

ALT+CO
ALTSCHULER AND COMPANY

3940-4306 CAPITOL AVE

FOR SALE





1510 PACIFIC

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EXECUTIVE SUMMARY

Altschuler and Company is pleased to present the opportunity to acquire 3904-4306 Capitol Avenue and 4245 Office Parkway — a fully-leased, **72,857 SF mixed-use office and industrial property** located just east of US-75 in the heart of East Dallas. Priced well below replacement cost, the property offers strong in-place cash flow, making it an ideal acquisition for investors or developers seeking to capitalize on cashflow while planning for future redevelopment.

The site spans 3.43 acres and is 100% occupied under an absolute net lease, providing stable, passive income with minimal landlord obligations. This income structure supports a wide range of future strategies, from long-term hold to full-scale redevelopment.

Located in one of Dallas's most dynamic and up-and-coming submarkets, the property sits within an area that is experiencing **significant institutional investment**, driven by rapid population growth, urban migration, and corporate relocations. Its central location offers excellent connectivity across DFW, while being nestled next to Dallas' thriving Uptown neighborhood — **a rare advantage along the US-75 corridor.**

This offering represents a unique opportunity to secure a high-profile income-generating site in a rapidly evolving urban core, with substantial long-term upside.



PROPERTY DETAILS



Conference Room



Warehouse



Dock High Doors

PROPERTY ADDRESS

3940-4306 Capitol Ave, Dallas, TX 75204

BUILDING SIZE

72,857 SF

SITE

3.43 Acres

PERCENTAGE LEASED

100%

YEAR BUILT

1976

YEAR RENOVATED

2025

NUMBER OF FLOORS

Office: 2

Industrial: 1

PARKING RATIO

1.25/1000

INVESTMENT HIGHLIGHTS

- 100% Leased
- Rare In-Fill Location with Stable In-Place Cashflow
- Prime Redevelopment Site
- Tenant Covers 100% of all Building Maintenance and Expenses
- Absolute NNN Lease Structure

STRATEGIC OPPORTUNITY – UNRIValed VALUE

A discerning Owner has the opportunity to acquire a fully leased mixed-use property with the ability to capitalize on strong in-place cash flow, while retaining a prime redevelopment site adjacent to Uptown and multiple new developments.

1. Tenant handles all building maintenance and repair.
2. Irreplicable site and location.
3. Future redevelopment opportunity to higher and better use.



THE LOCATION

LOVE FIELD | 12 min (8 miles)

DFW INTERNATIONAL | 22 min (21.8 miles)

DOWNTOWN | 10 min (7.5 miles)

