



AVAILABLE

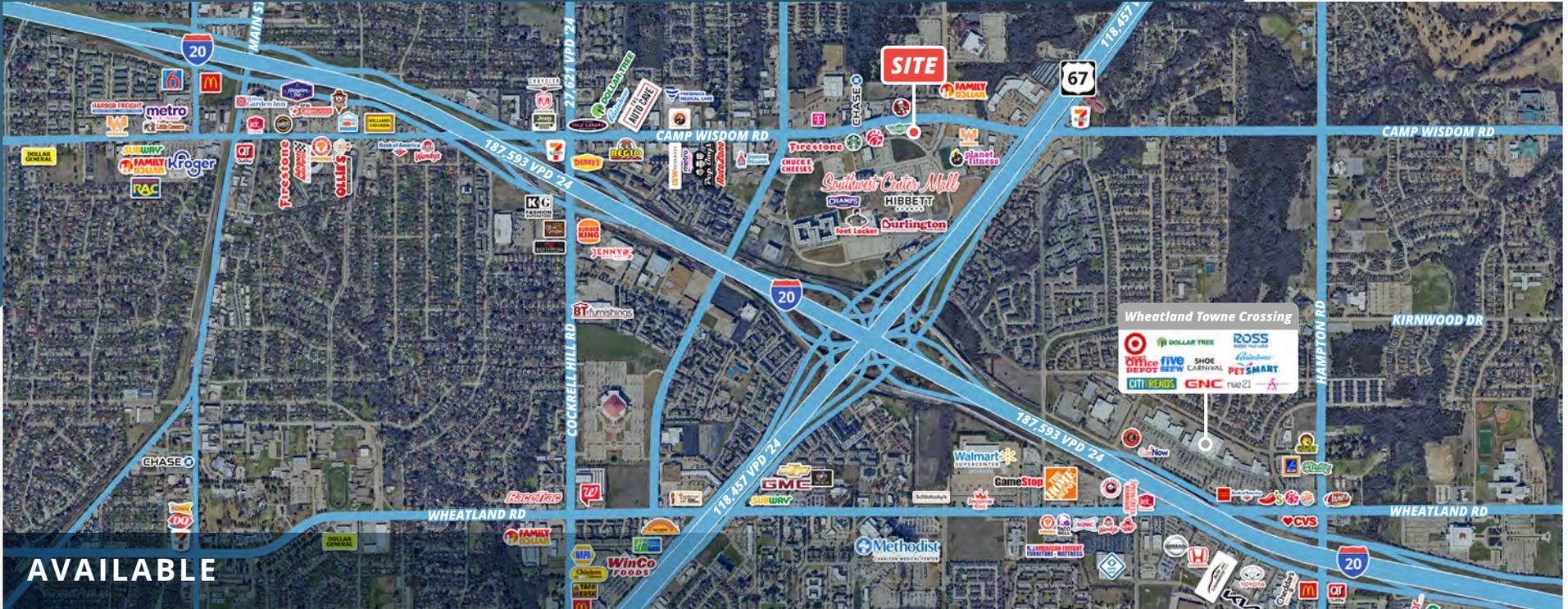
Freestanding Retail Storefront

3314 W Camp Wisdom Rd | Dallas, TX 75237



Freestanding Retail Storefront

3314 W Camp Wisdom Rd | Dallas, TX 75237



AVAILABLE

1,500± SF

Available

Call for Rates

Price

ABOUT THE PROPERTY

- 1,523 SF retail outparcel at The Shops at RedBird
- Strong accessibility from Camp Wisdom Rd and the The Shops at Redbird loop road
- Easy access to both Hwy 67 and I-20
- Located in close proximity to Moritz Chrysler Dodge Jeep Ram, Moritz Chevrolet, Toyota of Fort Worth, RideNow Powersports of Fort Worth, Fort Worth Harley-Davidson, and Fort Worth Indian Motorcycle
- Contact Listing Agents for additional information

