

# FOR SALE - Unimproved Hard Corner Lot on 2 parcels totaling .70 Acres in Dallas

**3514 Hancock St Avenue Dallas, TX 75210 | Corner of Hancock and 2nd Ave**

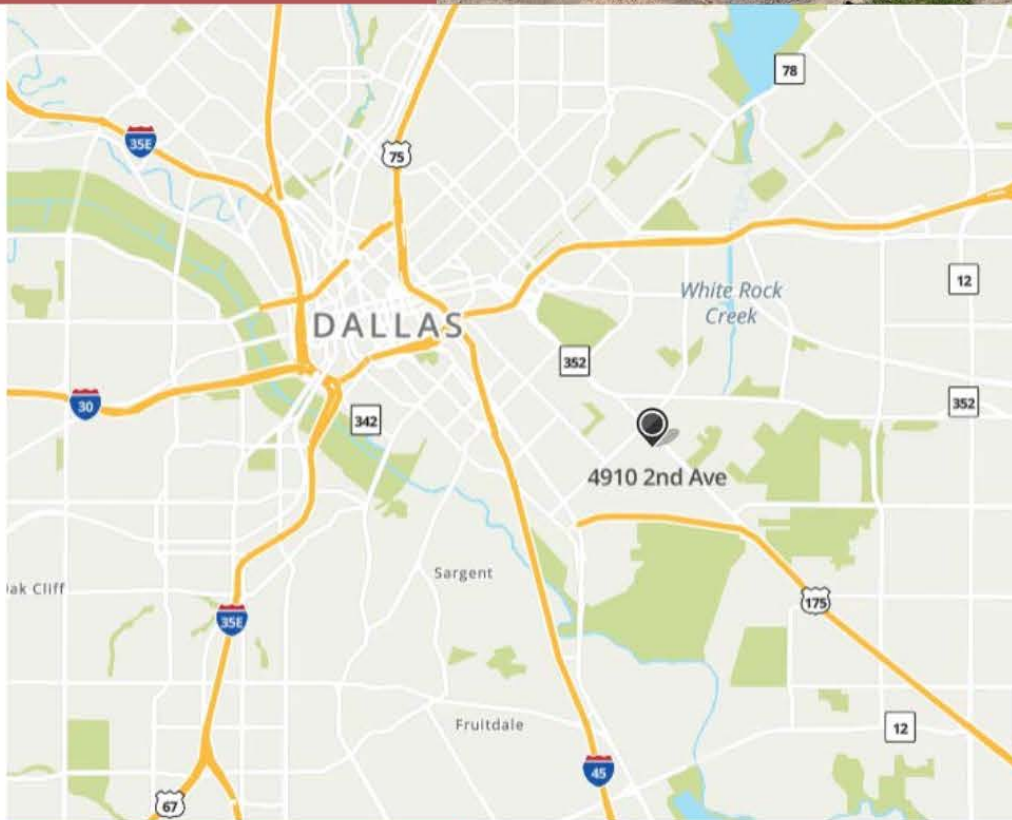


Zoned for Multiple  
Uses  
Development  
Opportunity



## PROPERTY HIGHLIGHTS

- .70 Acres on 2 parcels
- Hard Corner lot development
- Zoned for multitude of uses
- Fast access to Hwy 175 & Hwy 352
- Great buy and hold investment
- Lot fronts busy 2nd Ave (10,250 VPD)
- Excellent location for gas station, car sales lot, convenience store and more
- 1.5 Miles from revitalizing Fair Park area and blocks from the S.M. Wright Improvement Project



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**\$249,900**