



FOR IMMEDIATE RELEASE

E Smith Legacy Secures Renovation Funding for 4315 Innovation Center
Continues Establishing Community-Centric Presence in South Dallas

Dallas, TX – July 7, 2020 - E Smith Legacy a real estate solutions company and impact investor American South Real Estate Fund (ASREF) have arranged construction financing for the renovation of the 4315 Innovation Center, located at 4315 S. Lancaster at the southwest corner of Lancaster Road and Ann Arbor in South Dallas.

The 4315 Innovation Center will serve as a community hub with the introduction of new tenants to the 29,686 square-foot office/mixed-use building on 2.391 acres adjacent to the Dallas VA Medical Center. Construction financing is provided by Texas Security Bank.

“We are pleased to continue our work on this strategically located and well-constructed asset in the heart of this growing South Dallas market. 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,” said Tamela Thornton, head of, Social Infrastructure Development, E Smith Legacy.

The 4315 Innovation Center’s flexible design and layout is ideal for the education and wellness ecosystem that has evolved in the Lancaster Corridor. Its proximity to the Dallas VA Medical District, DART station and 15-minute access to downtown Dallas make it ideal for tenants who want to serve the community and diversify their customer base.

“E Smith Legacy is a mission-driven, socially responsible developer who wants to partner with tenants to build and incubate talent, reinvest for future growth and inspire residents to thrive in healthy, creative and conscious spaces,” continued Thornton. The 4315 Innovation Center is part of E Smith Legacy’s plan to bring innovative, targeted real estate solutions designed to transform neighborhoods located in Opportunity Zones, a plan fully supported by E Smith Legacy Chairman, Emmitt Smith.

About E Smith Legacy

E Smith Legacy (esmithlegacy.com) is a real estate solutions company that combines domain knowledge, experience, talent and strong relationships to create, finance and execute the real estate solutions our clients demand. With headquarters in Dallas and offices in Baltimore and Philadelphia, our goal is to provide a comprehensive commercial real estate platform to meet the unique needs of our clients and partners. We offer integrated services and support through our operating companies which include: mixed-use commercial development, single-tenant commercial development, commercial and civil construction, infrastructure investment and consulting and real estate services. Visit esmithlegacy.com for more information.



About American South Real Estate Fund

The American South Real Estate Fund (ASREF) is an impact fund focused on 10 states across the Southern U.S. It is a joint venture between Strategic Development Solutions (sdsgroup.com) and Vintage Realty Company (vintagerealty.com). ASREF provides equity, preferred equity and mezzanine debt for third-party real estate developers. As an impact fund, it seeks to finance projects that positively impact low-income and moderate-income communities in need of economic and community development. For more information, visit asref.com.

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