

# FOR SALE

4207 1st Avenue  
Dallas, Texas 75210



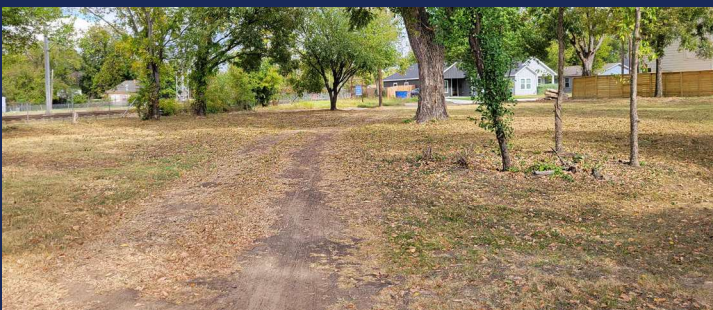
Huge 13,000+ square-foot lot with plenty of trees in a burgeoning hot spot for South Dallas homebuyers and investors. Lot is perfectly situated within walking distance of a DART Green Line station and less than two miles from Fair Park. Downtown Dallas is less than 15 minutes away via train or car, with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

Lot size: 13,164 SF  
Zoning: PD-595  
School District: Dallas ISD  
**Minimum Bid Amount: \$110,000**  
**Bid Date: June 2, 2025**

Unimproved property, located in the Smallwoods 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](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 13,164 Square Foot (0.3022 Acre)**  
**4207 First Avenue, City of Dallas, Texas**

**Being** a 13,164 Square Foot (0.3022 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 19, Block 1/1834 out of the SMALLWOOD'S SUBDIVISION, an addition to the City of Dallas, as recorded in Volume 1, Page 374 of the Map Records of Dallas County, Texas (M.R.D.C.T.), further being all of that certain tract of land conveyed from Mary Angela Rosales to DALLAS AREA RAPID TRANSIT, a Texas regional transportation authority filed for record on September 20, 2006 and recorded in Instrument Number 200600350210 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 "X"-Cut, set for the East corner of said Lot 19, same being the North corner of Lot 18, Block 1/1834 out of said SMALLWOOD'S SUBDIVISION, same being the platted Southwest Right-of-Way line of First Avenue (Platted as a 30-foot Right-of-Way, called 40-foot Right-of-Way), as recorded in said Volume 1, Page 374 and further being the East corner of that certain Vehicular and Pedestrian Easement conveyed to the CITY OF DALLAS, as evidenced by Vehicular and Pedestrian Easement recorded in Volume 71024, Page 1902 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

**THENCE** South 42 Degrees 28 Minutes 21 Seconds West, along the Southeast line of said Lot 19, same being the Northwest line of said Lot 18, passing at a distance of 5.00 feet, the South corner of said CITY OF DALLAS Vehicular and Pedestrian Easement, continuing for a total distance of 140.05 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 19, same being the West corner of said Lot 18, same being the North corner of Lot 5, Block 1/1834 out of said SMALLWOOD'S SUBDIVISION and further being the East corner of Lot 4, Block 1/1834 out of said SMALLWOOD'S SUBDIVISION, from which a 1/2-inch iron rod with a yellow cap stamped "BURNS SURVEYING", found, (Controlling Monument, C.M)), bears: South 45 Degrees 18 Minutes 12 Seconds East, for a distance of 50.04 feet;

**THENCE** North 45 Degrees 18 Minutes 12 Seconds West, along the Southwest line of said Lot 19, same being the Northeast line of said Lot 4, passing the North corner of said Lot 4, same being the East corner of Lot 3, Block 1/1834 out of said SMALLWOOD'S SUBDIVISION, continuing along the Southwest line of said Lot 19, same being the Northeast line of said Lot 3, passing the existing Southeast Right-of-Way line of Pine Street (variable width Right-of-Way), as conveyed to the CITY OF DALLAS by Vehicular and Pedestrian Easement recorded in Volume 74101, Page 938, D.R.D.C.T. and Volume 74058, Page 1045, D.R.D.C.T., continuing for a distance of 100.07 feet, to a "X"-Cut, set for the West corner of said Lot 19, same being the North corner of Lot 3 and further being on the South Line of Lot 2, as conveyed to the CITY OF DALLAS, a municipal corporation, as evidenced by Deed recorded in Volume 74108, Page 941, D.R.D.C.T.;

**Field Notes Describing a 13,164 Square Foot (0.3022 Acre)**  
**4207 First Avenue, City of Dallas, Texas**

**THENCE** North 42 Degrees 31 Minutes 26 Seconds East, along the Northwest line of said Lot 19, same the Southeast line of said Lot 2, passing the North corner of said CITY OF DALLAS Vehicular and Pedestrian Easement (Volume 74058, Page 1045), continuing for a distance of 100.56 feet, to a 5/8-inch iron rod with a yellow cap stamped, "ARS ENGINEERS #101319-00", set for the Northwest corner of said Lot 19, same being the East corner of the aforementioned Volume 74108, Page 941 and further being the on the South 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 politic, as evidenced by Deed recorded in Volume 88083, Page 4905, D.R.D.C.T.;

