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LANCASTER

DALLAS, TEXAS

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DALLAS, TEXAS

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EXECUTIVE SUMMARY

BUILDING SIZE 28,340 SF

LOT SIZE 2.391 Acres (Bldg Lot)

2025 NOI \$296,314



INVESTMENT HIGHLIGHTS



28,340 SF of office located on 2.391 acres



Fully renovated in 2021 (\$2.0M+ exclusive of TI)



Located in Opportunity Zone



Across the street from Dallas VA Medical Center



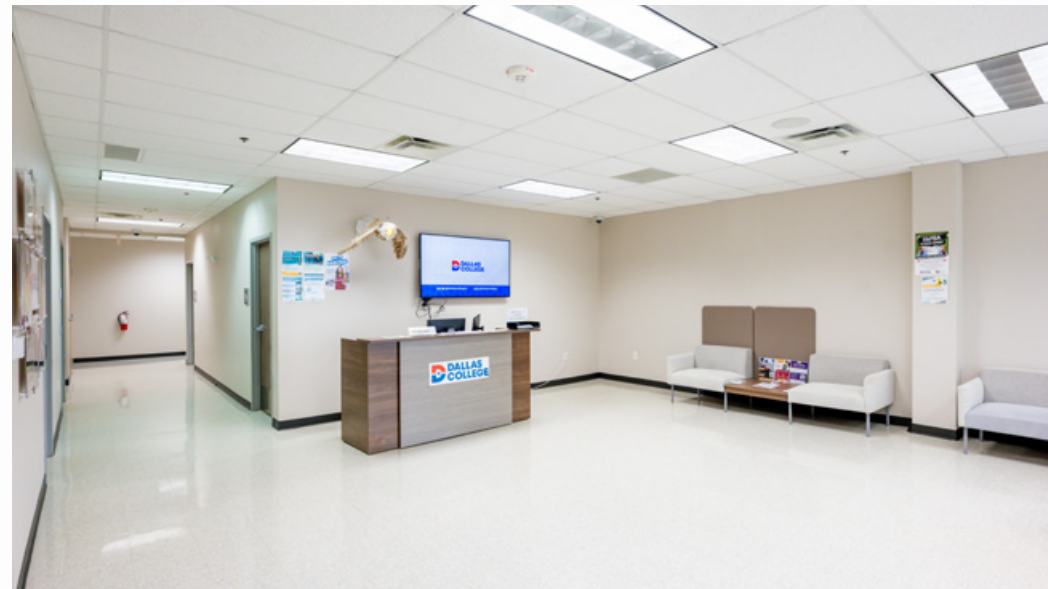
Located at the VA Medical Center DART Station, part of the Dallas' Light Rail System



Located within the Five Mile Urban Greenbelt



71 adjacent garage parking spaces



LOCATION OVERVIEW

The property is located across from the Veteran Affairs hospital in South Dallas. Directly next door is a brand new mixed use development encompassing apartments and retail. Adjacent to DART Blue Line VA Medical Center Station. Building is at the intersection of South Lancaster and Ann Arbor Avenue.



DALLAS / FORT WORTH

With a population of over 7.9 million residents, the Dallas/Fort Worth (“DFW” or “The Metroplex”) ranks as the 4th largest metro area in the country. A perennial national leader in population and employment growth, Dallas has become a sought-after city for all ages given its centralized location, growing job market, high-quality of life and low cost of living. As one of the nation’s top economic performers, DFW is a thriving city with a young, highly-educated and vibrant population that attracts businesses and visitors alike – so much so that the area’s population growth rate from 2023-2027 is projected to be more than four times the national average. According to the Census Bureau’s most recent release, Texas saw the largest nominal gains in the country last year for population, adding 391,243 new residents between 2024 and 2025. With continued momentum well into the 2020s, the state’s population now exceeds 31 million.

DALLAS VA MEDICAL CENTER

- » The Dallas VA Medical Center campus is situated 1 block from the subject property. The campus is a large 84-acre site and functions as a full-service hospital catering to US service members including surgery, rehabilitation, mental health, and spinal cord injury services.
- » The Dallas VA Medical Center (located on South Lancaster Road) features a 289-bed acute care medical center, 90-bed transitional unit, 40-bed domiciliary care unit, and a 30-bed spinal cord injury center and partners in clinical education and research, reinforcing its role as a major regional health and employment hub.
- » There is currently a \$200 million construction project underway including a new facility for spinal cord injury rehabilitation, therapy and long-term care and renovate a portion of the existing spinal cord injury building. Completion expected in 2027.

SOUTH DALLAS MARKET OVERVIEW

- » South Dallas is seeing targeted reinvestment through city-backed initiatives and community development programs aimed at revitalizing commercial corridors including Lancaster Road. Infrastructure upgrades and streetscape improvements are increasing traffic flow and business visibility.
- » The broader Metroplex continues to rank among the fastest-growing regions in the U.S., attracting corporate relocations and expansions in healthcare, tech, finance, logistics and manufacturing. As employment continues to increase demand for retail, office, warehouse, and service-based commercial space follows.
- » South Lancaster Road offers direct connectivity to downtown Dallas and major highways (I35E, I45 and Loop 12), providing excellent accessibility for customers and employees. Being minutes from downtown allows businesses to benefit from urban proximity without downtown pricing.
- » Commercial property in South Dallas remains competitively priced compared to North Dallas and Uptown submarkets. Investors and owner-operators can secure space at a lower basis while benefiting from rising property values as redevelopment accelerates.



28,340 SF
of multi-tenant office

69%
leased to six tenants



Dallas County Hospital District

UPTOWN DALLAS

DOWNTOWN DALLAS

Dallas Design District

Oak Cliff

H.I. Holland Elementary School at Lisbon

VA Community Center

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VA Recreational Facility

VA Transitional Care

VA Medical Center Patriot Parking Garage

Ann Arbor Avenue

S Lancaster Rd

Lancaster Urban Village

Dallas VA Medical Center



Dallas VA Medical Center DART Station

Owned by the City of Dallas

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

The property is currently 69% leased to six tenants. All leases are Triple Net with the tenants covering all pro rata building expenses. The property was originally built in 1951 and expanded in 1991, then fully renovated in 2021. The roof is TPO and was installed in 2020. The AC systems are Carrier RTU's installed in 2020. New security and access control system were installed in 2025.



SITE PLAN





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