

VACANT CAMPUS • DALLAS, TEXAS

825 W Pentagon Parkway

Dallas, TX 75224

14,529 SF on 3.69 Acres • \$1,200,000 • \$325,203 / Acre • Delivered Vacant

THE OFFERING

A vacant 3.69-acre campus in southwest Dallas.

Partners is pleased to offer for sale 825 W Pentagon Parkway, a 14,529 SF former church campus on 3.69 acres, delivered fully vacant. The site occupies a full block with a large surface parking field. At this basis the value is in the land and the flexibility of the site: a buyer can reuse the existing improvements for a congregation, school, daycare, or community use, or clear the block for new development.

\$1,200,000 List Price	3.69 AC Land · 160,736 SF	14,529 SF Existing Improvements	\$325,203 Price Per Acre
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PROPERTY SUMMARY

partners

The property at a glance.

ADDRESS	825 W Pentagon Pkwy
CITY, STATE, ZIP	Dallas, TX 75224
LIST PRICE	\$1,200,000
LAND SIZE	3.69 AC · 160,736 SF
BUILDING SIZE	14,529 SF
PRICE PER ACRE	\$325,203
PRICE PER LAND SF	\$7.47
PRICE PER BUILDING SF	\$82.59
LOT COVERAGE	Approximately 9%
PRIOR USE	Church · Assembly
CONSTRUCTION	Brick · Single Story
PARKING	Large Surface Field
SITE	Full Block
DELIVERY	Vacant



Priced to the dirt, delivered empty.



01 Land Basis Under \$7.50 / SF

At \$325,203 per acre, the pricing is set to the land. The existing 14,529 SF of improvements come along at no material premium.

02 Full Block Control

The site occupies its own block, giving multiple access points and clean circulation with no shared parking or access agreements.

03 Delivered Fully Vacant

No tenants, no leases, no holdovers. A buyer takes control of the whole site at closing.

04 Reusable Assembly Improvements

A sanctuary, classrooms, offices, and restrooms are in place. A congregation, school, or daycare can reopen for far less than new construction.

05 Only 9% Lot Coverage

The balance of the block is parking and open lawn, so a buyer can expand or build without demolishing first.

06 Established Residential Ring

Single-family and multifamily sit directly adjacent, with highway retail a short drive north.

Mostly open land under a small footprint.

The improvements cover roughly 9% of the block. The balance is surface parking and open lawn, which means a buyer can add a building, expand the existing one, or redevelop the site without demolishing much of anything first.

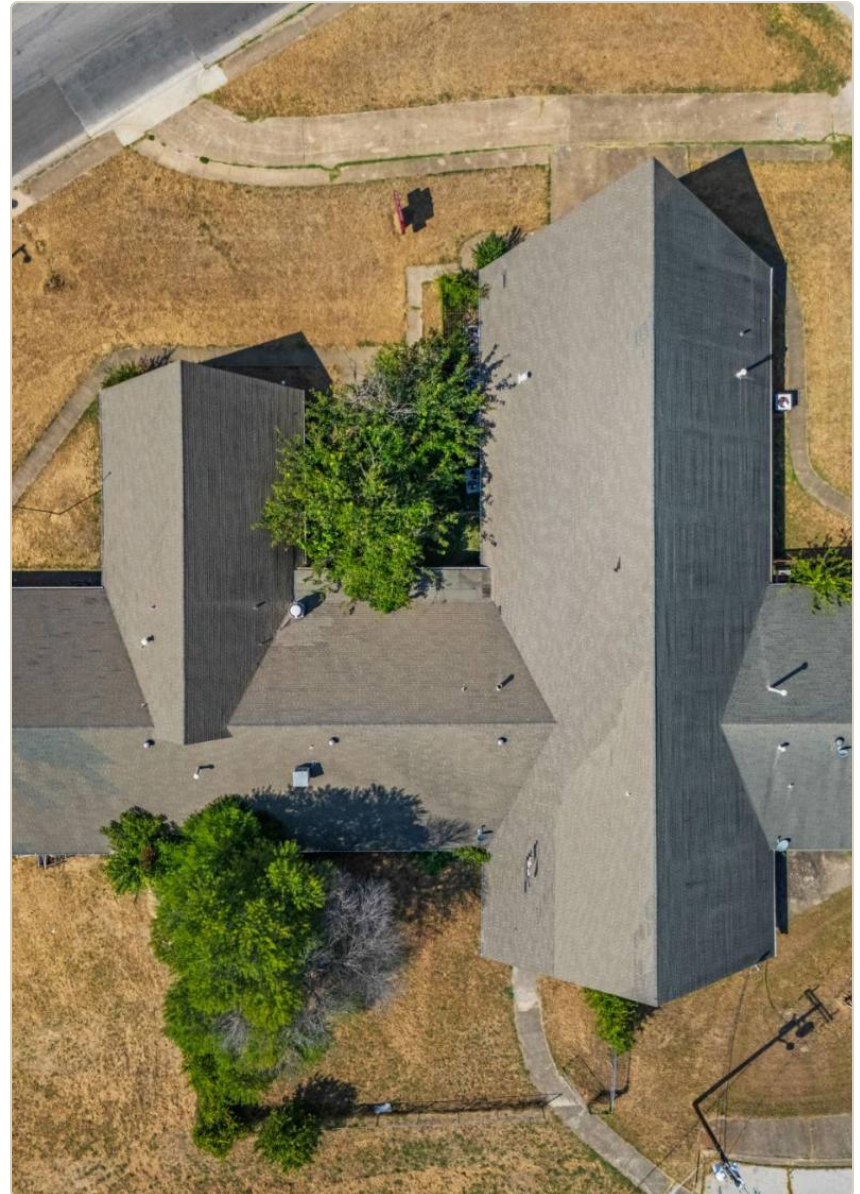
Land size	160,736 SF
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Building size	14,529 SF
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Lot coverage	~9%
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Open land	146,207 SF
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Coverage is approximate. Verify all dimensions, zoning, and platting.



