

Property Information



City of Dallas

17800 Dickerson Street, Dallas, TX



H&M
**HUDSON &
MARSHALL**
AUCTION
MARKETING

800-841-9400

Auction

Surplus Real Estate

- AUCTION:** Wednesday, May 26TH @ 1:00 P.M.
- SALE SITE:** Fair Park - Tower Building (Gate 5)
3809 Grand Ave, Dallas, TX, 75210
- REGISTRATION:** Begins one hour prior to the auction
- REQUIREMENTS:** All bidders must register with a \$25,000
Cashier's Check made payable to the bidder.
- BUYER'S PREMIUM:** A 4% Buyer's premium will be added to the high bid
amount.
- TERMS OF SALE:** The winning bidder will be required to tender as
non-refundable earnest money an amount equal to
10% of the purchase price. The required cashiers
check will go toward the deposit with the balance of
the 10% in the form of a personal or business check.
- OPEN HOUSE:** Monday, May 10th and Monday May 24th from 11:00 a.m
until 3:00 p.m.
- INFORMATION:** Contact Steve Slocumb at 972-523-7684.



Property Information





Subject Property

Warehouse/Office with 25 Units

Location

The Subject is located in the Northeast Quadrant of Dickerson Street and Ronnie Drive, within the the Northern sector of Dallas

Property Address:

17800 Dickerson Street, Dallas, TX 75252

SITE DATA

General:

The site entails an aggregate of 3.24± acres. All improvements are on Tract 1

Land Area:

3.24± total acres 141,134± square feet

Zoning:

MU-1", Mixed Use District

Flood Plain: According to FEMA's Flood Insurance Rate Map, Community Panel number 48085C0485J, dated June 2, 2009, the Subject is within Zone "X", an area outside the 100-Year flood plain.

Access: The Subject has access from Dickerson Street.

Topography: The improved site appears generally level, with a gentle slope to the north.

IMPROVEMENTS DATA

Year of Construction: 1998/99

Building Area: 65,460± square feet

Building Description: The Subject consists of two, multi-tenant, free-standing metal frame industrial buildings with steel-framed, entailing an aggregate of 64,460± square feet, and about 10,750± square feet of office space.

Total Office Area Percent: 16.4% 10,750± square feet

Percent Occupied: 100% (Via Master Lease); within sublease, 92%±

Construction: The Subject consists of two, free-standing, single-story buildings with steel frames, metal exterior walls, slab foundations and pitch, metal roofs. Buildings #1 and #2 reportedly have 24,900± square feet (YOC: 1998) and 40,560 square feet (YOC: 1999), respectively. The office finishes include commercial grade tile and carpeting, acoustical panel ceilings, painted drywall, double-pane windows and fluorescent lighting. The Subject entails an aggregate of 65,460± square feet, with about 10,750± square feet of office space. The buildings feature a total of 42 grade-level overhead doors. The Subject has clear ceiling heights estimated at 24± feet. Further, the Subject has about 92± concrete-paved parking spaces, plus a drive-way.

LEGAL DESCRIPTION

The Subject can be legally described as follows:

PROPERTY ID	SIZE (AC)	LEGAL DESCRIPTION
2058289	3.240	Morse Additiona, Blk 11/8725, Lot 3

Utilites:
and telephone

Public service including electricity, natural gas, city water are available to the site.

Utilities/Services

Electricity	TXU Electric & others
Water	City of Dallas
Sewer	City of Dallas
Natural Gas	Atmos
Police Protection	City of Dallas
Fire Protection	City of Dallas
School	Plano ISD
Cell/Internet	AT&T & others

Rail Spur

None; however, there is a rail line owned by DART south of the Subject. Currently, this line is not in use.

