

CENTURY 21

Judge Fite Company



2111 ANNEX AVENUE

DALLAS, TX 75204



\$999,999



5,230 sqft



1 beds



2 baths

DESCRIPTION

Lots 1A-1D are being offered separately or as a package listing. Prime shovel-ready infill development opportunity in the rapidly transforming Cabell Annex corridor of East Dallas. This approved replat creates four individual single-family lots (Lots 1A-1D) totaling approximately 5,350 SF, offering a rare chance to build a detached product with no HOA, no condo regime, and no shared ownership structure. Surrounded by ongoing modern infill and new construction, this site is ideally suited for vertical development. Future builds can take advantage of potential 3-story skyline views of Downtown Dallas, creating strong end-user appeal and premium resale positioning. The lot layout provides efficient configurations with alley access and favorable frontage, allowing for functional site planning and modern design flexibility. This is a true single-family development opportunity in an area increasingly dominated by attached product, making it especially attractive for builders targeting higher-end buyers seeking privacy and ownership control. Located just minutes from Lower Greenville, Knox Henderson, and Downtown Dallas, the area continues to experience strong demand driven by proximity, lifestyle, and continued redevelopment. Ideal for builders seeking a streamlined project with immediate development potential or investors looking to capitalize on one of Dallas' most active infill corridors. Buyer to verify all zoning, building requirements, and development feasibility.

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800.451.8055

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21234666

YEAR BUILT: 2026

COUNTY: Dallas

TRACT OR SUBDIVISION: Elk Hill

LIST DATE: 04/09/2026

AREA:

SQUARE FEET: 5,230

TOTAL BEDS: 1

FULL BATHS: 1

HALF BATHS: 1

ACRES: 0.12

LOT SIZE (SQFT): 5,357

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- None

POOL TYPE:

- None

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

LISTED BY: Adrien Elizondo 

- Other

BROKERED BY: Adrien Elizondo