

FOR SALE

5202 McCommas Boulevard
Dallas, Texas 75206



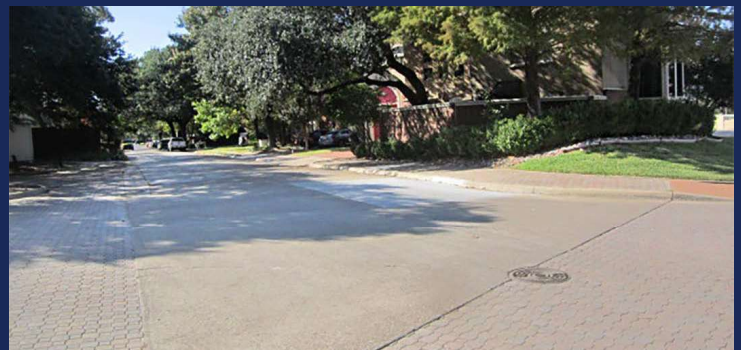
You won't find a better location than this anywhere near the heart of Dallas! Corner lot ready for you to build your dream home in the prestigious M Streets area located a few minutes north of Downtown Dallas. The Greenland Hills neighborhood is zoned for highly sought after schools Mockingbird Elementary, Long Middle and Woodrow Wilson High within Dallas ISD. Easy access to I-75 provides the perfect blend tree-lined streets, great schools and short commutes for a refined urban lifestyle.

Lot size: 11,757 SF
Zoning: Conservation
School District: Dallas ISD
Minimum Bid Amount: \$380,000
Bid Date: June 2, 2025

Unimproved property, located in the sought after Greenland Hills 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 11,757 Square Foot (0.2699 Acre)
5202 McCommas Boulevard
City of Dallas, Texas

Being a 11,757 Square Foot (0.2699 Acre) tract of land situated in the John W. Smith Survey, Abstract Number 1334, Section 247C, in the City of Dallas, Dallas County, Texas and being all of Lot 1, Block 17/2928 out of the Second Installment of Sixty Foot Section of Greenland Hills, an addition to the City of Dallas, as recorded in Volume 4, Page 64 of the Map Records of Dallas County, Texas (M.R.D.C.T.), further being all of TRACT NO. 6 (BLOCK 17/2928), being conveyed from the City of Dallas to Dallas Area Rapid Transit, as evidenced by Special Warranty Deed filed for record on March 09, 1988 and recorded in Volume 88047, Page 1942 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a "X"-Cut set for the Northwest corner of said Lot 1, same being the intersection of the existing Southeasterly Right-of-Way line of Homer Street (40-foot Right-of-Way), as recorded in said Volume 4, Page 64, with the existing South Right-of-Way line of McCommas Boulevard (called 50-foot Right-of-Way), by use and occupation;

THENCE North 88 Degrees 37 Minutes 29 Seconds East, along the existing South Right-of-Way line of said McCommas Boulevard, same being the North line of said Lot 1, for distance of 62.02 feet, to a 5/8" iron rod with a yellow cap stamped, "ARS ENGINEERS #101319-00", set for the Northeast corner of said Lot 1, same being the Northwest corner of Lot 2, Block 17/2928 out of the aforementioned Second Installment of Sixty Foot Section of Greenland Hills addition;

THENCE South 00 Degrees 48 Minutes 45 Seconds East, along the common line of said Lots 1 and 2, for a distance of 129.83 feet, to a "X"-Cut set for the Southeast corner of said Lot 1, same being the Southwest corner of said Lot 2, further being on the North line of Lot 9, Block 17/2928 out of said Second Installment of Sixty Foot Section of Greenland Hills addition;

THENCE South 88 Degrees 45 Minutes 38 Seconds West, along the South line of said Lot 1, same being the North line of said Lot 9 and the North line of Lot 10 and Lot 11, Block 17/2928 out of said Second Installment of Sixty Foot Section of Greenland Hills addition, for a distance of 119.24 feet, to a "X"-Cut set for the Southwest corner of said Lot 1, same being the Northwest corner of said Lot 11, further being on the aforementioned existing Southeasterly Right-of-Way line of Homer Street;

THENCE North 22 Degrees 55 Minutes 32 Seconds East, along the Northwesterly line of said Lot 1, same being the existing Southeasterly Right-of-Way line of said Homer Street, for a distance of 142.14 feet, to the **POINT OF BEGINNING** and containing 11,757 Square Feet or 0.2699 Acres of land.

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

11-26-2024

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) = Second Installment
of Sixty Foot
Section of
Greenland Hills
VOL.4, PG.64
M.R.D.C.T.

STATE OF TEXAS
DONATION DEED
VOL.89004, PG.2092
D.R.D.C.T.

POINT OF BEGINNING
SET "X" CUT

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

Sheet 3 of 3

McCOMMAS BLVD.
(CALLED 50' RIGHT-OF-WAY)

N88°37'29"E - 248.59' to 1/2" I.R.F., C.M.

FOUND 1" I.P.F.,
C.M.

FOUND 1" I.P.F.,
C.M.

JOHN W. SMITH SURVEY,
ABSTRACT No. 1334,
SECTION 247C

Second Installment
of Sixty Foot
Section of
Greenland Hills
VOL.4, PG.64
M.R.D.C.T.

JAMES M. ROBERTSON
WARRANTY DEED WITH
VENDOR'S LIEN
VOL.89079, PG.1044
D.R.D.C.T.

10' P.U.E., VOL.4, PG.64, M.R.D.C.T.

BLOCK
17/2928

LOT 8

LOT 7

TIMOTHY A. MYRICK
AND
SCOTT F. JORDAN
GENERAL WARRANTY
DEED
INST. No.
202200199728
O.P.R.D.C.T.

LOT 9

Stephen L. Crane
and Annette
M. Crane, Husband
and Wife
GENERAL WARRANTY
DEED
INST. No.
201400154843
O.P.R.D.C.T.

LOT 10

TRACT NO. 6
(BLOCK 17/2928)
City of Dallas,
CONVEYS TO
Dallas Area Rapid Transit
SPECIAL WARRANTY DEED
FILED MARCH 09, 1988
VOL.88047, PG.1942
D.R.D.C.T.

LOT 1

LOT 2

LOT 3

LOT 4

S00°48'45"E - 129.83'

N88°37'29"E
62.02'

0.2699 AC.
11,757 SQ. FT.

N22°55'32"E - 142.14'

S22°55'32"W - 142.14' VOL.4, PG.64, M.R.D.C.T.
TO FOUND "X" CUT, C.M.

HOMER STREET
40' RIGHT-OF-WAY
VOL.4, PG.64, M.R.D.C.T.

LOT 1A

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

BLOCK
21/2928

5/8" I.R.F. W/
YELLOW CAP,
ILLEGIBLE, C.M.
REMAINDER LOT 3

LEGEND

- EXISTING RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT LINE
- ORIGINAL LOT LINE

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



FOUND MONUMENT AS 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 11-26-2024
DUSTIN D. DAVISON, R.P.L.S. TEXAS No. 6451



DART PROJECT



ARS
ENGINEERS, INC.



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

SCALE: 1" = 50'

DRAWN: WALLWORK

DESIGNED: DAVISON

CHECKED: STEPANSKI

IN CHARGE: DAVISON

DATE: 2024-11-25

DALLAS AREA RAPID TRANSIT (DART)

A 11,757 SQUARE FOOT (0.2699 ACRES)

TRACT OF LAND

5202 McCommas Boulevard
CITY OF DALLAS, TEXAS

CONTRACT

DWG No.

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