



**806 E 12TH STREET**  
DALLAS, TX 75203



\$1,400,000



1 acres

## DESCRIPTION

Three properties being sold together as an investment opportunity to build in a multi-family zoned area MF-2(A). This prime location in Oak Cliff is walking distance to the Dallas Zoo, Southern Gateway Park and Dart rail lines. Plus, only a few minutes' drive to Downtown Dallas and so much more. The area is ideal for the construction of rental producing housing. The first phase of Southern Gateway Park, which is 2.8 acres, is expected to be completed at the end of 2024. Don't miss out on being part of the revitalization. Please see listings for 810 E. 12th St and 814 E. 12th St. BUYER AND BUYERS AGENT TO VERIFY ALL LISTING INFORMATION INCLUDING LOT SIZE, SQUARE FOOTAGE, SCHOOLS, AND PLANNING ZONING INFORMATION.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21233842

**YEAR BUILT:**

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Dallas Land

**LIST DATE:** 04/11/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.14

**LOT SIZE (SQFT):** 6,141

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Other

## UTILITIES

**UTILITIES:**

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**COMMUNITY:**

- Sidewalks

**LISTED BY:** Bella Alvarado 

**PHONE:** 214.641.4561

**BROKERED BY:** Keller Williams Urban Dallas