

FOR SALE

3143 and 3147 Harmon Street
Dallas, Texas 75215



Double lots sold together to offer almost 9,000 square feet of building space on a corner lot within walking distance from Fair Park, home to the State Fair of Texas! This exceptional opportunity to build a custom home in an area of South Dallas that is undergoing a huge revitalization with incoming restaurants, businesses and new housing developments. You'll have easy access to a DART Green Line Station and be only a short train or car ride from Downtown Dallas.

Lot size: 8,938 SF

Zoning: PD-595

School District: Dallas ISD

Minimum Bid Amount: \$85,000

Bid Date: June 2, 2025

Unimproved property, located in the Eldorado 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** 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: _____

Field Notes Describing a 8,938 Square Foot (0.2052 Acre)
3143 & 3147 Harmon Street
City of Dallas, Texas

Being a 8,938 Square Foot (0.2052 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 all of Lot 7, Block C/1801 and all of Lot 8 Block C/1801 out of the ELDORADO ADDITION, an addition to the City of Dallas, as recorded in Volume 1, Page 167 of the Map Records of Dallas County, Texas (M.R.D.C.T.), further being all of that certain tract of land conveyed from Verma Faye Conley a/ka Velma J. Conley to DALLAS AREA RAPID TRANSIT, a Texas regional transportation authority, as evidenced by General Warranty Deed filed for record on May 09, 2007 and recorded in Instrument Number 20070164934 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) (Lot 7), and being all of that of that certain tract of land conveyed from Verma Faye Conley a/ka Velma J. Conley to DALLAS AREA RAPID TRANSIT, a Texas regional transportation authority, as evidenced by General Warranty Deed filed for record on May 09, 2007 and recorded in Instrument Number 20070164933, O.P.R.D.C.T. (Lot 8) 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 Lot 8, same being the North corner of Lot 9, Block C/1801 out of said ELDORADO ADDITION, same being the East corner of Lot 2, Block C/1801 out of said ELDORADO ADDITION, same being the South corner of Lot 1, Block C/1801 out of said ELDORADO ADDITION and further being on the Southeast line of the remainder of that certain tract of land conveyed to NELL JONES, as evidenced by Deed recorded in Volume 67208, Page 635 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 42 Degrees 44 Minutes 02 Seconds East, along the Northwest line of said Lot 8, same being the Southeast line of said Lot 1, passing at a distance of 10.00 feet, a 1/2-inch iron rod with a yellow cap stamped "BURNS SURVEYING" found, (Controlling Monument, (C.M.)) for the East corner of said JONES tract of land, same being the West corner of the remainder that certain tract of land conveyed to Edna E. Coles, as evidenced by Partition Deed recorded in Volume 837, Pg.1063, D.R.D.C.T., continuing and passing at a distance of 50.00 feet, the North corner of said Lot 8, same being the West corner of the aforementioned Lot 7, continuing along the Northwest line of said Lot 7, same being the Southeast line of said Lot 1, for a total distance 60.50 feet, to a 5/8-inch iron rod with a yellow cap stamped, "ARS ENGINEERS #101319-00", set for the North corner of said Lot 7, same being the East corner of said Lot 1 and further being on the Southwest line of that certain tract of land conveyed to Dallas Area Rapid Transit, a political subdivision of the State of Texas and a public body both corporate and public, as evidenced by Deed recorded in Volume 88083, Page 4905, D.R.D.C.T.;

Field Notes Describing a 8,938 Square Foot (0.2052 Acre)
3143 & 3147 Harmon Street
City of Dallas, Texas

THENCE South 59 Degrees 27 Minutes 11 Seconds East, along the Northeast line of said Lot 7, same being the Southwest line of said Dallas Area Rapid Transit (Volume 88083, Page 4905) tract of land, for a distance of 121.69 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 7, same being a point of deflection of said Dallas Area Rapid Transit (Volume 88083, Page 4905) tract of land;

