

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: \$70,000

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** 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 7,006 Square Foot (0.1608 Acre)
4211 First Avenue, City of Dallas, Texas**

Being a 7,006 Square Foot (0.1608 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 18, 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 Lizzie Mae Polk, individually and as a community survivor to DALLAS AREA RAPID TRANSIT, a Texas regional transportation authority filed for record on December 14, 2006 and recorded in Instrument Number 200600462951 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 18, same being the North corner of Lot 17, 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 70220, Page 2028 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 42 Degrees 31 Minutes 26 Seconds West, along the Southeast line of said Lot 18, same being the Northwest line of said Lot 17, 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 139.84 feet, to 5/8-inch iron rod with a yellow cap stamped "BURNS SURVEYING", found, (Controlling Monument, C.M)), for the South corner of said Lot 18, same being the West corner of said Lot 17, same being the North corner of Lot 6, Block 1/1834 out of said SMALLWOOD'S SUBDIVISION and further being the East corner of Lot 5, Block 1/1834 out of said SMALLWOOD'S SUBDIVISION;

THENCE North 45 Degrees 18 Minutes 12 Seconds West, along the Southwest line of said Lot 18, same being the Northeast line of said Lot 5, for a distance of 50.04 feet, to a 5/8-inch iron rod with a yellow cap stamped, "ARS ENGINEERS #101319-00", set for the West corner of said Lot 18, same being the North corner of said Lot 5, same being the East corner of Lot 4, Block 1/1834 out of said SMALLWOOD'S SUBDIVISION and further being the South corner of Lot 19, Block 1/1834 out of said SMALLWOOD'S SUBDIVISION;

Field Notes Describing a 7,006 Square Foot (0.1608 Acre)
4211 First Avenue, City of Dallas, Texas

THENCE North 42 Degrees 28 Minutes 21 Seconds East, along the Northwest line of said Lot 18, same being the Southeast line of said Lot 19, passing at a distance of 135.05 feet, the West corner of the aforementioned CITY OF DALLAS Vehicular and Pedestrian Easement, continuing for a total distance of 140.05 feet, to a "X"-Cut, set for the North corner of said Lot 18, same being the East corner of said Lot 19, same being the North 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 50.17 feet, to the **POINT OF BEGINNING** and containing 7,006 Square Feet or 0.1608 Acres of land.

**Field Notes Describing a 7,006 Square Foot (0.1608 Acre)
4211 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.



A handwritten signature in blue ink that reads "Dustin D. Davison". The signature is written in a cursive style and is positioned above a horizontal line.

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	N45°18'12"W	50.04'
L2	S45°03'55"E	50.17'
L3	N45°03'55"W	57.19'

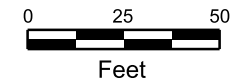
[A] Lizzie Mae Polk, individually and as a community survivor CONVEYS TO DALLAS AREA RAPID TRANSIT a Texas regional transportation authority GENERAL WARRANTY DEED FILED DECEMBER 14, 2006 INST. No. 200600462951 O.P.R.D.C.T.

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:

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



Sheet 4 of 4

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

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.

Mary Angela Rosales CONVEYS TO DALLAS AREA RAPID TRANSIT a Texas regional transportation authority GENERAL WARRANTY DEED FILED SEPTEMBER 20, 2006 INST. No. 200600350210 O.P.R.D.C.T.

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.

- 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.

RA DEVELOPMENT GROUP
SHERIFF'S DEED
INST. No. 202200248117
O.P.R.D.C.T.
LOT 17

SMALLWOOD'S SUBDIVISION
VOL.1, PG.374
M.R.D.C.T.
LOT 16

- 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

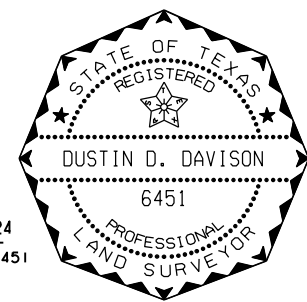
▲ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ARS ENGINEERS #101319-00" SET, UNLESS OTHERWISE NOTED

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

S45°18'12"E
293.12'
1" I.P.F.
C.M.

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

DALLAS AREA RAPID TRANSIT (DART)

A 7,006 SQUARE FOOT (0.1608 ACRES)

TRACT OF LAND

4211 First St.

CITY OF DALLAS, TEXAS

CONTRACT

DWG No.



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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