

# FOR SALE

3130 Peabody Avenue  
Texas 75215



Exceptional opportunity to build a single-family home on a corner lot at the end of cul-de-sac lot within steps of the history, culture and entertainment of Fair Park. The is a valuable property in the heart of South Dallas as the area continues to undergo redevelopment and revitalization. The lot offers easy access to Downtown Dallas, Deep Ellum and the Bishop Arts District with a DART Green Line Station less than four-block walk away!

Lot size: 6,197 SF

Zoning: PD-595

School District: Dallas ISD

**Minimum Bid Amount: \$60,000**

**Bid Date: June 2, 2025**

Unimproved property, located in the W H Steele & W H Wood addition 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](mailto: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 6,197 Square Foot (0.1423 Acre)  
3130 Peabody Avenue, City of Dallas, Texas**

**Being** a 6,197 Square Foot (0.1423 Acre) tract of land situated in the Thomas Lagow Survey, Abstract Number 759, Section 22, in the City of Dallas, Dallas County, Texas and being a part of Lot 8, Block 1351 out of the W.H. STEEL & W.H. WOODS SUBDIVISION, an addition to the City of Dallas, as recorded in Volume 1, Page 172 of the Map Records of Dallas County, Texas (M.R.D.C.T.), further being all of the remainder of that certain tract of land conveyed from Rickey Dennis Watkins, Hugh B. Watkins and Paula Jo Watkins to DALLAS AREA RAPID TRANSIT, a Texas regional transportation authority filed for record on July 07, 2006 and recorded in Instrument Number 200600246468 of the Official Public Records of Dallas County, Texas (O.P.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 West corner of said DALLAS AREA RAPID TRANSIT tract of land, same being the most Easterly, North corner of that certain tract of land conveyed to DALLAS AREA RAPID TRANSIT, a Texas regional transportation authority, as evidenced by Special Warranty Deed recorded in Instrument Number 200600147961, O.P.R.D.C.T., further being on the Southeast line of that certain tract of land conveyed to CITY OF DALLAS, a home rule city, as evidenced by Special Warranty Deed recorded in Instrument Number 201200178638, O.P.R.D.C.T.;

**THENCE** North 42 Degrees 27 Minutes 14 Seconds East, over and across said Lot 8 and along the Northwest line of said DALLAS AREA RAPID TRANSIT tract of land (Instrument Number 200600246468), same being the Southeast line of said CITY OF DALLAS tract of land, for a distance of 69.09, to a 5/8-inch iron rod with a yellow cap stamped "A.R.S.", found, (Controlling Monument, C.M)), for the North corner of said DALLAS AREA RAPID TRANSIT tract of land (Instrument Number 200600246468), same being the East corner of said CITY OF DALLAS tract of land, same being on the Northeast line of said Lot 8 and further being on the Southwest line of a 15-foot alley, as recorded in the aforementioned Volume 1, Page 172;

**THENCE** South 48 Degrees 21 Minutes 30 Seconds East, along the Northeast line of said Lot 8, same being the Southwest line of said 15-foot alley, for a distance of 85.84 feet, to a 5/8-inch iron rod with a yellow cap stamped, "ARS ENGINEERS #101319-00", set for the East corner of said Lot 8, same being the intersection of the Southwest line of said 15-foot alley with the Northwest line of a 12-foot alley, as recorded in said Volume 1, Page 172;

**Field Notes Describing a 6,197 Square Foot (0.1423 Acre)**  
**3130 Peabody Avenue, City of Dallas, Texas**

**THENCE** South 42 Degrees 13 Minutes 50 Seconds West, along the Southeast line of said Lot 8, same being the Northwest line of said 12-foot alley, for a distance of 75.08 feet, to a 5/8-inch iron rod with a yellow cap stamped, "ARS ENGINEERS #101319-00", set for the South corner of Lot 8, same being the East corner of the aforementioned Lot 7;

**THENCE** North 44 Degrees 22 Minutes 50 Seconds West, along the common line of said Lot 7 and Lot 8, for a distance of 86.25 feet, to the **POINT OF BEGINNING** and containing 6,197 Square Feet or 0.1423 Acres of land.

