

# FOR SALE

## PROPERTY HIGHLIGHTS

- 1,488 SF Residential Property on 6,743 SF Lot – Zoned for Commercial Use
- Located in PD 316, Subarea 5 – allows Office, Residential including live-work uses
- Just north of historic Jefferson Blvd in the booming North Oak Cliff market
- Near the proposed Jefferson Blvd street car line and the Tyler/Polk 2 way conversion project
- Directly behind historic Oak Cliff Paint & Hardware (planned for redeveloped restaurant/studio space)
- Just around the corner from historically significant and newly renovated: Stamps building, Bishop Arts Theater Center & Dallas Power and Light building



## 824 Sunset Avenue

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



## BISHOP ARTS & TYLER DAVIS DISTRICT AREA RETAILERS



Contact: **Becky Charles**

Phone: **(972) 571-3809**

Email: **becky@randallsimpson.com**



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*RANDALL SIMPSON*  
**REAL ESTATE**

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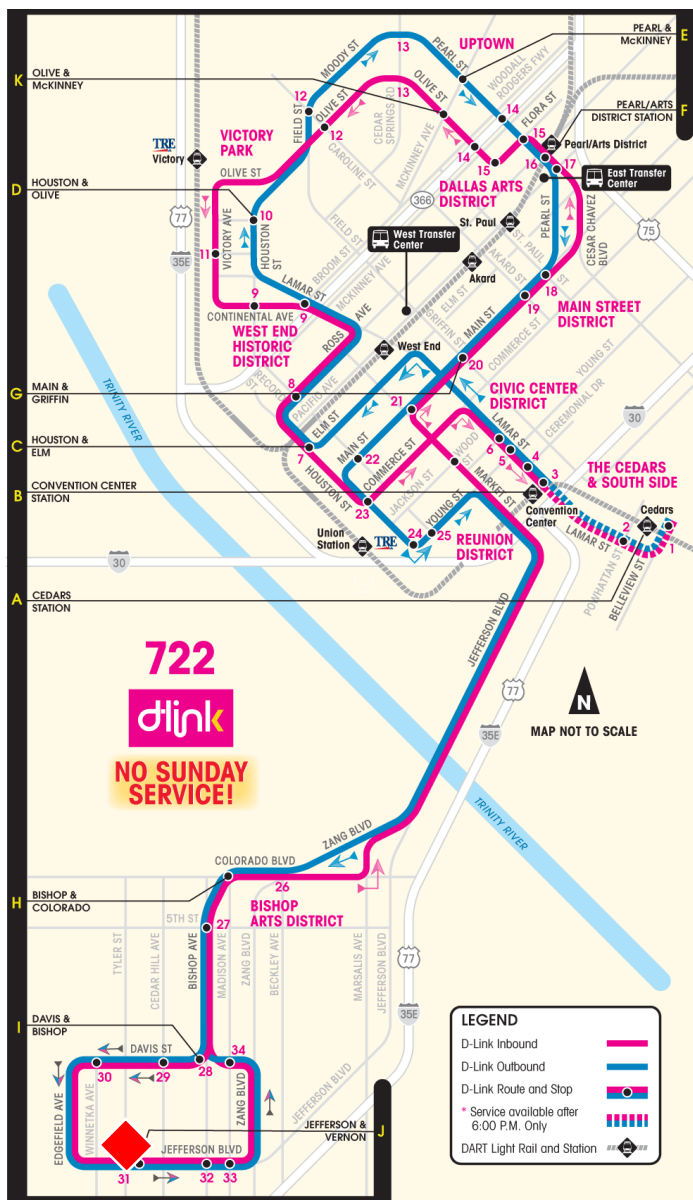
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### Stop Numbers and Places of Interest

- |   |  |   |
|---|--|---|
| 1. Cedars Station *                       | 14. Klyde Warren Park  | 28. Bishop Arts District                      |
| 2. South Side *                           | 15. Dallas Arts District   | 29. Bishop Arts Co-op                         |
| 3. Kay Bailey Hutchison Convention Center | 16. Pearl/Arts District Station                                    | 30. Kessler Theater                           |
| 4. Kay Bailey Hutchison Convention Center | 17. CBD East Transfer Center                                       | 31. Bishop Arts Theatre Center                |
| 5. Omni Dallas Hotel                      | 18. Main Street Garden   | 32. Jefferson Tower                           |
| 6. Founders Square                        | 19. Pegasus Plaza  | 33. Oak Cliff Cultural Center & Texas Theater |
| 7. Sixth Floor Museum at Dealey Plaza     | 20. Belo Garden  | 34. Bishop Arts District                      |
| 8. West End                               | 21. John F. Kennedy Memorial Plaza                                 |   |
| 9. Victory Park                           | 22. Old Red Museum of Dallas County History and Culture            |   |
| 10. American Airlines Center              | 23. Dealey Plaza   |   |
| 11. Victory Park                          | 24. Union Station  |   |
| 12. American Airlines Center              | 25. Omni Dallas Hotel  |   |
| 13. Rosewood Crescent Hotel               | 26. Methodist Dallas Medical Center                                |   |
|   | 27. Oak Cliff Chamber of Commerce & Visitor's Center (future home) |   |

**NO SUNDAY SERVICE**  
 No Holiday Service on days observed for Memorial Day, July 4, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day. A Saturday schedule will be operated the day after Thanksgiving.

**NO HABRÁ SERVICIO LOS DOMINGOS**  
 No habrá servicio de fiesta en los días que se observa el Memorial Day, July 4, Labor Day, Thanksgiving Day, Christmas Day y el New Year's Day. Horario de Sábado se efectuará el día después del Thanksgiving Day.

Route 722 Serves All Local Bus Stops

◆ = property location

**Site is located along the D-Link bus route!**



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## Area Historical Buildings

Bishop Arts Theater Center, Dallas Power & Light Building,  
Oak Cliff Paint & Hardware and Stamps Building



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