

2015-2021 Dowdy Ferry Rd - 2015 Dowdy Ferry Rd



Land - Southeast Dallas
Submarket
Dallas, TX 75217

43 AC Lot	1,873,080 SF Lot	AG Zoning	\$4.5M Sale Price	\$104.7K Price/AC
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2015-2021 Dowdy Ferry Rd



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Submarket
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\$4.5M Sale Price	\$104,651 Price/AC	\$2.40 Price/SF	43 AC	1,873,080 SF	822 days On Market	AG Zoning
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For Sale

Price	\$4,500,000	On Market	822 Days
Price/AC	\$104,651	Last Updated	Apr 2, 2021
Price/SF	\$2.40		Update
Sale Type	Investment		
Status	Active		

Sale Highlights

- Located just north of I-20 in Southeast Dallas
- Dallas Enterprise zone
- Less than 1 mile from I-20

Sale Contacts



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Land

Type	2 Star Industrial Land		
Location	Suburban		
Zoning	AG		
Land AC - Gross	43.00 AC	Land SF - Gross	1,873,080 SF
Topography	Level	Dimensions	1,094'w x 1,09...
On Sites	Finished lot		
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Current Use	Residential		
Improvements	SFR 11,000 SF Owner will vacate		
Proposed Use	Commercial, Industrial, Office, Retail		
Frontage	1,265' on Dowdy Ferry Rd		
Parcel	00000814340000000		
Taxes	\$0.00/SF (2020)		

Assessment

2021 Assessment

Land	\$262,160	\$0.15/SF
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Demographics

	1 mile	3 miles
Population	879	40,648
Households	232	11,545
Median Age	29.40	29.70
Median HH Income	\$44,482	\$43,379
Daytime Employees	97	6,752
Population Growth '21 - '26	▲ 3.75%	▲ 3.62%
Household Growth '21 - '26	▲ 3.88%	▲ 4.20%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
Dowdy Ferry Rd	Sparrow Ln N	4,545	2020	0.24 mi
I-20	Dowdy Ferry Rd E	1,423	2018	0.30 mi
I-20	Dowdy Ferry Rd NE	992	2018	0.35 mi
I-20	Dowdy Ferry Rd SW	1,096	2018	0.40 mi
I-20	Dowdy Ferry Rd W	1,089	2018	0.46 mi
Dowdy Ferry Rd	Suetelle Dr N	4,565	2020	0.69 mi
Dowdy Ferry Rd	Teagarden Rd S	1,582	2018	0.81 mi
N Prairie Creek Rd	Fireside Dr N	3,070	2020	0.96 mi
Fireside Dr	Local Vista Dr E	1,510	2020	1.09 mi
Teagarden Rd	Sassafras Dr S	613	2018	1.10 mi

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