**THENCE** South 89 Degrees 11 Minutes 59 Seconds East, along the North Line of said Lot 19, same being the South line of said Dallas Area Rapid Transit tract of land (Volume 88083, Page 4905), passing at a distance of 50.08 feet, the Northwest corner of the aforementioned CITY OF DALLAS Vehicular and Pedestrian Easement, continuing for a total distance of 57.26 feet, to a 5/8-inch iron rod with a yellow cap stamped, "ARS ENGINEERS #101319-00", set for the Northeast corner of said Lot 19, same being the Northeast corner of said CITY OF DALLAS Vehicular and Pedestrian Easement and further being on the aforementioned platted Southwest Right-of-Way of First Avenue;

**THENCE** South 45 Degrees 03 Minutes 55 Seconds East, along the Northeast line of said Lot 18, same being the Northeast line of said CITY OF DALLAS Vehicular and Pedestrian Easement and further being the platted Southwest Right-of-Way of said First Avenue, for a distance of 57.19 feet, to the **POINT OF BEGINNING** and containing 13,164 Square Feet or 0.3022 Acres of land.

**Field Notes Describing a 13,164 Square Foot (0.3022 Acre)**  
**4207 First 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.





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

LINE	BEARING	DISTANCE
L1	N42°31'26"E	100.56'
L2	S45°03'55"E	57.19'

[A] Lizzie Mae Polk, individually and as a community survivor CONVEYS TO DALLAS AREA RAPID TRANSIT a Texas regional transportation authority GENERAL WARRANTY DEED FILED DECEMBER 14, 2006 INST. No. 200600462951 O.P.R.D.C.T.

THOMAS LAGOW SURVEY,  
ABSTRACT No. 759,  
SECTION 22

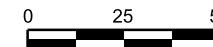
Dallas Area Rapid Transit,  
a Political subdivision of  
the State of Texas and a public  
body both corporate and politic  
DEED

VOL.88083, PG.4905, D.R.D.C.T.

CITY OF DALLAS  
STREET OR HIGHWAY EASEMENT  
VOL.76085, PG.1692  
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 valves and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506



Sheet 4 of 4

CITY OF DALLAS,  
a municipal Corporation,  
VEHICULAR AND  
PEDESTRIAN EASEMENT  
VOL.74058, PG.1045  
D.R.D.C.T.

SET "X" CUT  
PINE ST.  
VARIABLE WIDTH  
RIGHT-OF-WAY  
CITY OF DALLAS,  
a municipal Corporation, DEED  
VOL.74108, PG.941, D.R.D.C.T.  
CITY OF DALLAS, a municipal  
Corporation, EASEMENT  
VOL.74101, PG.938  
D.R.D.C.T.

LEGEND

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

Tract 1  
Irene Rayas  
Licia, an  
individual  
DEED WITHOUT  
WARRANTY  
INST. No. 201800147514  
O.P.R.D.C.T.

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

I.R.F. IRON ROD FOUND

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

● 5/8" I.R.F. WITH YELLOW CAP STAMPED "BURNS SURVEYING", C.M., UNLESS OTHERWISE NOTED

BEARS: N42°31'26"E  
1.17'

S89°11'59"E - 398.70'

S89°11'59"E - 528.74'

CITY OF DALLAS  
VEHICULAR AND PEDESTRIAN EASEMENT  
VOL.71024, PG.1902  
D.R.D.C.T.

CITY OF DALLAS  
VEHICULAR AND PEDESTRIAN EASEMENT  
VOL.70220, PG.2028, D.R.D.C.T.

POINT OF BEGINNING

CITY OF DALLAS  
VEHICULAR AND PEDESTRIAN EASEMENT  
VOL.71024, PG.1894  
D.R.D.C.T.

CITY OF DALLAS  
VEHICULAR AND PEDESTRIAN EASEMENT  
VOL.70220, PG.2032  
D.R.D.C.T.

5/8" I.R.F.  
W/ YELLOW CAP  
ILLEGIBLE

RA DEVELOPMENT GROUP  
SHERIFF'S DEED  
INST. No. 202200248117  
O.P.R.D.C.T.

SMALLWOOD'S SUBDIVISION  
VOL.1, PG.374  
M.R.D.C.T.

FIRST AVE.  
30' RIGHT-OF-WAY  
VOL.1, PG.374, M.R.D.C.T.

MAG NAIL  
FOUND



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

DART PROJECT

SCALE: 1" = 50'

DRAWN: STEPANSKI  
DESIGNED: DAVISON  
CHECKED: WALLWORK  
IN CHARGE: DAVISON  
DATE: 2024-12-20

CONTRACT

DALLAS AREA RAPID TRANSIT (DART)

A 13,164 SQUARE FOOT (0.3022 ACRES)

TRACT OF LAND

4207 First St.

CITY OF DALLAS, TEXAS

DWG No.



**ARS**  
ENGINEERS, INC.



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

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