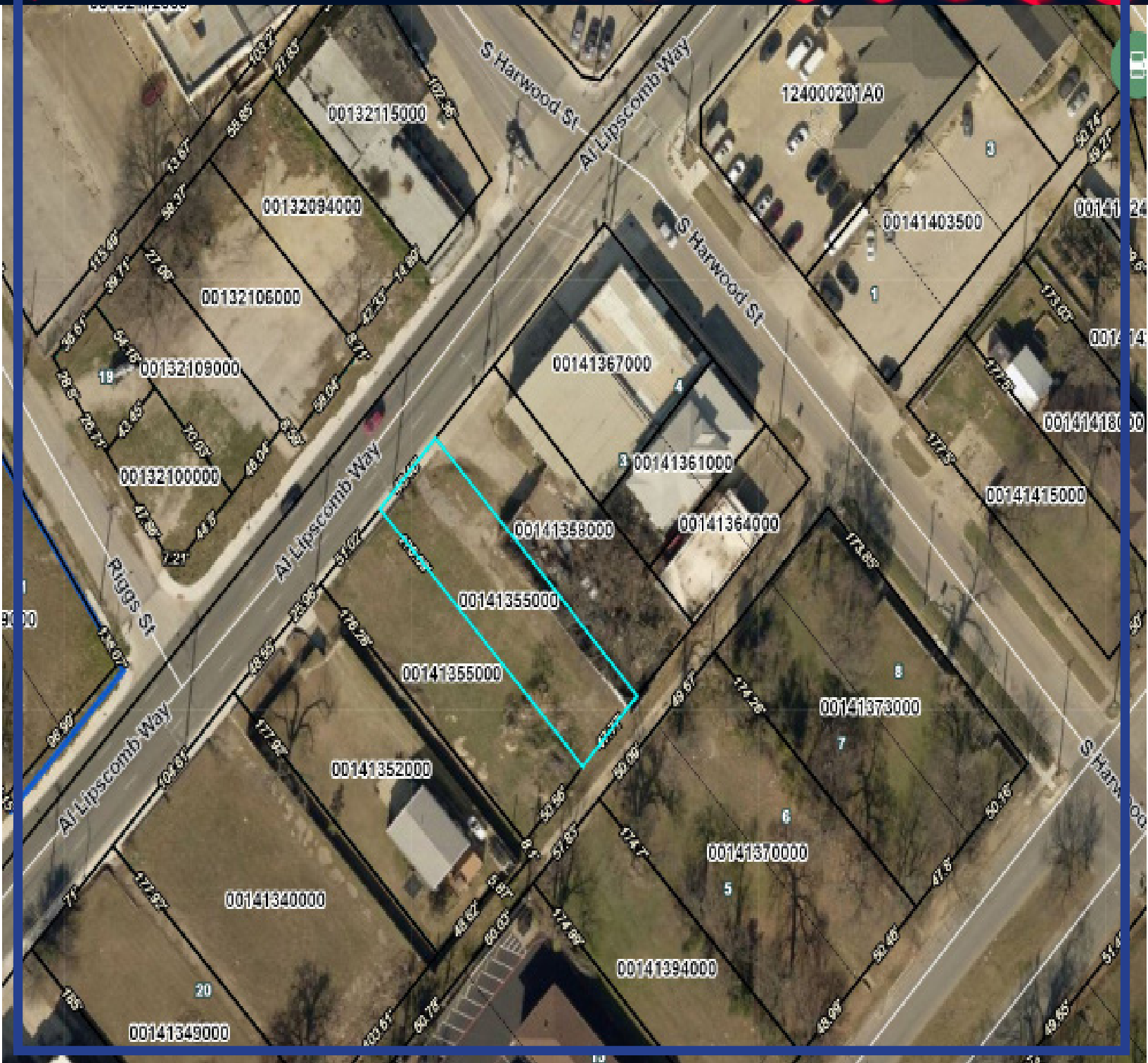




1910 Al Lipscomb Way

Land Development Opportunity
The Cedars



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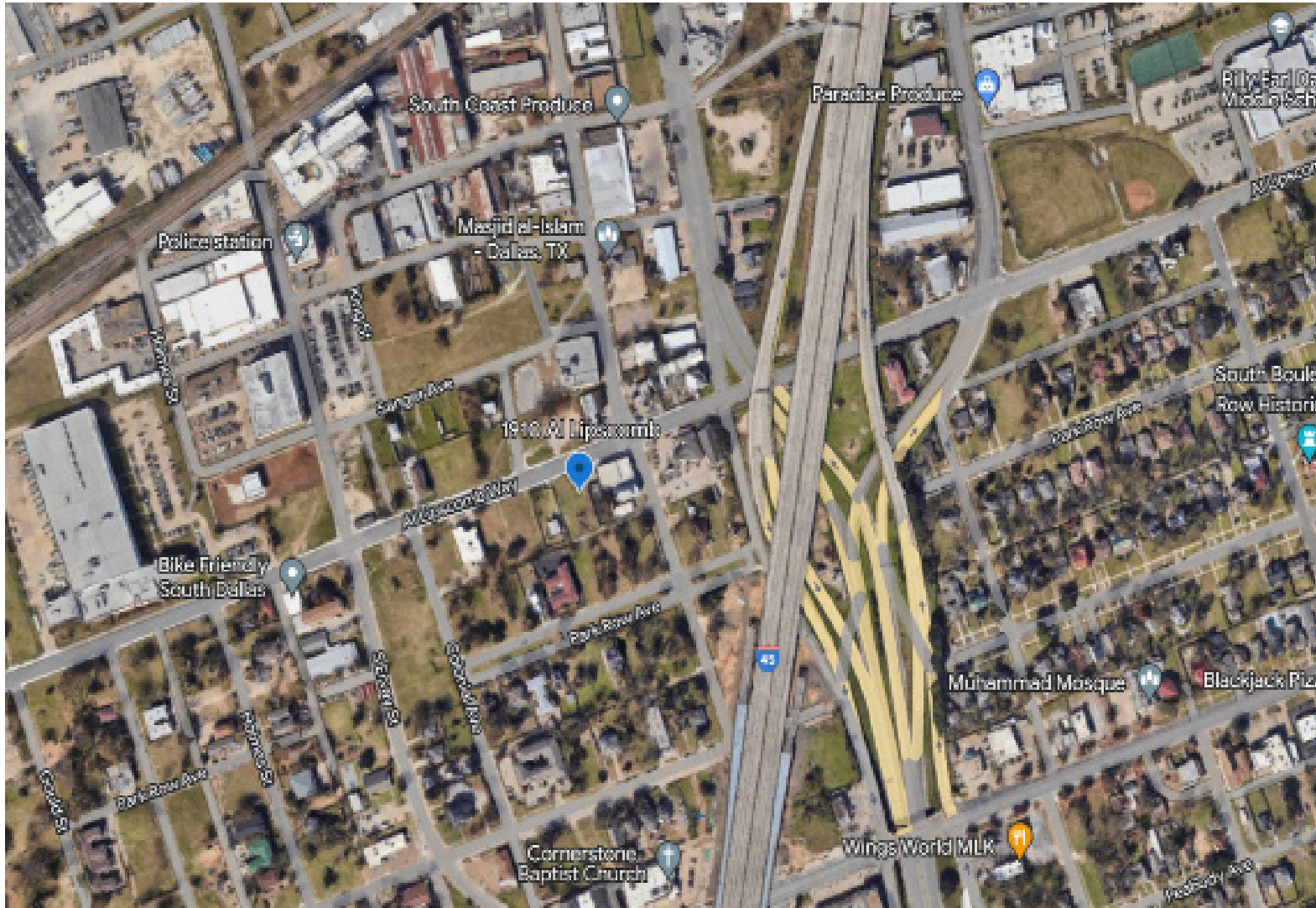


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PROPERTY DETAILS

Vacant lot located in the developing neighborhood of The Cedars, 1910 Al Lipscomb Way is now available for sale. The lot is 50 wide by 177 deep or 8,875 square feet. The land is located in PD 595 MF-2A. The area is expiring a heavy influx of development and redevelopment making this offering very attractive at \$19 a foot for the dirt. With close proximity to Downtown Dallas the property is very centrally located.

ADDRESS:	1910 Al Lipscomb Way
PRICE:	\$175,000
LOT SIZE:	±8,875 sf ± .20 acres
PRICE/SQ FT:	\$19.71
NO OF LOTS:	1
ZONING:	PD 595 (MF-2A)
LOT WIDTH:	50 SQ FT
LOT DEPTH:	177 SQ FT