Property Summary Table:

Subject Summary Table			
Item	Building #1	Building #2	Total
No. Of Stories	1	1	N/A
Size (SF)	24,900	40,560	65,460
YOC	1998	1999	1998/99
# Suites*	10	15	25
Office SF**	4,000	6,000	10,000
Suites with mezzanine***	2	1	3
Overhead Doors	16	26	42
C H	24±	24±	N/A
Frame/Roof	Steel/Pitch Metal	Steel/Pitch Metal	N/A
Exterior Walls	Metal	Metal	N/A
Foundation	Slab	Slab	N/A
AC/Heating	Office - PTAC units Whse - Gas heaters	Office - PTAC units Whse - Gas heaters	N/A
<p>*Each suite has 3,000± SF (half suite has 1,500± SF); **Suites have about 400± SF of office; Front office is attached to Bldg. 1 and has about 750± SF; total office is 10,750± SF; ***Mezzanine area (350± SF) found in 3 suites is excluded from the suite's rentable area</p>			

Clear Ceiling Heights:	24± feet (warehouse); 9± feet (office)
Truck Driveway:	Yes
Foundations:	Reinforced concrete slab and piers bearing on stable soil or rock
Structural Frames:	Concrete block
Exterior Walls:	Metal / brick (front office)
Roofs:	Pitch, metal
Doors/Windows/Glass:	
Glass:	Typical anodized aluminum frames with double glazed tinted fixed glass
Doors (Office):	Exterior entry doors are aluminum storefronts with similar sidelites with an appropriate closure and lock; interior doors are painted wood hollow core slabs with appropriate hardware
Doors (Warehouse):	Typical personnel doors are hollow metal frames and doors with appropriate hardware; loading doors are metal overhead rolling, manually-operated
Overhead Doors:	42, grade-level (12x14 avg.); all but two are manually-operated; two are auto-lift.
Interior Finishes (Office):	
Ceilings:	2' x 4' metal ceiling grid systems with acoustical lay-in panels and exposed metal ceiling
Walls:	Gypsum board textured and painted with vinyl base
Floor Covering:	Commercial carpet and vinyl tile
Interior Finishes (Warehouse):	
Ceilings:	Metal ceiling grid system with insulated panels
Walls:	Gypsum board textured and painted (metal studs)
Floor Coverings:	Sealed concrete in warehouse areas

Mechanical Systems:

HVAC: PTAC units (Package terminal air conditioner); 1 per Suite; Warehouse areas only have heating, supplied by gas-powered suspended heaters. Front office has a HVAC package unit (ground-mounted).

Plumbing: 1 bathroom set per Suite; Assumed to be in compliance with local building codes.

Sprinklers: None; Suites have smoke alarms, EXIT panels and fire extinguishers

Electrical:

Lighting: Fluorescent 2' x 4' lay-in fixtures for the office area; suspended mercury vapor fixtures in warehouse areas

Power: Three-phase

Sitework:

Paving: Concrete-paving

Parking: Per management, there are 92± designated concrete-paved parking spaces.

Fence: 6' wood fence and chain-link fence along the north property line

Lighting: Building-mounted sodium vapor fixtures

Landscaping: Minimal grassy pockets and mature trees

Life Safety: Subject has smoke alarms, fire extinguishers and provides exit panels throughout

Outside Security Lighting: Building-mounted; there are street lamps along Dickerson Street as well.

Utility Meters: Electric - each suite is individually metered
Water - each building is mass-metered
Natural gas - each building is mass-metered

Mezzanines:

Reportedly, 3 suites have a mezzanine (about 350± SF), which were built by a subtenant. This area is excluded from the suite's rentable area.

Master Lease:


The City of Dallas (Lessor) leases the Subject to JB & C on a month-to-month basis. The Master Lessor in turn subleases the Subject's 25 suites on a month-to-month basis. Suite sizes are generally 1,500± to 3,000± square feet. Sublease rates range from \$7.60 to \$13.20 per square foot, Gross. The city's lease calls for 90% of the Lessee's gross rents collected per month. The Lessor also provides an expense allowance of \$7,470 per month. The lease commenced in May 2019. However, it is our understanding the Lessee has been at the Subject for several years.

Property Search


Property ID: 2058289 - Tax Year: 2021

For 2021 this property has one appraisal, performed by the Collin Central Appraisal District (CCAD), but the property is located in taxing entities that are utilizing different Tax Assessor/Collectors, for the billing and collection of their 2021 property taxes. [Click here to see a list of the 2021 taxing entities and collecting offices for this property.](#)

General Information

Property ID	2058289
Property Status	Active
Geographic ID	R-3733-011-0030-1
Property Type	Real
Property Address	17800 Dickerson St
DBA Name	Whse - 17800 Dickerson St
Total Land Area	141,134 sq. ft.
Total Improvement Main Area	65,736 sq. ft.
Abstract/Subdivision	 Morse Addition
Primary State Code	F1 (Govt Owned - City)
Legal Description	MORSE ADDITION, BLK 11/8725, LOT 3

Owner Information

Owner ID	8895
Owner Name(s)	 Dallas City Of
Exemptions	EX-XV (Other Exemptions (Public, Religious, Charitable, And Other Property Not Reported Elsewhere))
Percent Ownership	100.00%
Mailing Address	1500 Marilla St Dallas, TX 75201-6318

2021 Value Information

Value information for Property ID 2058289 in the 2021 tax year is unavailable. Value information for prior years may be available in the [Value History](#) section below.

