

# FOR SALE

4207 1st Avenue  
Dallas, Texas 75210



Huge 13,000+ square-foot lot with plenty of trees in a burgeoning hot spot for South Dallas homebuyers and investors. Lot is perfectly situated within walking distance of a DART Green Line station and less than two miles from Fair Park. Downtown Dallas is less than 15 minutes away via train or car, with easy access to State Highway 352. The entire area

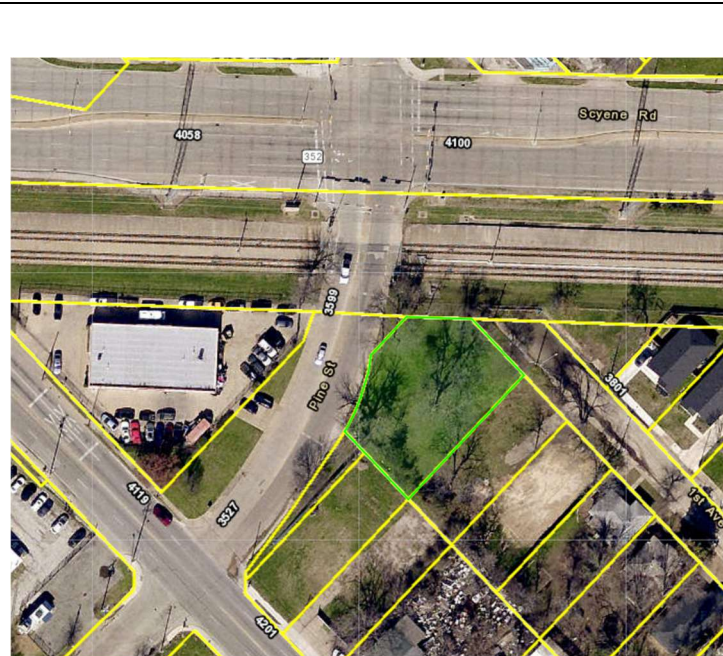
<b>Lot Size:</b>	13,164 SF	<b>Zoning:</b>	PD-595	<b>School District:</b>	Dallas ISD
<b>Minimum Bid Amount:</b>	\$113,400				

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](mailto:PropMgmt@DART.org) using the DART Property Bid Form.



**Bid Form available at**

<https://www.DART.org/PropertySales>