

# 1424 Diceman Avenue, Dallas, Texas 75203

MLS#: 20610299 **N** Active

[1424 Diceman Avenue Dallas, TX 75203-4447](#)

LP: \$449,000

Property Type: Land

SubType: Unimproved Land

OLP: \$449,000

Recent: **05/08/2024 : NEW**



Lst \$/Acre: \$253,672.32

Subdivision: John Diceman Partition City Bl

County: Dallas

Lake Name:

Country: United States

Parcel ID: [0000749593000000](#)

Plan Dvlpm:

Lot: 7

Block: 7530

MultiPrcl: No MUD Dst: No

Legal: BLK 7530 PT LT 7 ACS 1.773

Unexmpt Tx: \$4,423

Land SqFt: 77,101

Acres: 1.770

\$/Lot SqFt: \$5.82

Lot Dimen:

Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

AG Exemption: No

# Wells:

Bottom Land Ac:

School Information

School Dist: Dallas ISD

Elementary: Miller

Middle: Garcia

High: Roosevelt

Features

Lot Description: Acreage, Interior Lot, Many Trees

Lot Size/Acres: 1 to < 3 Acres

Present Use:

Residential

Development:

City Limits, Streets Installed

Street/Utilities:

City Sewer, City Water

Surface Rights:

Waterfront:

Restrictions: Development

Easements: None

Type of Fence:

Exterior Bldgs:

Possession: Closing/Funding

Showing: Go Show-No Appt. Needed

Remarks

**Property Description:** Great investment opportunity in Dallas: this property has the potential to be zoned for commercial use and is ideal for multifamily apartment or townhome development. Residents will have unobstructed views of downtown Dallas, and its proximity to the Medical Center, Deep Ellum, Baylor University, and the rapidly expanding downtown area make it an ideal location.

**Public Driving Directions:** Use GPS for detailed directions from your location.

Agent/Office Information

SUB: 0.0 - %

CDOM: 2

DOM: 2

LD: 05/07/2024

XD: 10/07/2024

BAC: 2.0 - %

VAR: No

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#)

LO Fax:

Brk Lic: 0450333

LO Addr: 147 N Ohio St Celina, Texas 75009

LO Email: [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com)

List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#)

LA Cell: 214-908-5468

LA Fax:

LA Email: [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com)

LA Othr:

LA/LA2 Texting: Yes/

LA Website: [www.texashomesandland.com](http://www.texashomesandland.com)

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Off Web: <http://www.texashomesandland.com>

Pref Title Co: MH Title - Amy Stapp

Location: 1212 Preston, Ste 220, Celina 2147105082

Showing Information

Call:

Appt:

Owner Name: Desani Realty

Keybox #: N/A

Keybox Type: None

Seller Type: Standard/Individual

Show Instr: Go & Show

Show Srvc: None

Showing: Go Show-No Appt. Needed

Prepared By: Coryann Johnson Texas Homes and Land on 05/09/2024 12:54