Entities

Taxing Entity	Tax Rate	Collected By
CDA (Dallas City)	0.776300 (2020 Rate)	Dallas County Tax Office
GCN (Collin County)	0.172531 (2020 Rate)	Collin County Tax Office
JCN (Collin College)	0.081222 (2020 Rate)	Collin County Tax Office
SPL (Plano ISD)	1.323750 (2020 Rate)	Collin County Tax Office

Improvements

Improvement #1	Commercial
State Code	F1 (Govt Owned - City)

Land Segments

Land Segment #1	Industrial
State Code	F1 (Govt Owned - City)

Homesite	No	Homesite	No
Market Value		Market Value	
Total Main Area	25,176 sq. ft.	Ag Use Value	n/a
Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1998	25,176
			Land Size
			3.2400 acres 141,134 sq. ft.

Improvement #2	Commercial		
State Code	F1 (Govt Owned - City)		
Homesite	No		
Market Value			
Total Main Area	n/a		
Detail #	Type	Year Built	Sq. Ft.
1	CON - Concrete Paving	1998	30,000

Improvement #3	Commercial		
State Code	F1 (Govt Owned - City)		
Homesite	No		
Market Value			
Total Main Area	40,560 sq. ft.		
Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1999	40,560

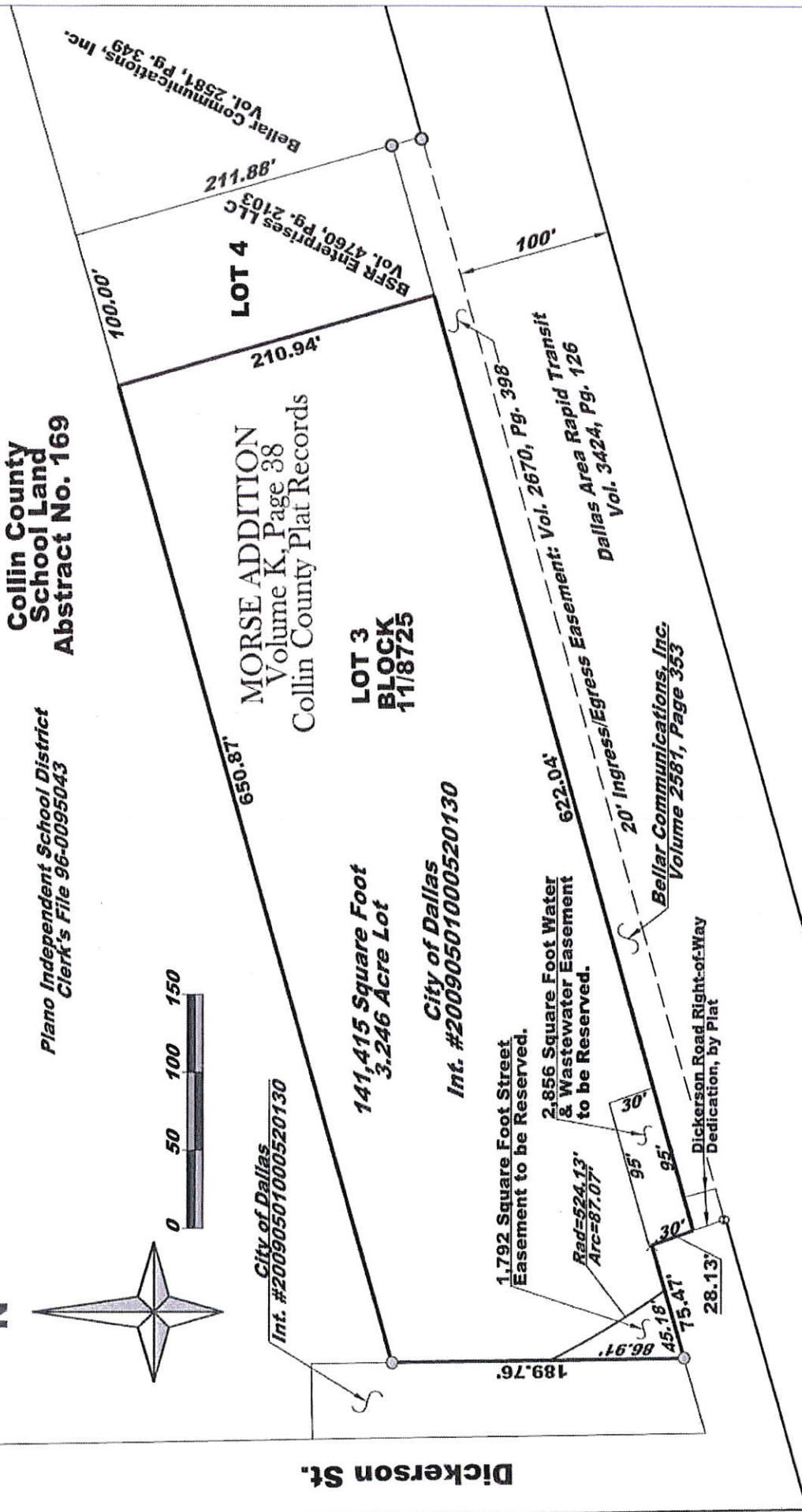
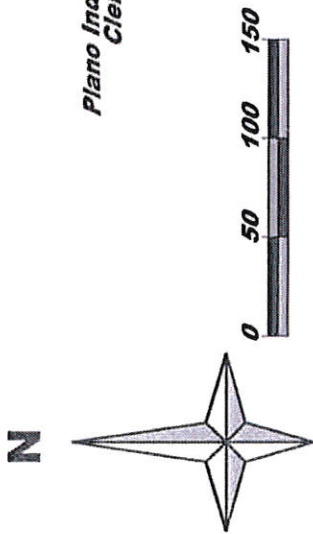
Improvement #4	Commercial		
State Code	F1 (Govt Owned - City)		
Homesite	No		
Market Value			
Total Main Area	n/a		
Detail #	Type	Year Built	Sq. Ft.
1	CON - Concrete Paving	1999	35,000

