WORTH STREET APARTMENTS

5203 WORTH STREET DALLAS, TEXAS 75214



KAREEM AMER 817.632.6156 KAMER@HOLTLUNSFORD.COM CARTER SELLS 817.632.6153 CSELLS@HOLTLUNSFORD.COM

This information is deemed reliable, however Holt Lunsford Commercial makes no quarantees, warranties or representation as to the completeness or accuracy thereof.

THE BUILDING WAS ARREST AND A STATE OF THE PARTY.

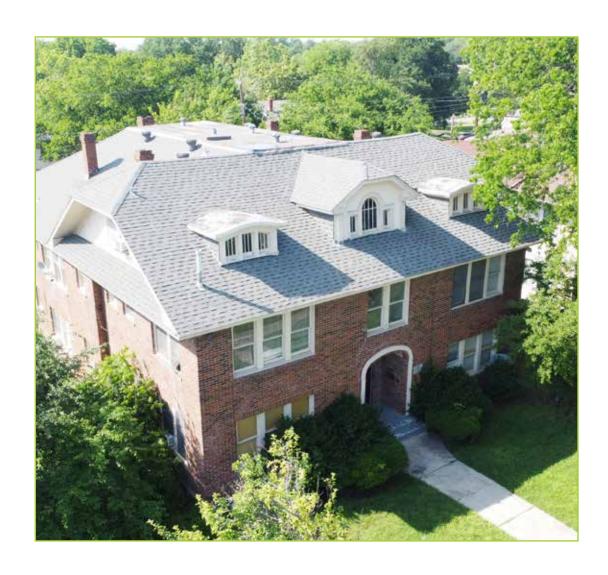
TABLE OF CONTENTS



EXECUTIVE SUMMARY

Legal Description 3 Site Description 3 Construction 3 Price 3 **MAPS** Location 4 Area 5 Nearby Retail 6 Amenities 7 Neighborhood 8

PROPERTY PHOTOS



EXECUTIVE SUMMARY



LEGAL DESCRIPTION

Lot 1, Block Y - 1/1492 of Munger Place Addition, an Addition to the city of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 524, of the Map Records of Dallas County, Texas. Parcel ID: 00000156601000000; Lot: Acres - 0.20; Dimension: 122 x 70ft.

SITE DESCRIPTION

Number of Units 12 Units

Number of Stories 2

Year Built 1925

Number of Parking Spaces + Street

Parking

Dimension 122 x 70 ft

Square Feet 7,300 SF

Amenities 6

CONSTRUCTION

Foundation Pier & Beam

Roof Composition

Exterior Brick Construction.

Corner Landscaped with

Sprinkler System

PROFILE

- Window Unit Cooling and Wall Space Heathers
- Separate Utilities for Gas & Electric; Limited Access Doors; Center Hallway
- 6 Efficiencies With Large Open Kitchens, Washer/ Dryer Connections, Dishwashers, Disposables, Bathrooms with Dressing Area and Large Closets, Some with Hardwoods and Others with Berber Carpet
- 6 Lofted One-Bedrooms with 2-Stories of Living Space and 1.5 Baths

LOCATION

IN THE HEART OF THE SUBURBS

Located in the heart of Dallas, TX, 5203 Worth St. epitomizes urban living with a blend of historical allure and contemporary convenience. Surrounding this address, residents benefit from an array of amenities, enhancing their daily lives:

TRANSIT

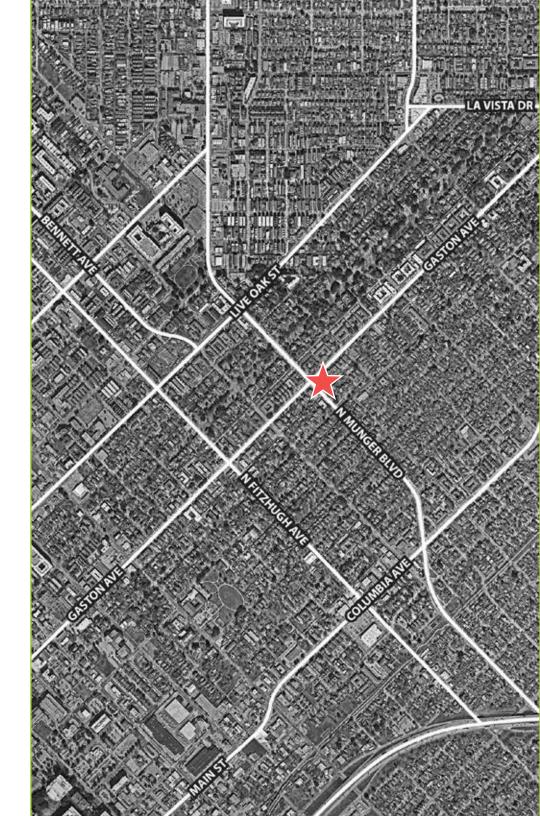
Enjoy seamless connectivity to public transportation networks, facilitating convenient commutes to downtown and other key destinations within the city.

DINING

The neighborhood offers a variety of dining and coffee options, ranging from casual eateries to fine dining establishments, ensuring residents have plenty of choices to suit their preferences.

SHOPS

Explore a mix of boutiques, artisan stores, and local shops dotting the streets, providing residents with access to unique and essential goods, all within close proximity.



AREA







Hospital



Golf Course



Sports Arena



Airport



Dallas Love Field (20 Min)

Dallas **Executive Airport** (22 Min)



College 2 & 4 Year

> SMU (11 Mins)

Baylor Nursing (4 Min)

Dallas College (9 Mins)

Dallas College Bill J. Priest Center (9 Mins)

Dallas College Eastland (12 Min)

Dallas College El Centro (12 Min)

Dallas College West Dallas (15 Min)

Dallas College South Training Center (12 Mins)

AMENITIES









Golf Course

Lakewood Country Club Tension Park Golf Course





Gas Station 7Eleven (2)

Exxon (5) Mobil Shell Tom Thumb Valero



Park Buckner (Samuel) Park **Exall Park** Garrett Park Monarch Park Munger Park Samuel Grand Park



Gym

Cave-Fit Club Compendi Strength & Conditioning Cowboys Fit LA Fitness Orange Theory Fitness Planet Fitness PARADIGM Gym 24hr Training Room Dallas Vickrey Athletics



School

Alex W Spence Gifted Academy Dallas Theological Seminary East Grand Preparatory Ignacio Zaragoza Elementary Lumin East Dallas Community School Mt Auburn Elementary Oran M. Roberts Elementary Solar Preparatory School TKG Academy **Uplift Atlas Preparatory** William B. Lipscomb Elementary Woodrow Wilson High School



Grocery Store

Aldi Fiesta Mart Kroger Target T Grocery

Tony'S Neighborhood Food Store Sprouts

Super Mercado Mexico

Tom Thumb Trader Joe's

Whole Foods

NEIGHBORHOOD























Information About Brokerage Services

01-08-2024

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - **INTERMEDIARY**: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| Holt Lunsford Commercial, Inc. | 359505 | hlunsford@holtlunsford.com | 972.241.8300 |
|-----------------------------------------------------------------------|-----------------|----------------------------|--------------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Mario Zandstra | 312827 | mzandstra@holtlunsford.com | 972.241.8300 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tena | int/Seller/Land | llord Initials Date | |