Existing improvements in place.



REPOSITIONING

Four ways to take the site forward.

The land basis works whether a buyer keeps the buildings or not. Confirm each path against current City of Dallas zoning and platting before closing.

PATH ONE

Continued Assembly Use

A congregation takes the campus as-is. Sanctuary, classrooms, offices, and parking are already built for assembly, so reopening costs are limited to deferred maintenance and cosmetics.

PATH TWO

School or Daycare

Classroom wings, restrooms, an assembly hall, and abundant parking map closely to a charter school, private school, or childcare operator. Open lawn supports playground or field needs.

PATH THREE

Community or Service Use

A nonprofit, workforce training center, clinic, or community services provider can occupy the shell, using the divided wings for offices and program rooms and the sanctuary for gathering space.

PATH FOUR

Full Redevelopment

Clear the block and build new. At 3.69 acres on a full block with an established residential ring, the site suits residential, mixed community use, or another ground-up program subject to zoning.

Established southwest Dallas.



The block sits in an established southwest Dallas neighborhood, ringed by single-family homes and multifamily, with interstate frontage retail and services a short drive to the north.

FULL-BLOCK POSITION

The site holds its own block with no shared parking or access agreements.

RESIDENTIAL RING

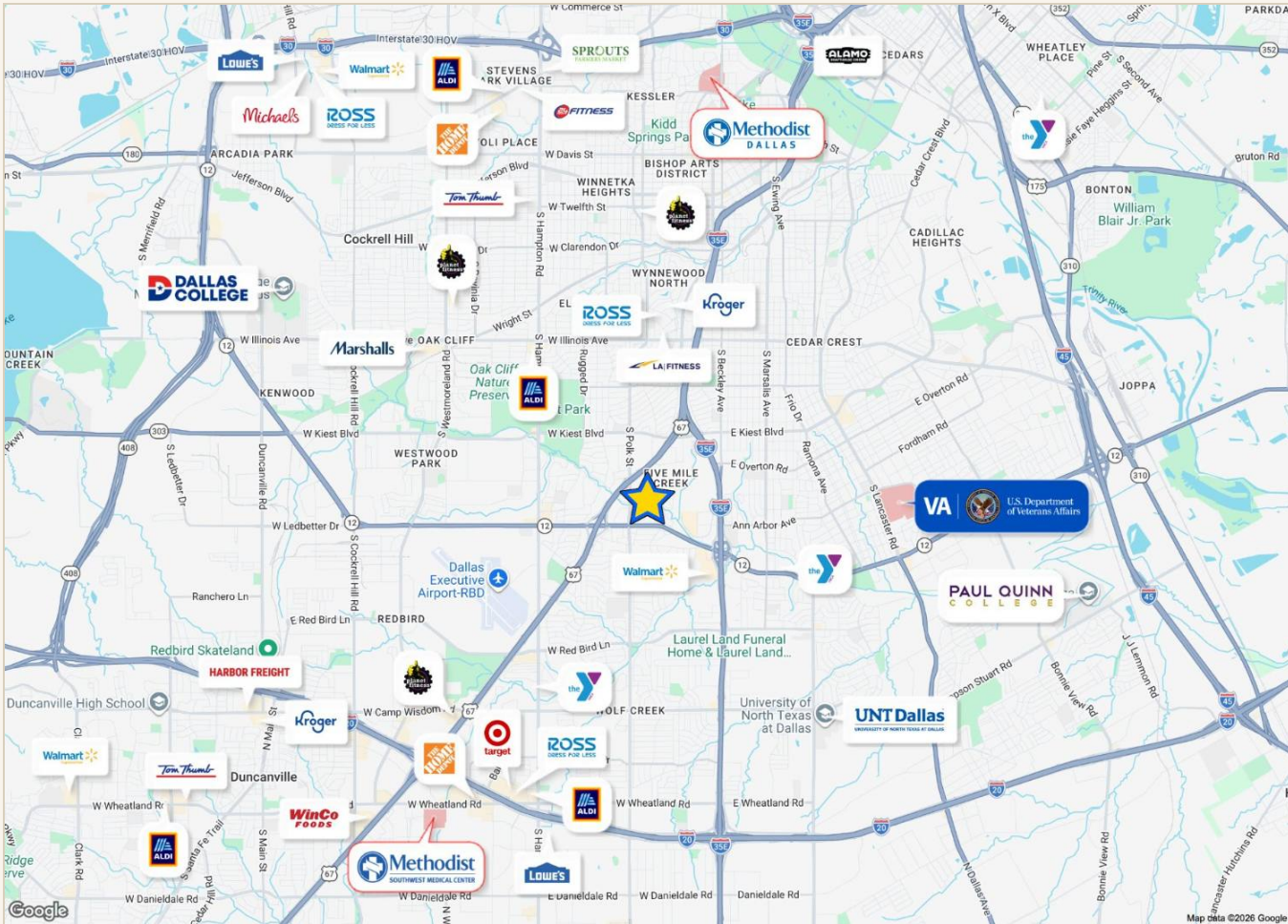
Single-family neighborhoods and multifamily sit directly adjacent to the site.

