



**4811 BELMONT AVENUE**  
DALLAS, TX 75204



\$525,000



1,080 sqft



3 beds



1 baths

## DESCRIPTION

Prime development opportunity in the Rick & Hurts subdivision, strategically located east of US-75 Central Expressway near North Fitzhugh Avenue. This site offers significant potential for new construction in an area characterized by steady reinvestment and high demand for modern infill projects. Zoned MF-2(A), the property provides versatile development options for various residential configurations. The surrounding neighborhood features a blend of original architecture and contemporary new construction, reflecting the consistent growth occurring throughout East Dallas. The location offers easy access to the M Streets, providing long-term market potential and strong site desirability. Positioned minutes from Downtown Dallas, Uptown, and Southern Methodist University, the property benefits from close proximity to major transit corridors, employment hubs, and the vibrant dining and entertainment districts of Greenville and Henderson Avenues. With the limited availability of residential lots near Dallas' urban core, this property presents a rare opportunity to secure a development site in a high-growth area. Property is being sold as-is for lot value. Listing agent is related to seller.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21249028  
**YEAR BUILT:** 1925  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Rick & Hurts North Fitzhugh Ave  
**LIST DATE:** 04/25/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 1,080  
**TOTAL BEDS:** 3  
**FULL BATHS:** 1  
**HALF BATHS:** 0  
**ACRES:** 0.13  
**LOT SIZE (SQFT):** 5,445

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Hardwood
- Tile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Craftsman
- Detached

### PARKING:

- Driveway
- OnStreet

### ROOF TYPE:

- Composition

### POOL TYPE:

- None

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

**LISTED BY:** Leslie Herrera 

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** eXp Realty LLC

### AMENITIES:

- Other

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