

# WORTH STREET APARTMENTS

5203 WORTH STREET  
DALLAS, TEXAS 75214



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# 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	8 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 Heaters
- 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.

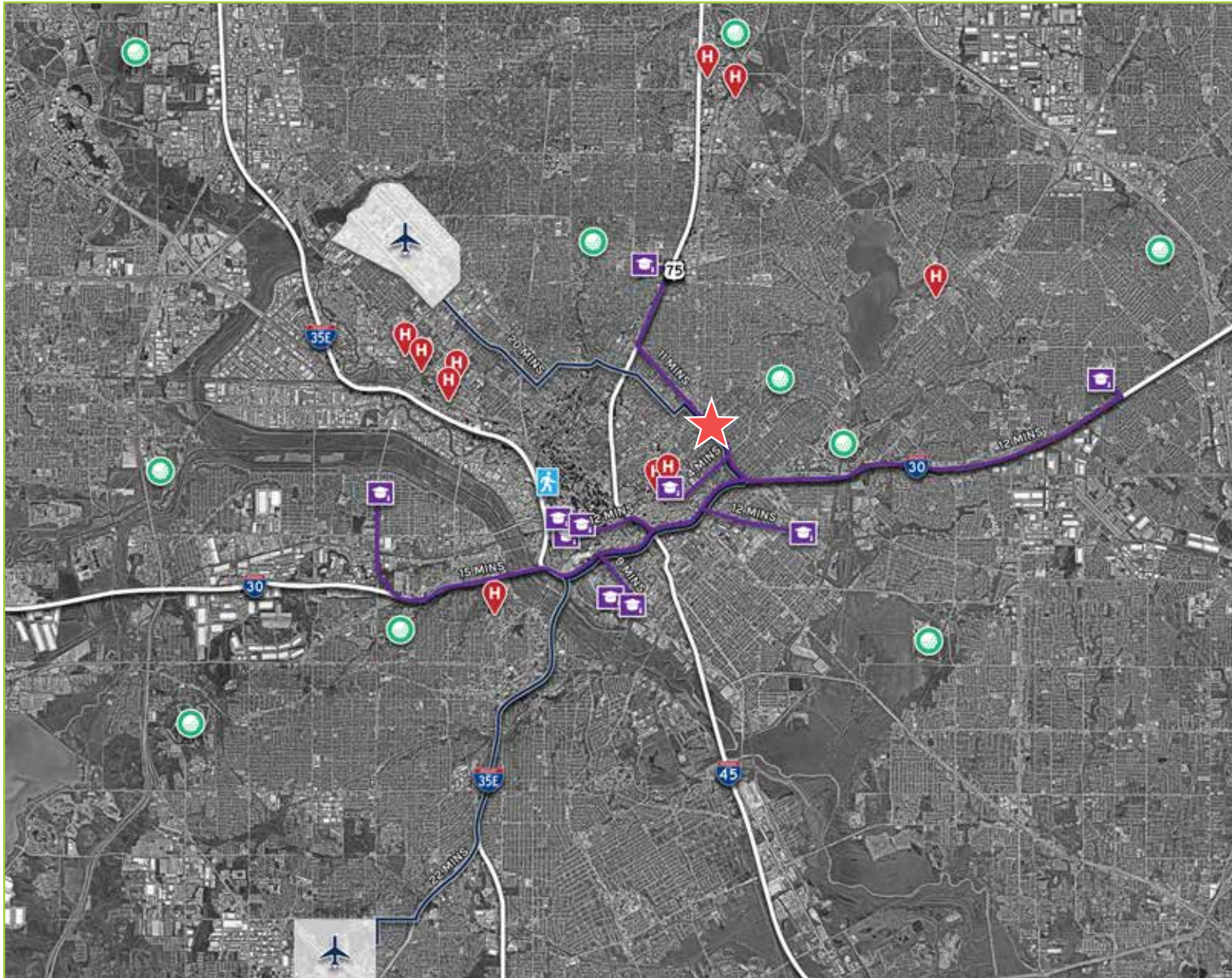
## SHOPS

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



## 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

**5203 WORTH ST**  
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**Golf Course**  
Lakewood Country Club  
Tension Park Golf Course

**Hospital**  
Baylor Medical

**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



# NEIGHBORHOOD



- Apartment**
  - Munger Park
- Gas**
  - Valero
- Retail**
  - Asymmetry Studio
  - Bright Eye Vision
  - Clara Le Optometry
  - Fun For Kids
  - Munger Square Child Care
  - Spilt Coffee Creative
- Food**
  - Alex Tacos To Go
  - Chicken House
  - El Hoyo
  - Garden Cafe
  - Gaston Donuts
  - Las Huastecas











