



2401 HICKORY STREET

DALLAS, TX 75215



\$1,499,900



8,400 sqft

DESCRIPTION

Prime Development Opportunity in the Heart of The Cedars – 2401 Hickory St. Positioned in one of Dallas' most dynamic and rapidly evolving neighborhoods, 2401 Hickory Street offers an exceptional opportunity for developers and investors alike. Approximately 7,000-square-foot lot sits in the heart of The Cedars Special Purpose Development District PD-317, known for its eclectic mix of creative spaces. Strategically located just minutes from Downtown Dallas, Deep Ellum, and major transportation corridors, this site provides unmatched accessibility and visibility in a high-growth urban corridor. The flexible zoning within PD-317 allows for a wide range of uses—ideal for mixed-use, industrial, light manufacturing, multifamily, office, or boutique retail concepts. Adding to its appeal, the property is situated within a designated Federal Opportunity Zone, offering significant tax incentives and investment advantages for qualifying projects. This unique combination of location, zoning flexibility, and financial benefits makes 2401 Hickory St. a standout opportunity in one of Dallas' most exciting redevelopment districts. Unlock the potential of this prime location and position your next project at the center of The Cedars' continued transformation.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 21106945
YEAR BUILT: 1907
COUNTY: Dallas
TRACT OR SUBDIVIION: Middleton Bros Central Ave
LIST DATE: 11/12/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 8,400
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.16
LOT SIZE (SQFT): 7,013

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- OffStreet

ROOF TYPE:

- Metal
- Mixed

SIDING:

- Block
- Concrete
- TiltUp

FOUNDATION:

- PillarPostPier
- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

LISTED BY: PROPERTY DETAILS

BROKERED BY: Duncan Real Estate Co.

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