

FOR SALE

4211 1st Avenue
Dallas, Texas 75210



Prime opportunity to build your custom dream home in South Dallas. Lot is perfectly situated less than 15 minutes from Downtown Dallas and 2 miles from Fair Park, within walking distance of a DART Green Line station. The entire area is undergoing a revitalization with new housing developments, businesses and restaurants opening before investors make it a hotspot for increased growth. Don't miss out!

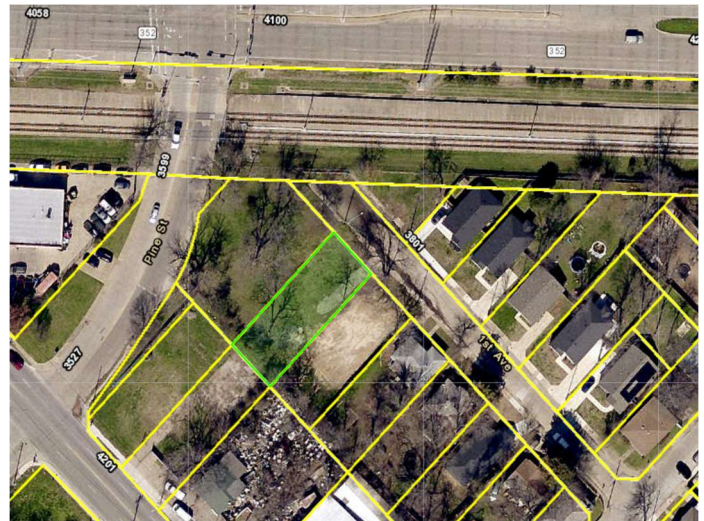
Lot Size:	7,006 SF	Zoning:	PD-595	School District:	Dallas ISD
Minimum Bid Amount:	\$85,200				

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>