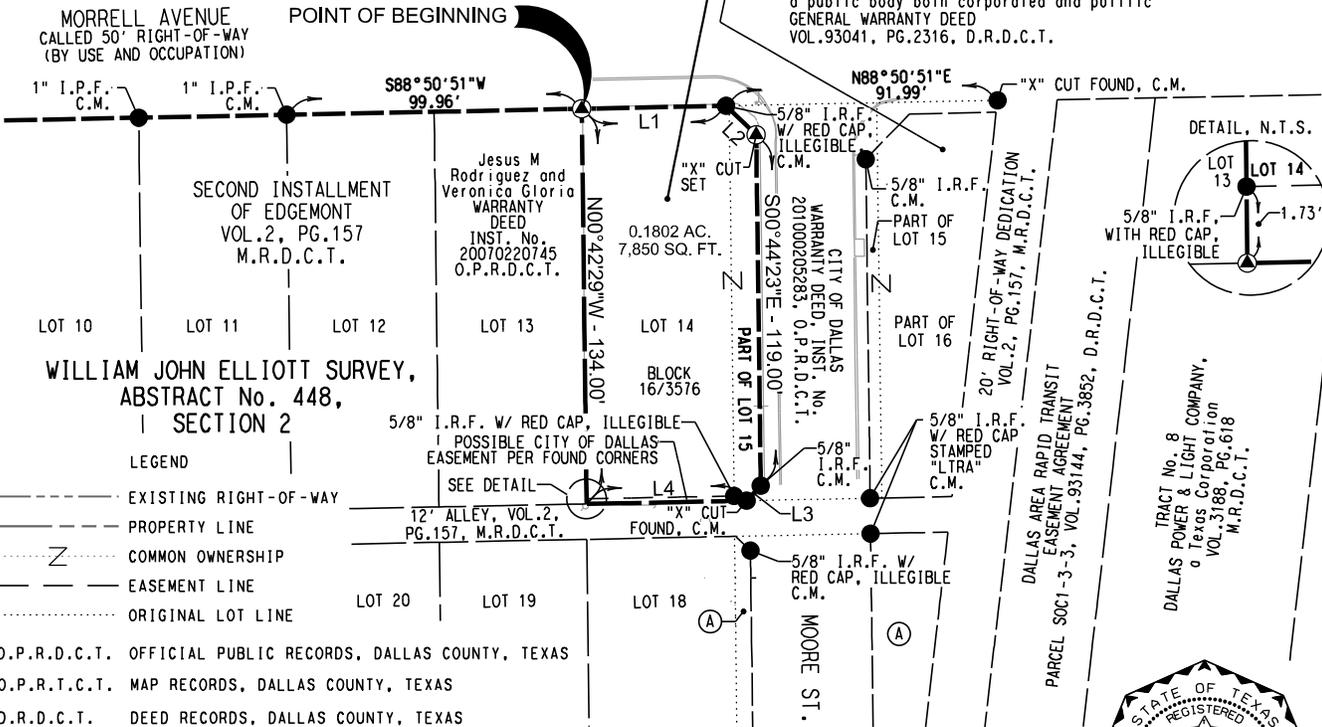
REMAINDER OF CEDAR CREST MISSION also known as SIMMONS MEMORIAL CHURCH OF CHRIST, FARIS I. BREWER, LOUISE BREWER, CITY OF DALLAS, COUNTY OF DALLAS, and DALLAS INDEPENDENT SCHOOL DISTRICT CONVEYS TO DALLAS AREA RAPID TRANSIT JUDGMENT OF COURT IN ABSENCE OF OBJECTION FILED SEPTEMBER 10, 1993, VOL. 93176, PG. 3857 D.R.D.C.T.

NOTES:

- All bearings and coordinates are based on the Texas State Plane Coordinate System NAD 83 (2011) North Central Zone (4202). Ref Station: PRS84867413367
- All distances shown are surface values and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506



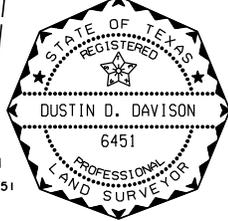
Sheet 4 of 4



- LEGEND
- EXISTING RIGHT-OF-WAY
  - - - PROPERTY LINE
  - COMMON OWNERSHIP
  - - - EASEMENT LINE
  - ..... ORIGINAL LOT LINE
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.T.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
C.M. CONTROLLING MONUMENT  
I.P.F. IRON PIPE FOUND  
I.R.F. IRON ROD FOUND
- ⊙ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ARS ENGINEERS #101319-00" SET, UNLESS OTHERWISE NOTED  
● FOUND MONUMENT AS NOTED

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

*Dustin D. Davison* 12-10-2024  
DUSTIN D. DAVISON, R.P.L.S. TEXAS No. 6451



DALLAS AREA RAPID TRANSIT (DART)  
A 7,850 SQUARE FOOT (0.1802 ACRES)  
TRACT OF LAND  
1354 Morrell Avenue  
CITY OF DALLAS, TEXAS

SCALE: 1" = 50'

DRAWN: STEPAWSKI	DESIGNED: DAVISON	CHECKED: WALLWORK	IN CHARGE: DAVISON	DATE: 2024-12-09
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DART PROJECT

**DART**

ARS ENGINEERS, INC.  
3440 S. GARDNER BLVD., SUITE 100, DALLAS, TEXAS 75246  
PH: 214-343-1100 FAX: 214-343-1100  
SURVEYING FIRM NO. 10131900

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