

MORE FROM HOMEPAGE

Texas voters against 'defunding' police, but more receptive to other reforms to curb misconduct

How Latino residents in Dallas' hardest hit ZIP code are weathering COVID-19

What you need to know about coronavirus, plus a map of every case in Texas

BUSINESS > REAL ESTATE

Emmitt Smith's company gets financing for its southern Dallas redevelopment

Mixed-use project on Lancaster Road is near VA Medical Center.



The 4315 Innovation Center is on Lancaster Road. (E Smith Legacy)

what matters.

- DALLAS PROTEST UPDATES >
- CORONAVIRUS UPDATES >
- GRADUATION ANNOUNCEMENTS >
- YOUR CITY'S NEWS >
- FIND TAKEOUT & DELIVERY >
- LOCAL BUSINESS GIFT CARDS >
- INSPIRED: GOOD NEWS >
- TIMELESS IN TEXAS >



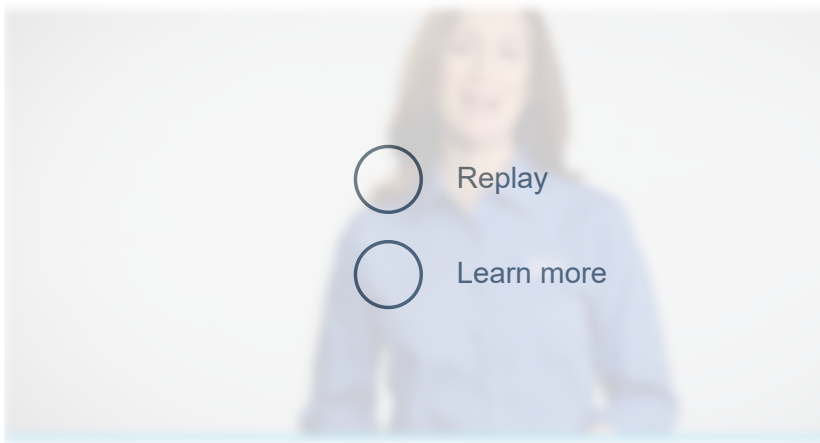
By [Steve Brown](#)
2:16 PM on Jul 7, 2020

The real estate company headed by Emmitt Smith is pushing ahead with plans to develop a mixed-use project in southern Dallas.

The former Dallas Cowboys star bought the building on South Lancaster Road last year with plans to redevelop the property.

The space had been empty for years since the Urban League moved its offices.

ADVERTISING



The 30,000-square-foot building near the VA Medical Center will be repurposed as a new community office center and retail space called 4315 Innovation Center.

The E Smith Legacy firm has teamed up with investor American South Real Estate Fund to arrange construction financing for the renovation with Texas Security Bank.

Construction has already started.



- [CURIOUS TEXAS >](#)
- [NEWSPAPER ARCHIVES >](#)
- [PUZZLES AND GAMES >](#)
- [AL DÍA - NOTICIAS EN ESPAÑOL >](#)
- [OBITUARIES >](#)
- [TODAY'S EPAPER >](#)


TOP BUSINESS STORIES



Why pile on international students? They're building up UTD, UTA and Dallas-Fort Worth



SPONSORED CONTENT

\$1.69 BY 

“We are pleased to continue our work on this strategically located and well-constructed asset in the heart of this growing South Dallas market,” Tamela Thornton, head of social infrastructure development with E Smith Legacy, said in a statement. “We are excited to invite new tenants, including Cedar Valley Community College, UNT Dallas, Guru Financial and other select, community-focused businesses committed to providing services and jobs to the local community.”

The more than \$6 million project will repurpose the building,

American South Real Estate Fund is based in Louisiana and California and invests in transformative real estate projects in urban markets.

ADVERTISING



E Smith Legacy is based in Dallas with offices in Baltimore and Philadelphia.



[Steve Brown](#), Real Estate Editor. Steve covers commercial and residential real estate in Dallas-Fort Worth.

Potter's House saved its STEAM camp with a little help from its friends



Scott Burns: As our world changes, our money habits will, too



New Jersey hedge fund wins auction for Fort Worth Star-Telegram and 29 other newspapers



Kelcy Warren's Energy Transfer girds for next battle over Dakota Access pipeline





Get D-FW real estate news

Get the latest real estate news from Steve Brown and the business staff at *The Dallas Morning News*.

Email Address



By signing up you agree to our [privacy policy](#)

Local Journalism Matters

Stand with us in our mission to discover and uncover the story of North Texas

[BECOME A MEMBER >](#)

THE LATEST

Texas voters against 'defunding' police, but more receptive to other reforms to curb misconduct

BY GROMER JEFFERS JR.

How Latino residents in Dallas' hardest hit ZIP code are weathering COVID-19

BY DIANNE SOLIS AND ANNA KUCHMENT

What you need to know about coronavirus, plus a map of every case in Texas

BY WIRE SERVICES AND TOM STEELE

Dallas County reports 1,174 coronavirus cases, 2 more deaths

BY DANA BRANHAM AND NATALY KEOMOUNGKHOUN

Enter the bubble: The Dallas Morning News' Brad Townsend joins few others to cover the NBA's return from inside Disney World

BY BRAD TOWNSEND

MOST POPULAR ON DALLASNEWS.COM

1 Joe Biden builds 5-point lead over Donald Trump in red Texas as some voters sour on handling of virus

2 What does a whistleblower who handled insurance claims for USAA admit under oath?

3 How Latino residents in Dallas' hardest hit ZIP code are weathering COVID-19

4 Enter the bubble: The Dallas Morning News' Brad Townsend joins few others to cover the NBA's return from inside Disney World

5 Dallas: Arrestan a 7 hombres por solicitar prostitutas sobre Harry Hines Boulevard

6 Source: Dak Prescott, Cowboys 'not close' to reaching multi-year deal as deadline approaches

The Dallas Morning News

Texas' Leading News Source
Est. October 1, 1885



[COMPANY](#)

[ADVERTISE WITH US](#) [BUY](#)

[CUSTOMER SUPPORT](#)

[WEBSITE SUPPORT](#)

[About *The Dallas Morning News*](#)

[Autos](#)

[Photo reprints](#)

[Help and feedback](#)

[Terms of service](#)

[Classifieds](#)

[Archived articles](#)

[Privacy policy](#)

[Contact us](#)

[Jobs](#)

[Back copies](#)

[Manage your account](#)

[Site index](#)

[Careers](#) [FAQ](#)

[Obituaries](#)

[Commercial reprints](#)

[Newspaper subscription](#)

[Public Notices](#)

[Licensing](#)

[ePaper](#)

[ePaper \(Al Día\)](#)

[Email Newsletters](#)

[Daily audio briefing](#)

[Vacation hold/billing](#)

Real. *local.* **Journalism.**

Copyright © 2020 The Dallas Morning News. All rights reserved.