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2020	\$3,915,093	\$670,387	\$4,585,480	\$0	\$4,585,480	\$0	\$4,585,480
2019	\$3,971,504	\$564,536	\$4,536,040	\$0	\$4,536,040	\$0	\$4,536,040
2018	\$3,965,264	\$564,536	\$4,529,800	\$0	\$4,529,800	\$0	\$4,529,800
2017	\$3,835,464	\$564,536	\$4,400,000	\$0	\$4,400,000	\$0	\$4,400,000
2016	\$3,835,464	\$564,536	\$4,400,000	\$0	\$4,400,000	\$0	\$4,400,000

**Collin County
School Land
Abstract No. 169**

Plano Independent School District
Clerk's File 96-0095043




		CITY OF DALLAS	
		Park & Recreation	
		Dickerson St. @ D.A.R.T. Line	
		DEPARTMENT OF PUBLIC WORKS	
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER-NAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	HEWREGUNETV01DICKERSONStere Addition Plat.dwg	As Noted	3-10-21
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	S. Holt	BLOCK 11/8725	044D-35

Field Notes Describing Land in Block 11/8725

Being situated in the Collin County School Land Survey, Abstract No. 169, Collin County, Texas, and being all of Lot 3, Block 11/8725 of the Morse Addition, an addition to the City of Dallas Recorded in Volume K, Page 38 of the Plat Records of Collin County, Texas, and being a portion of the property conveyed to The City of Dallas by deed recorded in Instrument Number 20090501000520130 of the Official Public Records of Collin County, Texas and containing 141,415 Square Feet, or 3.246 Acres of land, according to the map or plat thereof; **SUBJECT TO** a 1,792 Square Foot (0.041 Acre) street easement and a 2,856 Square Foot (0.0656 Acre) water and wastewater easement, reserved to the City of Dallas, as shown on the drawing attached hereto and made a part hereof.

This description is approved as to form.



