

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:	\$88,600				

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>