

Investment/User Opportunity

7,500 SQUARE FOOT BUILDING | 0.20 AC LOT | ZONED CR

FLEX/ RETAIL BUILDING

4214 S. LANCASTER ROAD • DALLAS, TX 75216

COLONIAL

COMMERCIAL REAL ESTATE LLC

4214 S. LANCASTER ROAD DALLAS, TX 75216

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COLONIAL

COMMERCIAL REAL ESTATE LLC

SECTION 1

Executive
Summary

SECTION 2

Location
Overview

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Colonial Commercial Real Estate LLC. This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers. Colonial Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses, the size and square footage, the presence or absence of contaminating substances, or the physical condition of the improvements thereon. All potential buyers must take appropriate measures to verify all of the information set forth herein.

An aerial photograph of a commercial area, overlaid with a semi-transparent reddish-purple filter. The image shows a large, single-story building with a flat roof. The front of the building has a sign that reads "SOUTHWEST FURNITURE". To the left of the building is a large, empty parking lot. In the foreground, there are railroad tracks running diagonally across the frame. To the right of the main building, there is a smaller, two-story brick building with a weathered roof. In the background, there are residential houses and trees. The overall scene is a mix of commercial and residential development.

SECTION 1

EXECUTIVE SUMMARY



PROPERTY SUMMARY

SALE

PROPERTY TYPE	Flex Showroom / Industrial
ADDRESS	4214 S. Lancaster Road Dallas, TX 75216
BUILDING SF	7,500 SF
LOT SIZE	0.20 AC (8,712 SF)
ZONING	CR
YEAR BUILT	1948 / Renovated 1954
STORIES	1
CLASS	C

\$299,000

PRICE

\$39.87

PRICE/SF

Investment Opportunity

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PROPERTY OVERVIEW

Investment Opportunity in SE Dallas: Flex Showroom with Industrial & Office Space Near VA Hospital and DART Rail.

Strategic Location on S. Lancaster Road: This property is situated on S. Lancaster Road in Dallas, a corridor experiencing approximately 14,380 vehicles per day, reflecting strong visibility and accessibility. The building sits on a 0.20-acre lot with 8,712 square feet of land area. Located in the SE Dallas/I-45 submarket, the property benefits from proximity to Ann Arbor Avenue (6,913 VPD) and other major corridors, providing excellent connectivity to surrounding neighborhoods and employment centers.

Versatile Commercial Zoning - CR: The property's CR (Community Retail) zoning permits a wide range of commercial uses, making it ideal for retail, showroom, flex/industrial, or service-oriented businesses. This versatile zoning designation allows investors to explore numerous redevelopment or repositioning strategies to maximize the property's potential in this growing submarket.

Proximity to Key Institutions: The property is located in close proximity to the Veterans Affairs (VA) Hospital, one of the area's largest employers and traffic generators. Additionally, it is within walking distance of the DART Rail system, providing transit connectivity throughout the Dallas metropolitan area. The surrounding area features a population of over 17,000 within a 1-mile radius and over 112,000 within 3 miles.

Opportunity Zone Designation: This property is located within a federally designated Opportunity Zone, offering potential tax advantages for qualified investors. This designation can provide significant benefits including deferral, reduction, and potential elimination of capital gains taxes, enhancing the overall investment return profile of this asset.

INVESTMENT HIGHLIGHTS

- **Value-Add Investment:** Listed at \$299,000 (\$39.87/SF), significantly below the market sale price of \$117/SF, offering substantial upside potential for investors willing to reposition or redevelop the asset.
- **Opportunity Zone Benefits:** Located within a federally designated Opportunity Zone, providing potential tax advantages including capital gains deferral and reduction for qualified investors.
- **VA Hospital Proximity:** Close proximity to the Veterans Affairs Hospital, one of Dallas's major medical facilities and employment centers, generating consistent daily traffic and demand for services.
- **DART Rail Access:** Walking distance to DART Rail transit, providing excellent connectivity throughout the Dallas-Fort Worth metropolitan area and expanding the potential customer and employee base.
- **High Traffic Corridor:** Located on S. Lancaster Road with approximately 14,380 vehicles per day, providing strong visibility and exposure for commercial operations.
- **Flexible Building Configuration:** The 7,500 SF building features a 75/25 industrial-to-office ratio with an open floor plan, recent roof repairs, and air conditioning — ready for immediate occupancy or repositioning.
- **Growing Demographics:** The surrounding area shows projected population growth of 4.35% within 1 mile and 3.68% within 3 miles from 2025-2030, indicating expanding market opportunity.
- **Below-Market Assessed Value:** The 2025 tax assessment of \$166,500 is well below the asking price, suggesting room for favorable tax positioning relative to the investment amount.

