

LAND FOR SALE — 4422 SWISS AVENUE

**\$320,000 • 0.264
ACRES**

Dallas, Texas 75204 — A rare infill development opportunity in one of Dallas' most desirable urban neighborhoods. Located along the historic Swiss Avenue corridor. Presented by Appian Commercial Realty.



PROPERTY AT A GLANCE

PRICE

\$320,000 / \$27.80 per square foot

SIZE

0.264 Acres (11,509 SF)

PROPERTY TYPE

Land — Unimproved Land

ZONING

PD-298 Subarea 9

ADDRESS

4422 Swiss Avenue, Dallas, TX 75204 (Other Known Address - 1015 N Carroll Avenue, Dallas, TX 75204)

COUNTY

Dallas County

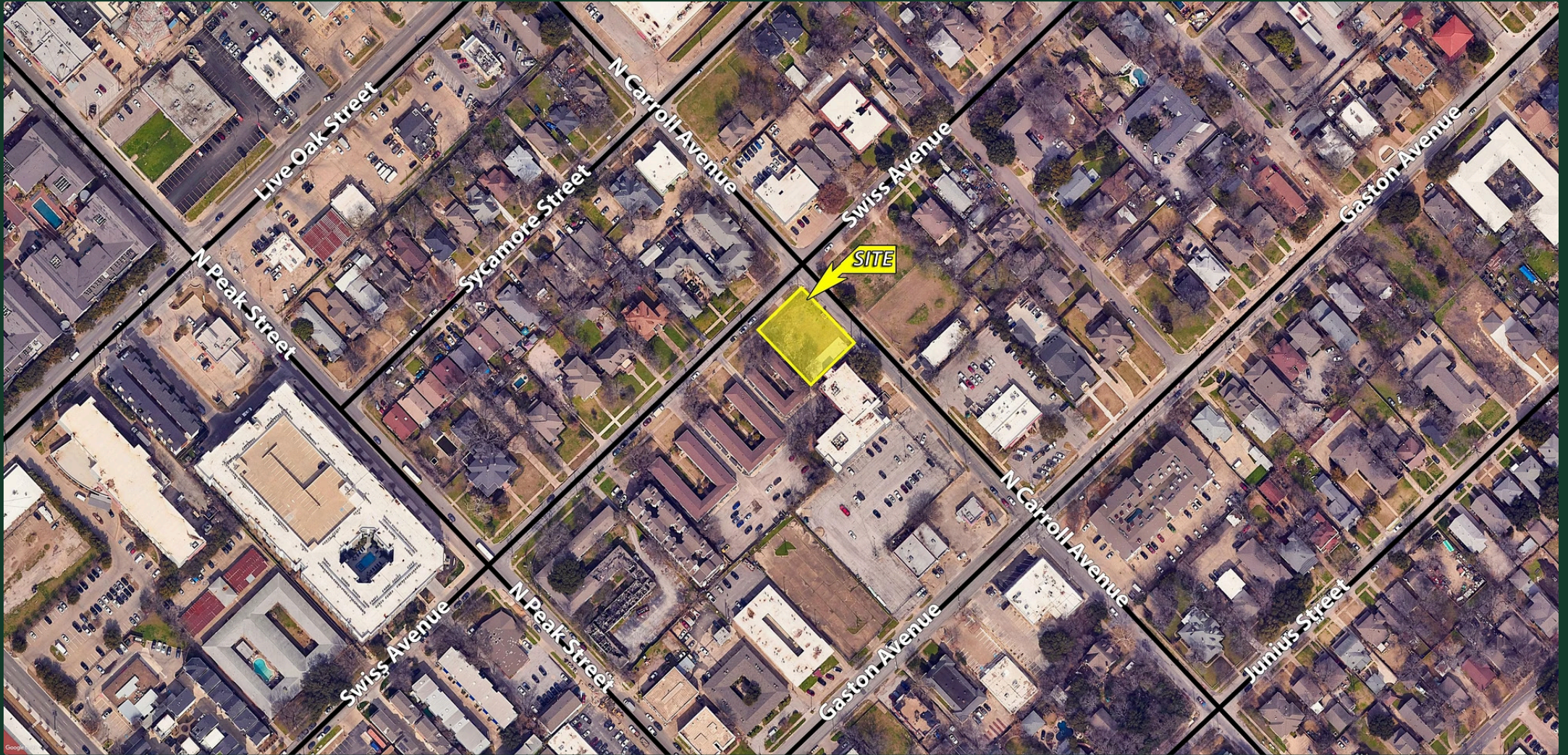
SUBDIVISION

Peaks Suburban

PARCEL ID

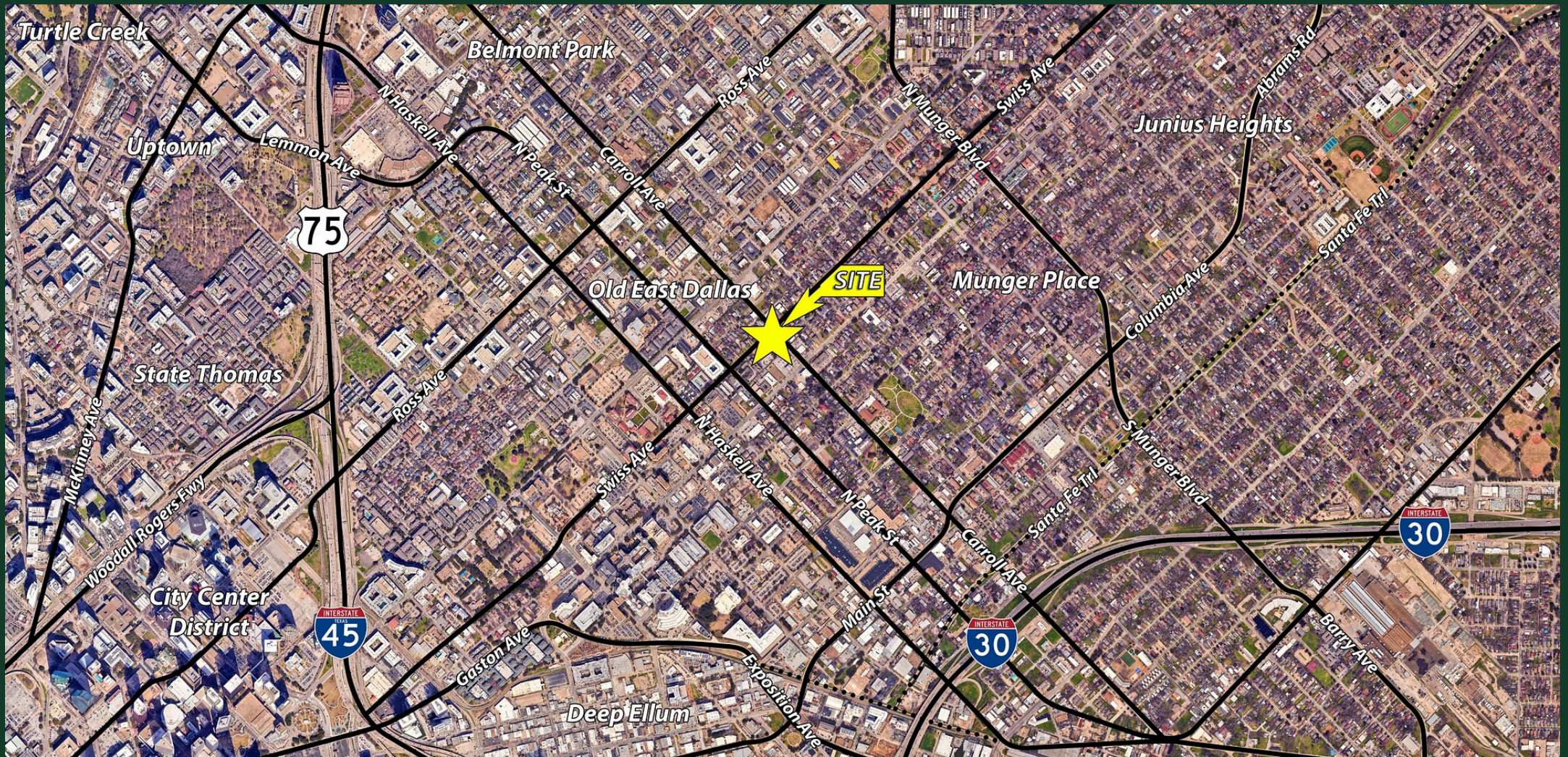
00000124150000100

AERIAL VIEW — PARCEL OVERVIEW



The 0.264-acre parcel is situated along the historic Swiss Avenue corridor in Dallas. The vacant site offers immediate development potential in one of Dallas' most established and dynamic urban submarkets.

AERIAL VIEW — AREA MAP



Positioned along the historic Swiss Avenue corridor, the site offers exceptional urban connectivity with direct access to US-75 and convenient reach to Downtown Dallas, Lower Greenville, Knox-Henderson, Baylor Scott & White Medical Center, Deep Ellum, and SMU, all within a setting surrounded by historic homes, townhomes, multifamily communities, and ongoing urban redevelopment.

PROPERTY INFORMATION

DEVELOPMENT POTENTIAL

This infill property offers exceptional development potential for residential, townhome, multifamily, or mixed-use projects. Situated along the historic Swiss Avenue corridor, it boasts excellent visibility, walkability, and proximity to major Dallas destinations.

PROPERTY DETAILS

- Zoning: PD-298 Subarea 9
- Present Use: Vacant
- Road Frontage: City Street
- Development: City Limits, Zoned
- School District: Dallas ISD
- Schools: Geneva Heights Elem · Long Middle · Woodrow Wilson High

Dallas' continued urban growth and strong demographics make this an ideal investment opportunity.

 *The information contained herein was obtained from sources deemed reliable; however, Appian Commercial Realty makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice

INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

11-2-2015

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.

Appian Commercial Realty LLC	579746	appiancommercial@gmail.com	972-562-9988
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONTACT APPIAN COMMERCIAL REALTY

PRESTON TAYLOR

☎ (972) 562-9988 Opt. 3

www.AppianCommercial.com

preston@appiancommercial.com

📍 Appian Commercial Realty

6657 Virginia Pkwy #100

McKinney, TX 75071

APPIAN
COMMERCIAL REALTY