**Field Notes Describing a 6,197 Square Foot (0.1423 Acre)  
3130 Peabody 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*

12-20-2024

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

**[A]** REMAINDER OF  
Rickey Dennis Watkins, Hugh B. Watkins  
and Paula Jo Watkins CONVEYS TO  
DALLAS AREA RAPID TRANSIT  
a Texas regional transportation authority  
GENERAL WARRANTY DEED, FILED JULY 07, 2006  
INST. No. 200600246468, O.P.R.D.C.T.

**[B]** REMAINDER OF DALLAS AREA  
RAPID TRANSIT, a Texas regional  
transportation authority  
GENERAL WARRANTY DEED  
INST. No. 200600147961  
O.P.R.D.C.T.  
LOT 7

**[C]** Rosetta Deckard and Nathaniel Deckard  
SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
INST. No. 201500002220  
O.P.R.D.C.T.  
LOT 6

CHAMBERLINS ADDITION  
VOL. 132, PG. 181  
M.R.D.C.T.

PEABODY AVE.  
CALLED 60' RIGHT-OF-WAY  
VOL. 1, PG. 172, M.R.D.C.T.

W.H. STEELE & W.H.  
WOODS SUBDIVISION  
VOL. 1 PG. 172  
M.R.D.C.T.

CITY OF DALLAS  
a Texas home rule city  
SPECIAL WARRANTY DEED  
INST. No. 201200063268  
O.P.R.D.C.T. &  
RE-RECORDED IN  
INST. No. 201200178638  
O.P.R.D.C.T.

POINT OF BEGINNING

1/2" I.R.F.  
W/ YELLOW CAP  
ILLEGIBLE, C.M.

LOT 8  
0.1423 AC  
6,197 SQ. FT.

CALLED 0.1000 ACRES  
NOTICE OF LIS PENDENS  
INST. No. 200600167902  
O.P.R.D.C.T.

SEGMENT 3  
Dallas Area Rapid Transit,  
a political subdivision of  
the State of Texas and a public  
body both incorporated and politic  
DEED, VOL. 88083, PG. 4905, D.R.D.C.T.

W.H. STEELE & W.H.  
WOODS SUBDIVISION  
VOL. 1 PG. 172  
M.R.D.C.T.

LEGEND

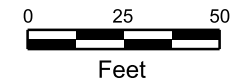
THOMAS LAGOW SURVEY,  
ABSTRACT No. 759,  
SECTION 22

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.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 1/2" I.R.F.  
I.R.F. IRON ROD FOUND C.M.

5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED  
"ARS ENGINEERS #101319-00" SET, UNLESS OTHERWISE NOTED  
MONUMENT FOUND AS NOTED

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

DALLAS AREA RAPID TRANSIT (DART)  
A 6,197 SQUARE FOOT (0.1423 ACRES)  
TRACT OF LAND  
3130 Peabody Ave.  
CITY OF DALLAS, TEXAS

SCALE: 1" = 50'  
DRAWN: STEPANSKI  
DESIGNED: DAVISON  
CHECKED: WALLWORK  
IN CHARGE: DAVISON  
DATE: 2024-12-20

DART PROJECT



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**ARS**  
ENGINEERS, INC.  
3440 Soljour Dr, Suite 230, Carrollton, TX 75006  
PH: 214-739-3152 ENGINEERING FIRM NO. F-819  
SURVEYING FIRM NO. 10131900

LINE	BEARING	DISTANCE
L1	N42°27'14"E	69.09'
L2	S48°21'30"E	85.84'
L3	S42°13'50"W	75.08'
L4	N44°22'50"W	86.25'

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* 12-20-2024  
DUSTIN D. DAVISON, R.P.L.S. TEXAS No. 6451