INFILL ACREAGE

Assembled acreage of this size rarely comes available inside the city.

AERIAL OVERVIEW

Retail, hospitals, and campuses nearby.



Methodist

Dallas and Southwest Medical Center campuses

VA Dallas

Department of Veterans Affairs medical campus east of the site

3 Campuses

Dallas College, Paul Quinn College, and UNT Dallas

Big Box

Walmart, Home Depot, Lowe's, Target, Kroger, ALDI, and Ross nearby

I-35E / Loop 12

Interchange access minutes from the property

10

A dense, growing base around the site.

More than 128,000 people live within three miles, and the 1-mile ring is projected to grow 3.15% through 2030. Highway 67 carries over 108,000 vehicles a day a quarter mile from the property.

108,848

Vehicles per day on Hwy 67, 0.26 miles away

3.15%

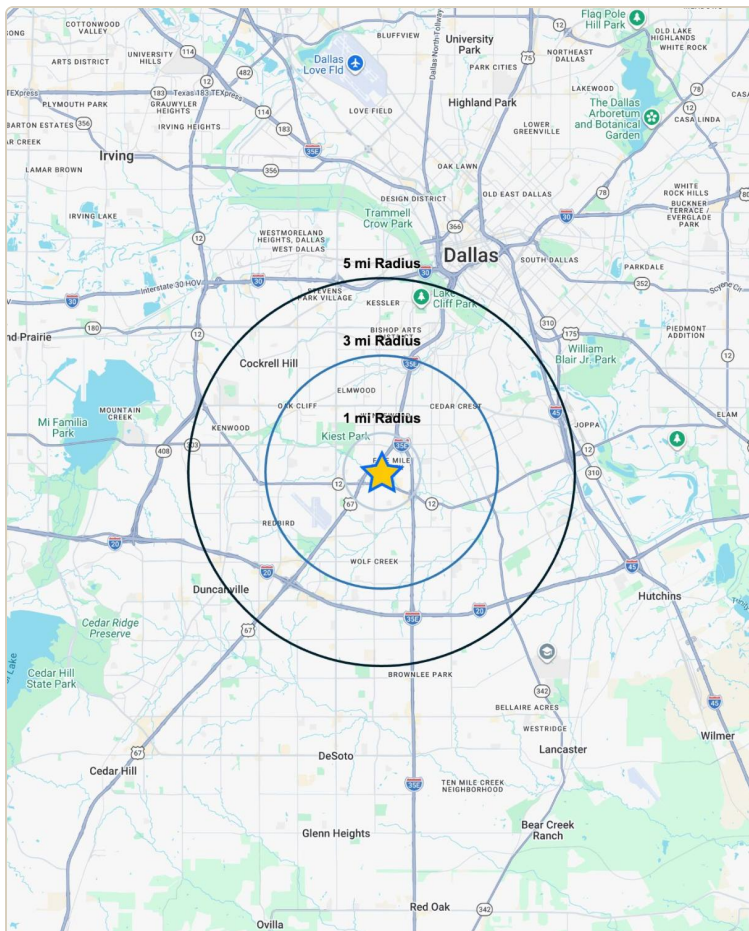
Projected 1-mile population growth, 2025 to 2030

369

Businesses within one mile of the site

\$133.2M

Annual consumer spending in the 1-mile ring



RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	17,087	128,701	311,980
2030 Projection	17,626	132,224	321,888
Households	5,950	41,404	104,838
Housing Units	6,913	45,805	116,282
Avg. HH Income	\$56,756	\$58,440	\$58,947
Med. HH Income	\$41,341	\$47,727	\$48,244
Avg. HH Size	2.70	3.00	2.90
Population Age 65+	2,397	20,312	44,400
Civilian Employed	6,723	55,207	139,056
Median Age	33.6	35.3	34.7
3,172	54.4%	\$2.69B	
Daytime employees, 1-mile	Commute under 30 min, 1-mile	Consumer spending, 5-mile	

Source: CoStar, 825 W Pentagon Pky, August 2026. 2025 estimates.

CONTACT

For more information, contact the team.

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