THENCE South 42 Degrees 29 Minutes 24 Seconds West, along the Southeast line of said Lot 7, same being a Northwest line of said Dallas Area Rapid Transit (Volume 88083, Page 4905) tract of land, passing at a distance of 2.65 feet, a 1/2-inch iron rod with a red cap stamped "REFERENCE POINT", found, C.M., continuing and passing a point of deflection of said Dallas Area Rapid Transit (Volume 88083, Page 4905) tract of land, same being the point of intersection of the existing Northwest Right-of-Way line of Harmon Street (40 foot Right-of-Way), as evidenced by Liberty Place, an addition to the City of Dallas recorded in Volume 2, Page 74, M.R.D.C.T., with the existing Northeast Right-of-Way line of Trunk Avenue (25 foot Right-of-Way), as evidenced by said Volume 2, Page 74, M.R.D.C.T., continuing and passing at a distance of 39.01 feet, the South corner of said Lot 7, same being the East corner of the aforementioned Lot 8, from which a 1/2-inch iron rod, found, C.M. bears: South 45 Degrees 56 Minutes 40 Seconds East, for a distance of 1.24 feet, continuing along the Southeast line of said Lot 8, same being the existing Northwest Right-of-Way line of said Harmon Street, for a total distance of 89.51 feet, to a 5/8-inch iron rod with a yellow cap stamped, "ARS ENGINEERS #101319-00", set for the South corner of said Lot 8, same being the East corner of the aforementioned Lot 9, from which a 1-inch iron pipe, found, C.M., for the South corner of said Lot 9, same being the East corner of Lot 10, Block C/1801 out of the aforementioned ELDORADO ADDITION, bears: South 42 Degrees 29 Minutes 24 Seconds West, for a distance of 50.49 feet;

THENCE North 45 Degrees 40 Minutes 23 Seconds West, along the Southwest line of said Lot 8, same being the Northeast line of said Lot 9, for a distance of 119.38 feet, to the **POINT OF BEGINNING** and containing 8,938 Square Feet or 0.2052 acres of land.

Field Notes Describing a 8,938 Square Foot (0.2052 Acre)
3143 & 3147 Harmon Street
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

12-11-2024

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] Dallas Area Rapid Transit,
a Political subdivision of
the State of Texas and a public
body both corporated and politic
DEED
VOL.88083, PG.4905, D.R.D.C.T.

[B] REMAINDER OF
NELL JONES, DEED
VOL.67208, PG.635
D.R.D.C.T.

[C] 1/2" I.R.F.
WITH YELLOW CAP
STAMPED "BURNS
SURVEYING", C.M.

NOTES:

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



0 25 50
Feet

Verma Faye Conley a/k/a Velma J. Conley
CONVEYS TO DALLAS AREA RAPID TRANSIT
a Texas regional transportation authority
GENERAL WARRANTY DEED, FILED MAY 09, 2007
INST. No. 20070164933 (LOT 8) &
INST. No. 20070164934 (LOT 7)
O.P.R.D.C.T.

DETAIL
N.T.S.

2.65'
1/2" I.R.F.
W/ RED CAP
STAMPED
"REFERENCE
POINT"
C.M.

1/2" I.R.F., C.M.
BEARS:
S45°56'40"E
1.24'

25' TRUNK AVENUE
RIGHT-OF-WAY, VOL.2
PG.74, M.R.D.C.T.

LEGEND

- EXISTING RIGHT-OF-WAY
- PROPERTY LINE
- Z- COMMON OWNERSHIP
- EASEMENT LINE
- ... ORIGINAL LOT LINE

THOMAS LAGOW SURVEY,
ABSTRACT No. 759,
SECTION 22

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



1/2" I.R.F. WITH YELLOW CAP STAMPED "CBG SURVEYING", C.M., UNLESS OTHERWISE 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

12-11-2024

DUSTIN D. DAVISON, R.P.L.S. TEXAS No. 6451



Sheet 4 of 4

DALLAS AREA RAPID TRANSIT (DART)

A 8,938 SQUARE FOOT (0.2052 ACRES)

TRACT OF LAND

3143 & 3147 Harmon Street
CITY OF DALLAS, TEXAS

CONTRACT

DWG No.

DART PROJECT

SCALE: 1" = 50'

DRAWN: STEPANSKI

DESIGNED: DAVISON

CHECKED: WALLWORK

IN CHARGE: DAVISON

DATE: 2024-12-11



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3440 Soljourn Dr. Suite 230, Carrollton, TX 75006
PH. 214-738-3152 ENGINEERING FIRM NO. F-819
SURVEYING FIRM NO. 10131900