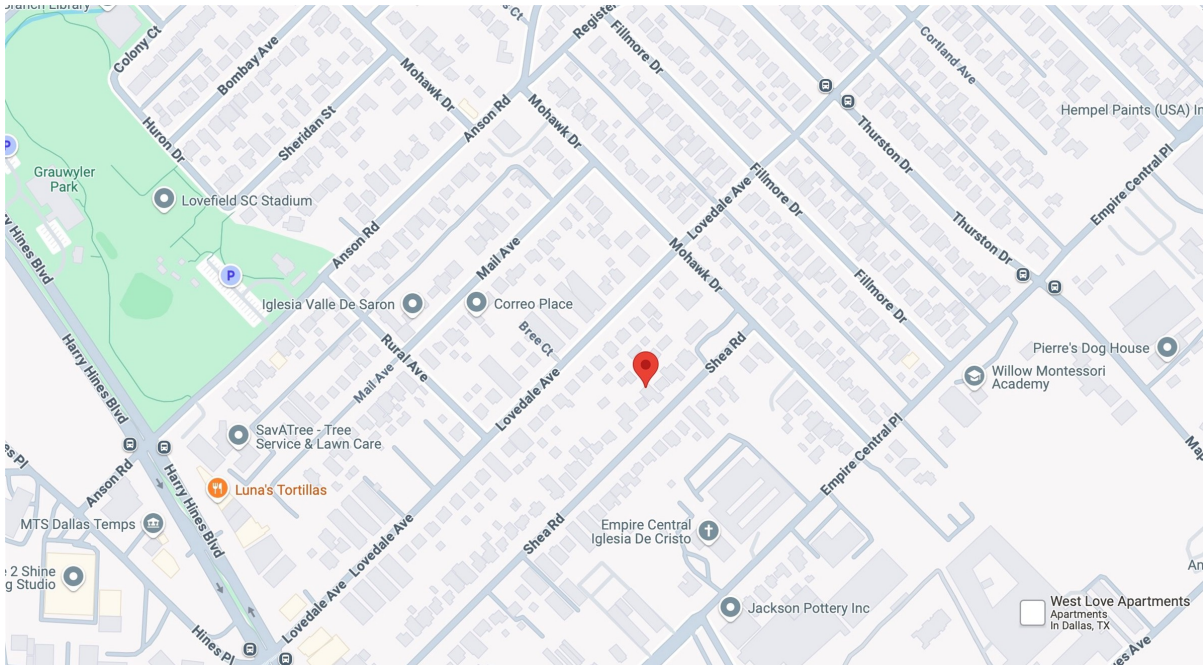


CENTURY 21[®]

Judge Fite Company



2207 SHEA ROAD

DALLAS, TX 75235



\$450,000



1,668 sqft



3 beds



1 baths

DESCRIPTION

Located in a highly desirable and rapidly evolving pocket of Dallas, this property presents an exceptional opportunity for investors or developers. Boasting MF2 zoning, the site is perfectly suited for townhomes, condos, or a duplex development. Surrounded by new construction and ongoing revitalization projects, the area offers a strong foundation for long-term value and growth. Positioned in the Medical District with unbeatable proximity to Downtown, Uptown, Victory Park, and major freeways, this central location ensures convenience, visibility, and high demand. The value is in the land—unlock the potential and capitalize on one of Dallas' most dynamic urban cores. The existing structure is in excellent rentable condition, providing the opportunity for immediate income while development plans and permits are underway. Don't miss this chance to be part of the continued transformation of one of the city's most strategically located neighborhoods.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 20929528
YEAR BUILT: 1942
COUNTY: Dallas
TRACT OR SUBDIVIION: Mohawk Heights
LIST DATE: 05/08/2025

CENTURY 21

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800.451.8055

AREA:
SQUARE FEET: 1,668
TOTAL BEDS: 3
FULL BATHS: 1
HALF BATHS: 0
ACRES: 0.18
LOT SIZE (SQFT): 8,015

INTERIOR FEATURES

APPLIANCES:

- Dishwasher
- Disposal

EXTERIOR FEATURES

STYLE: ● Detached	PARKING: ● Carport	ROOF TYPE: ● Composition
POOL TYPE: ● None	FOUNDATION: ● Slab	

UTILITIES

HEATING/COOLING: ● Central	UTILITIES: ● ElectricityConnected ● SewerAvailable ● WaterAvailable ● CableAvailable
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ADDITIONAL PROPERTY DETAILS

LISTED BY: Nicole Vilchis 
AMENITIES:
PHONE: 972.375.4577

- CableTv

BROKERED BY: Douglas Elliman Real Estate