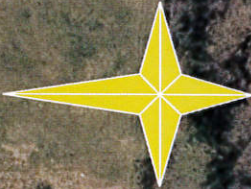
Scott Holt, RPLS

Survey Program Manager

5/19/2021

Date

N



Plano Independent School District
Clerk's File 96-0095043

Collin County
School Land
Abstract No. 169

City of Dallas
Int. #20090501000520130

141,415 Square Foot
3.246 Acre Lot

City of Dallas
Int. #20090501000520130

1,792 Square Foot Street
Easement to be Reserved.
Rad=524.13'
Arc=87.07'

2,856 Square Foot Water
& Wastewater Easement
to be Reserved.

MORSE ADDITION
Volume K, Page 38
Collip County Plat Records

LOT 3
BLOCK
11/8725

100.00'

210.94'

100'

Easement: Vol. 2670, Pg. 398

Dallas Area Rapid Transit
Vol. 3424, pg. 126

622.04'

20' Ingress/Egress

Bellar Communications, Inc.
Volume 2581, Page 353

Dickerson Road Right-of-Way
Dedication by Plat

Dickerson St.

Dickerson St.



CITY OF DALLAS
Park & Recreation
Dickerson St. @ D.A.R.T. Line
DEPARTMENT OF PUBLIC WORKS

SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER. NAME	DESIGN FILE NAME	SCALE	DATE
S. Hoit	HEARNS SURVEY POLICE STATION Addition Final.dwg	As Noted	3-10-21
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	S. Hoit	BLOCK 11/8725	044D-35

Sheet 2 of 2

GROSS RENT DICKERSON WAREHOUSE

2020

January.....	47,450
February.....	47,750
March.....	40,150
April.....	42,500
May.....	47,750
June.....	47,750
July.....	45,250
August.....	43,900
September.....	39,800
October.....	41,400
November.....	47,300
December.....	39,800
Total.....	530,800

2021

January.....	44,800
February.....	39,800
March.....	41,700
April.....	45,900
4 Month Total.....	172,200

APRIL 2021 RENT ROLL

Unit Number	Lease Term		Rent Due	Utilities Due	Amount Due	Amount Paid
100	Month to Month	3/01/18 - 06/01/18	1,250.00		1,250.00	1,250.00
102	Vacant					
104	Year	03/15/21 - 03/31/22	1,500.00	100.00	1,600.00	1,600.00
105	Year	03/01/21 - 2/28/22	1,500.00	200.00	1,700.00	1,700.00
106	Month to Month	04/01/20 - 03/31/21	2,000.00	200.00	2,200.00	2,200.00
108	Vacant					
110	Month to Month	09/01/19 - 08/31/20	2,300.00	100.00	2,400.00	2,400.00
112	Month to Month	03/01/19 - 02/28/20	2,600.00	100.00	2,700.00	2,700.00
114	Month to Month	09/01/19 - 08/31/20	1,350.00	50.00	1,400.00	1,400.00
115a	Year	03/01/21 - 02/28/22	950.00	50.00	1,000.00	1,000.00
200	Year	02/01/21 - 01/31/22	2,600.00	150.00	2,750.00	2,750.00
202 & 204	Month to Month	03/001/15 - 02/28/16	4,500.00	100.00	4,600.00	4,600.00
206*	Month to Month	07/01/19 - 06/30/20	2,800.00	100.00	2,900.00	2,900.00
208	Month to Month	05/01/13 - 04/30/14	2,600.00	300.00	2,900.00	2,900.00
210 & 212b	Month to Month	09/001/19 - 08/31/20	3,400.00	100.00	3,500.00	3,500.00
212a	Month to Month	09/01/19 - 08/31/20	1,450.00	50.00	1,500.00	1,500.00
214 & 215	Month to Month	10/15/09 - 10/31/10	2,000.00		2,000.00	2,000.00
217	Month to Month	10/01/19 - 09/30/20	1,400.00	100.00	1,500.00	1,500.00
216 & 218	Month to Month	09/01/19 - 08/31/20	3,300.00	200.00	3,500.00	3,500.00
220	Month to Month	05/01/16 - 04/30/18	1,200.00	50.00	1,250.00	1,250.00
221	Month to Month	05/01/16 - 04/30/18	1,200.00	50.00	1,250.00	1,250.00
222 & 224	Month to Month	01/01/12 - 12/31/12	3,900.00	100.00	4,000.00	4,000.00
			43,800.00	2,100.00	45,900.00	45,900.00

* Unit 206 will be vacant in May