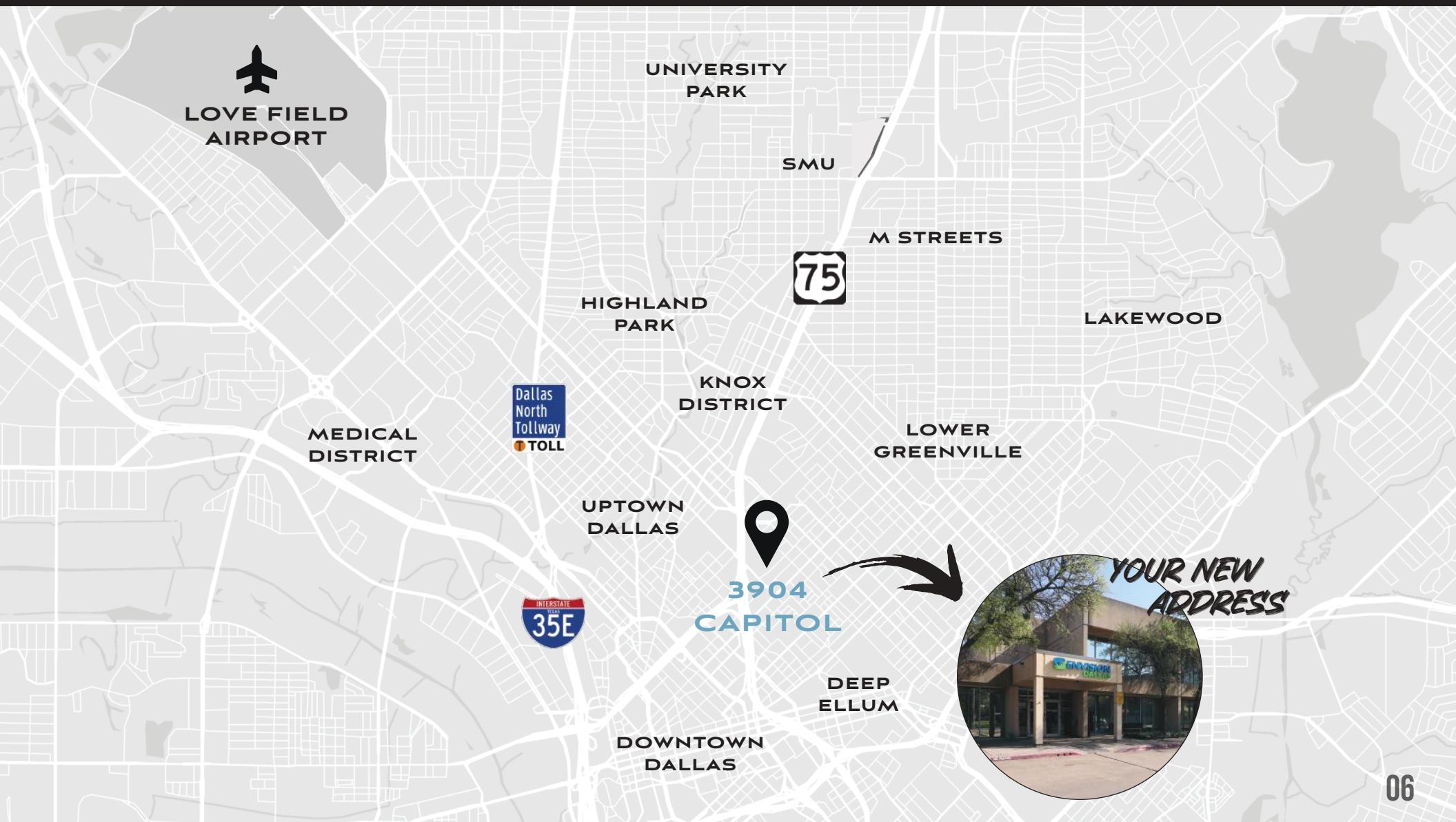
PRESTON CENTER | 7 min (3.6 miles)

FRISCO | 24 minutes (22.2 miles)

ALLEN | 18 min (17.1 miles)

635 | 4 min (3.2 miles)

GEORGE BUSH TPKE | 9 min (9.9 miles)