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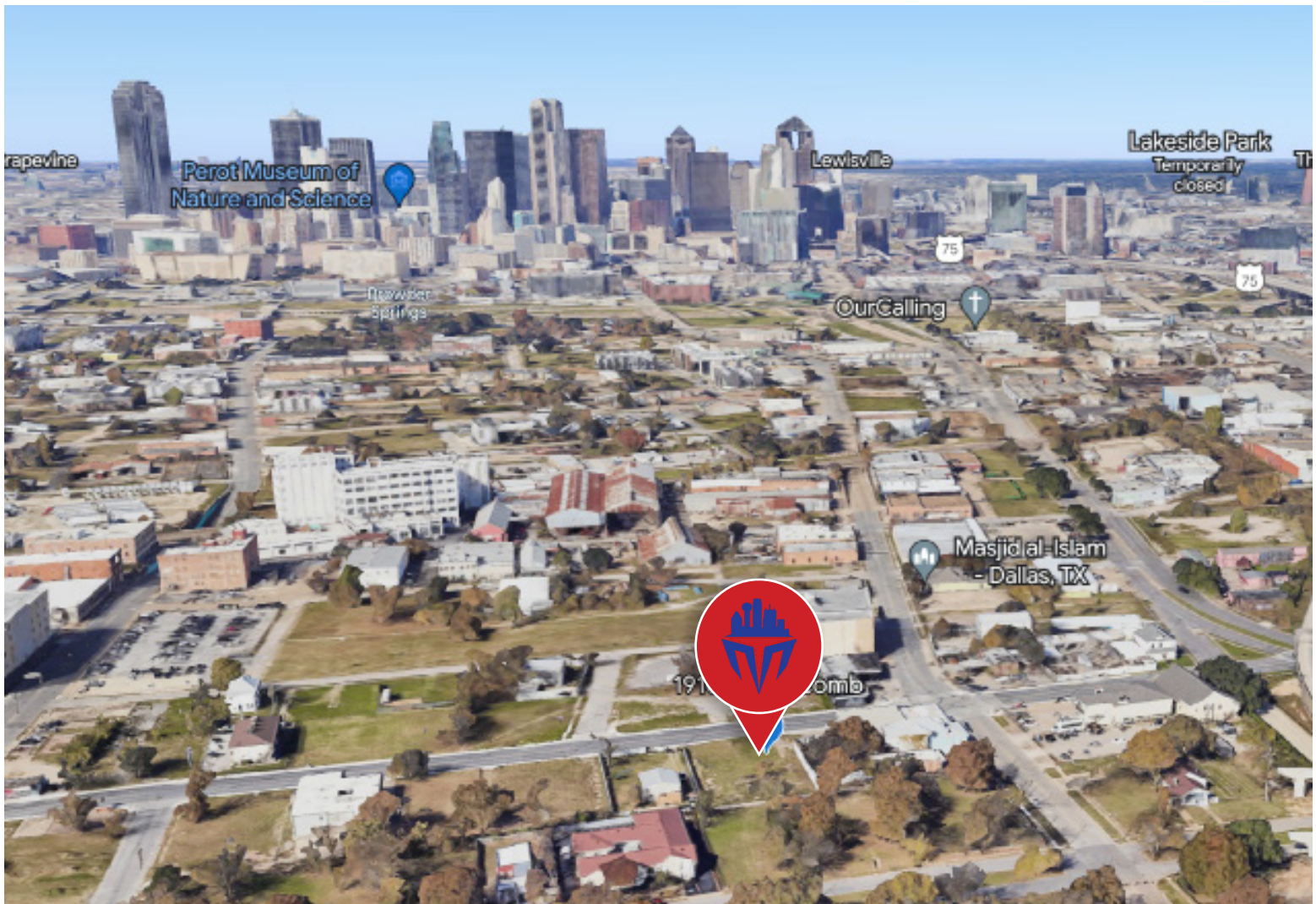


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AREA OVERVIEW

The Cedars was originally developed in the 1870s with moderately-priced homes, but by the late 19th century the neighborhood had become one of the premier destinations in Dallas, with stately Victorian homes belonging to wealthy businessmen, lawyers, and politicians dotting the streets.

In addition to light industry, the area has been a haven for artists, musicians and urban dwellers for over 20 years. It has recently experienced the beginnings of an urban transformation with new townhomes, renovated warehouse lofts and apartments and developments such as DART's Cedars Station, the loft/retail development Southside on Lamar, Opening Bell Coffee & Music Venue Hosts to numerous Local and National Music Acts since March 2003 Baby Back Shak the Dallas Police Headquarters, FULL CITY ROOSTER Coffee Roasting Studio, Cedar Performance European Automotive Repair (www.Cedar-Performance.com), Cedars Union, and entertainment venues Alamo Drafthouse, Mac's Southside, Lee Harvey's, Industry Alley Bar, Gilley's Dallas and Poor David's Pub.



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