BUILDING & MARKET DETAILS

BUILDING DETAILS

Type	2 Star Flex Showroom
RBA	7,500 SF
Stories	1
Typical Floor	7,500 SF
Class	C
Year Built	1948
Renovated	1954
Building Use	Industrial 75% / Office 25%
Drive Ins	None
Utilities	Heating, A/C, Lighting, Sewer, Water
CoStar Est. Rent	\$9 - \$11/SF (Flex)

MARKET CONDITIONS

Subject Vacancy	0.0%
Submarket Vacancy (1-3 Star)	5.4%
Market Overall Vacancy	8.5%
Subject Asking Rent	\$11.13/SF
Submarket Asking Rent	\$9.46/SF
Market Asking Rent	\$10.24/SF
12 Mo. Submarket Leased	8,340,135 SF
12 Mo. Sales Volume	\$80.13M
Market Sale Price/SF	\$117/SF

2025 TAX ASSESSMENT

Improvements: \$113,860 | Land: \$52,640 | **Total: \$166,500**

Investment Opportunity

4214 S. LANCASTER ROAD • DALLAS, TX 75216



The Rod of God
Deliverance Church

HI Holland Elementary
School at Lisbon

SECTION 2

LOCATION OVERVIEW

Community Academy
Day Care Center

True Gospel Ministries

Lancaster
Family Dentistry

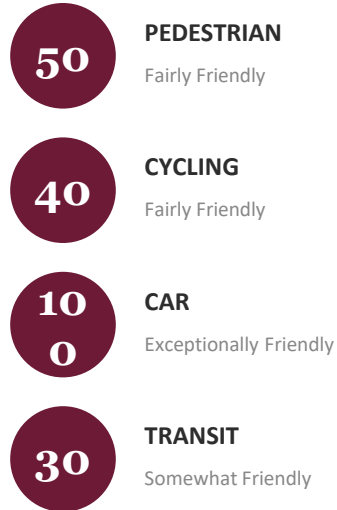
Lisbon Creek

Lisbon Creek



SE DALLAS

NEIGHBORHOOD



DEMOGRAPHICS SNAPSHOT

17,012

1-MI POPULATION

112,730

3-MI POPULATION

\$38,631

MEDIAN HH INCOME (1-MI)

\$44,472

MEDIAN HH INCOME (3-MI)

34.6

MEDIAN AGE (1-MI)

4.35%

POP GROWTH '25-'30 (1-MI)

5,398

HOUSEHOLDS (1-MI)

36,710

HOUSEHOLDS (3-MI)

The SE Dallas/I-45 submarket encompasses a large and diverse area of southern Dallas, anchored by major institutions including the Dallas VA Medical Center and accessible via the DART light rail system. The corridor along S. Lancaster Road has seen steady investment as part of broader revitalization efforts in southern Dallas. The area features a mix of residential neighborhoods, commercial corridors, and institutional uses, with growing interest from investors attracted by Opportunity Zone incentives and the area's accessibility to downtown Dallas and major highways.

TRAFFIC & TRANSPORTATION

COLLECTION STREET	CROSS STREET	TRAFFIC COUNT	DISTANCE
S Lancaster Rd	Paducah Ave NW	14,380	0.03 mi
Ann Arbor Ave	S Denley Dr E	6,913	0.14 mi
Fordham Rd	Sonora Ave SW	4,256	0.19 mi
Ann Arbor Ave	S Denley Dr NE	6,384	0.22 mi
S Lancaster Rd	Garza Ave S	16,713	0.30 mi
E Ann Arbor Ave	Easter Ave W	6,515	0.36 mi
S Lancaster Rd	Atlas Dr SE	16,496	0.43 mi
Ann Arbor Ave	Frio Dr W NE	6,188	0.46 mi

AIRPORT ACCESS

Dallas Love Field: 24 min / 12.4 mi | **Dallas-Fort Worth International:** 37 min / 26.5 mi

DALLAS

Dallas is one of the fastest-growing major metropolitan areas in the United States, known for its diverse economy, business-friendly environment, and exceptional quality of life. The Dallas-Fort Worth Metroplex is home to over 20 corporate headquarters and is the fourth-largest metropolitan area in the nation. The region continues to attract businesses and residents from across the country, fueling demand for commercial and residential real estate.

1.3M+

POPULATION

\$212,300

MEDIAN HOME PRICE

\$67,927

MEDIAN INCOME

BUSINESS SNAPSHOT

30

Fortune 500
Companies

39

Fortune 1000
Companies

35M

SF of Class A
Office Space

The Dallas/Fort Worth Metroplex is home to over 20 corporate headquarters, making it one of the largest corporate headquarters concentrations in the United States. This has also resulted in the growth of DFW International Airport, home to American Airlines, and the rapid population growth of the metropolitan area. Major employers include AT&T, Texas Instruments, Southwest Airlines, and numerous healthcare systems.

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