THE AREA

US-75

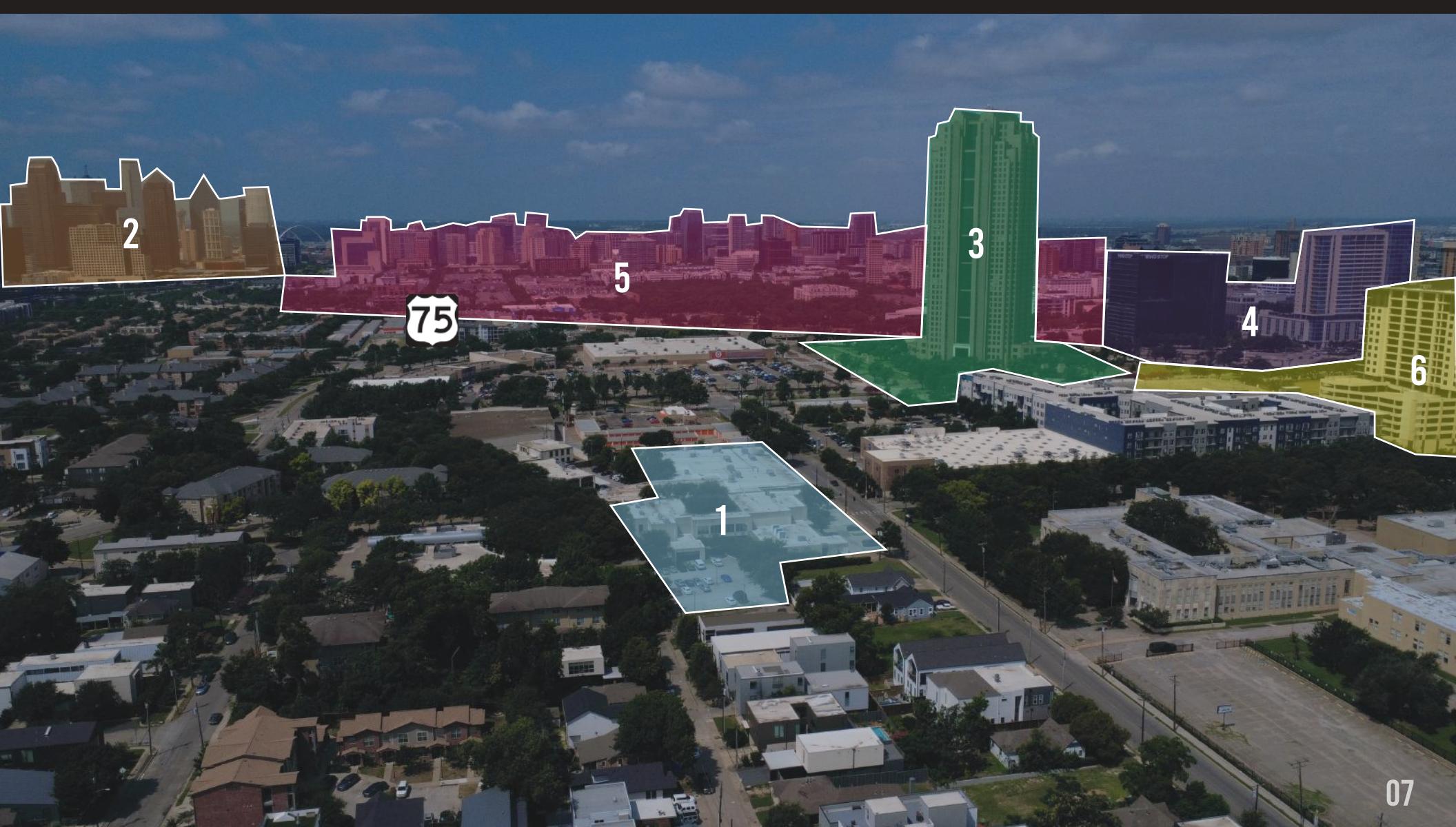
219,072 VPD

WALNUT HILL LANE

65,161 VPD

NEARBY

1. 3940 - 4306 Capitol Ave
2. Downtown Dallas
3. City Place
4. West Village
5. Uptown
6. The Central / The Oliver
(*New Mixed-Use
Development by De La
Vega Development*)



MARKET OVERVIEW

UPTOWN AND EAST DALLAS

The Uptown and East Dallas neighborhoods bordering North Central Expressway continue to see significant growth, redevelopment and transformation. They have solidified themselves as the top areas to be within core Dallas. The area has seen robust economic growth over the past few years with continued high office demand, corporate relocations, vibrant retail and dining, and explosive multi-family development.

TRENDS

Real estate in the heart of Uptown and East Dallas is in high-demand across all product types with extremely limited opportunities to secure prime land sites larger than an acre.

LOCATION AND INVENTORY: Uptown and East Dallas are located well within the core of Dallas adjacent to the top residential neighborhoods and in the middle of all the best entertainment and dining options the city has to offer. 3940-4306 Capitol is in a prime location within minutes of Downtown Dallas and the center of Uptown making it a prime location for future redevelopment to a higher and better use.

RENTAL RATES: The Uptown and East Dallas neighborhoods continue to achieve the highest rental rates in all of Dallas across all product types. Average rates continue to climb year over year.

SALES PRICES: The current market sales prices within Uptown and East Dallas continue to increase due to the continued redevelopment, densification, and development that is occurring in the neighborhoods. 3940-4306 Capitol represents a rare opportunity to acquire a fully leased cash-flowing property with strong redevelopment potential across multiple uses.

DALLAS
AT YOUR
FINGERTIPS



LOCATION

West Village | 2 minutes
Knox/Henderson | 4 minutes
Downtown Dallas | 6 minutes
Highland Park | 8 minutes
Dallas Love Field Airport | 15 minutes
Preston Center | 15 Minutes
DFW International Airport | 25 minutes

DEMOGRAPHICS

POPULATION:

Within 2 Miles: 116,359
Within 5 Miles: 411,469

The Uptown and East Dallas Just a 2-minute walk from the front door, The Hill is a powerhouse retail development offering 24+ dining and service options coupled with continued growth and planned Multi-Family development. Recently remodeled and refreshed, The Hill meets the growing demand for retail and restaurant experiences.

CONTACTS



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