

# FOR SALE

## PROPERTY HIGHLIGHTS

- Two separate 4-Plex Apartments on adjoining lots, located very near the Bishop Arts area.
- 928 Sunset Ave is a 3,744 SF Building on a 6,785 SF Lot and is fully leased
- 932 Sunset is a 2,432 SF Building on a 6,650 SF Lot and is currently a residence for the owners but still has it's 4-Plex layout.
- Located in PD316, Subdistrict 5, North Tract. This allows Office, Single Family, Duplex, Multifamily and Live/Work; Maximum height 36'
- These two story units can be purchased together or seperately.
- Near the Bishop Arts District; Bishop Arts Shuttle Accessible
- Just North of Jefferson Blvd., in the booming North Oak Cliff Market
- Near the Planned Jefferson Blvd./Tyler Street Traffic Circle
- Near the Historic Dallas Power & Light Building

## 928 & 932 Sunset Avenue

Near Jefferson Blvd & S Polk St - Dallas, Texas 75208



## BISHOP ARTS & TYLER DAVIS DISTRICT AREA RETAILERS



RANDALL SIMPSON  
REAL ESTATE

Contact: **Becky Charles**

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Email: **becky@randallsimpson.com**

Contact: **Randall Simpson**

Phone: **(214) 727-7909**

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With Connections to 723 Bishop Arts Service

The Dallas Streetcar is a daily sight on the Oak Cliff landscape. Service begins at 9:30 a.m., about the time things begin to stir around Bishop Arts and the cars run until midnight, making connections with the final DART Rail trains at Union Station. Trains operate every 20 minutes.

**Dallas Streetcar Stops and Places of Interest**

<b>UNION STATION STOP</b> TRE Red Line Blue Line Amtrak	<b>OAKENWALD STOP</b> Oak Cliff Founders Park Lake Cliff Park	<b>BECKLEY STOP</b> Methodist Dallas Medical Center	<b>BISHOP ARTS STOP</b> Bishop Arts District Bishop Arts Service
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**723 Bishop Arts District Stop Numbers and Places of Interest**

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|-------------------------------|--|
| 1. Bishop Arts District       | 4. Jefferson Tower                           |
| 2. Bishop Arts Co-op          | 5. Oak Cliff Cultural Center & Texas Theatre |
| 3. Bishop Arts Theatre Center | 6. Dallas Streetcar                          |
- Route 723 Serves All Local Bus Stops

**Site is located along the Bishop Arts Shuttle route!**

**◆ = property location**



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