

FOR SALE

1354 Morrell Avenue
Dallas, Texas 75203



Great investment! Commercially zoned lot located within the Edgemont 2 subdivision just a few miles south of Downtown Dallas. Property is located within walking distance of Dallas Zoo, DART Red Line station and several locally owned businesses and restaurants. Easy access to State Highway 67 and 342 as well as US I-35 make reaching Bishop Arts District, Deep Ellum or Fair Park a short drive away.

Lot size: 7,850 SF
Zoning: CR Community
School District: Dallas ISD
Minimum Bid Amount: \$116,564
Bid Date: Sept. 5, 2025

Unimproved property, located in the Edgemont 2 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 determined by the title company. 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>.





DART PROPERTY BID FORM

BID DEADLINE: September 5th 5, 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 **September 5th at 5:00 P.M. CT.** 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	\$878,064
17204 Wester Way Court, Dallas, Texas 75248	\$862,564
4207 1 st Avenue, Dallas, Texas 75210	\$116,564
4211 1 st Avenue, Dallas, Texas 75210	\$76,564
1354 Morrell Avenue, Dallas, Texas 75203	\$116,564
3143 and 3147 Harmon Street, Dallas, Texas 75215	\$91,564
3130 Peabody Avenue, Texas 75215	\$66,564

The successful bidder will be notified on **September 12, 2025** and will be required execute a Purchase and Sale Agreement and within 3 days of receipt (September 17th) and remit an earnest payment of 5% of the bid amount to DART within 7 business days (September 23rd) to hold the property until closing. In addition to payment of bid amount, purchaser must pay all closing costs determined by the title company.

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: _____ Phone Number of Bidder: _____

Address of Bidder: _____

Signature of Bidder: _____ Date: _____

Print Name: _____

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 that is 4,541 square feet, located at 17205 Wester Way Ct., Dallas, Texas 75248. **Minimum bid amount - \$878,064.** Open House: Sunday August 17 and 24th from 2:00 p.m. to 4:00 p.m. .
2. A tract of land comprising 0.366 acres, improved with a single-family residence that is 3,492 square feet, located at 17204 Wester Way Ct., Dallas, Texas 75248. **Minimum bid amount - \$862,564.** Open House: Sunday August 17 and 24th from 2:00 p.m. to 4:00 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 - \$116,564**
4. An unimproved tract of land containing approximately 7,850 square feet, located at 1354 Morrell Ave., Dallas, Texas 75203. **Minimum bid amount - \$116,564**
5. An unimproved tract of land containing approximately 8,938 square feet, located at 3143 and 3147 Harmon St., Dallas, Texas 75215. **Minimum bid amount - \$91,564**
6. An unimproved tract of land containing approximately 6,197 square feet, located at 3130 Peabody Ave., Dallas, Texas 75215. **Minimum bid amount - \$66,564**
7. An unimproved tract of land containing approximately 7,006 square feet, located at 4211 1st Ave., Dallas, Texas 75210. **Minimum bid amount - \$76,564**

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 September 5, 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 September 12, 2025, and will be required to execute a Purchase and Sale Agreement within 3 business days of receipt (September 17th) and remit an earnest payment of 5% of the bid amount to DART within 7 business days (September 23rd) 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 closing costs determined by the title company. 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>