JOIN THESE LOCAL RETAILERS

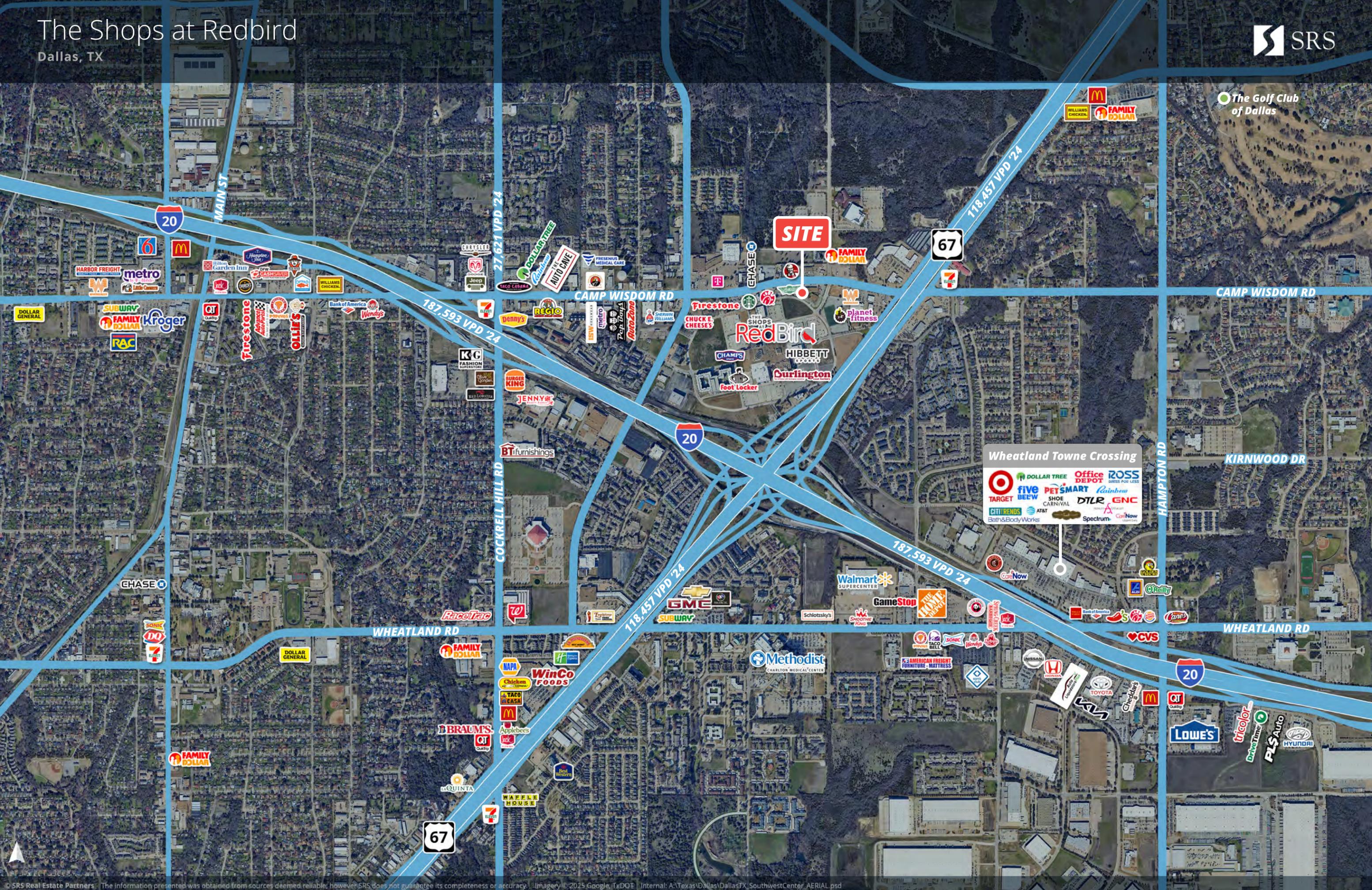


The Shops at Redbird

Dallas, TX



The Golf Club of Dallas



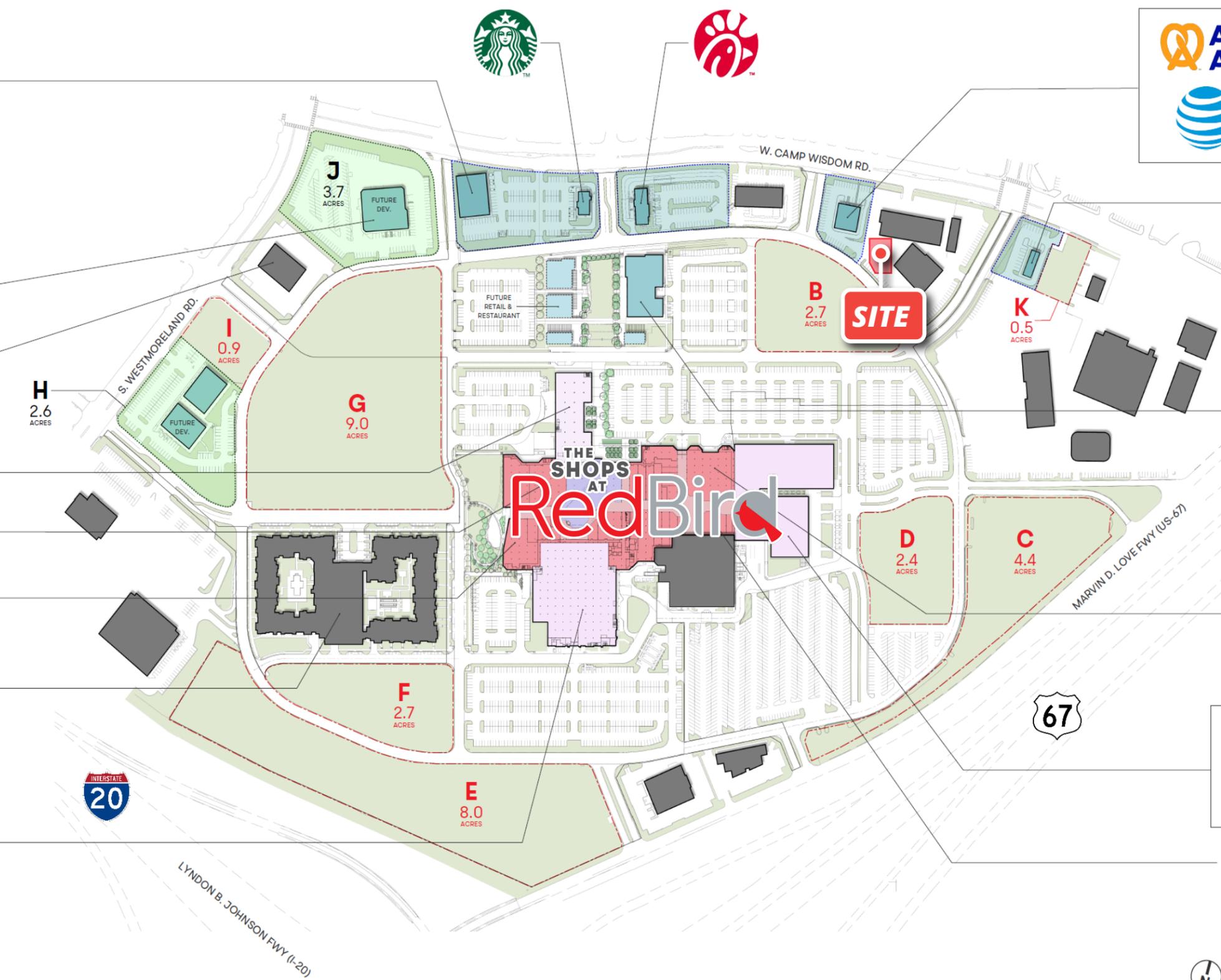
SITE

Wheatland Towne Crossing

- Target
- Dollar Tree
- Office Depot
- Ross Dress for Less
- Five Below
- PetSmart
- Shoe Carnival
- DTLR
- GNC
- Citi Trends
- AT&T
- Bath & Body Works
- Spectrum
- GoNow

The Shops at RedBird | Site Plan

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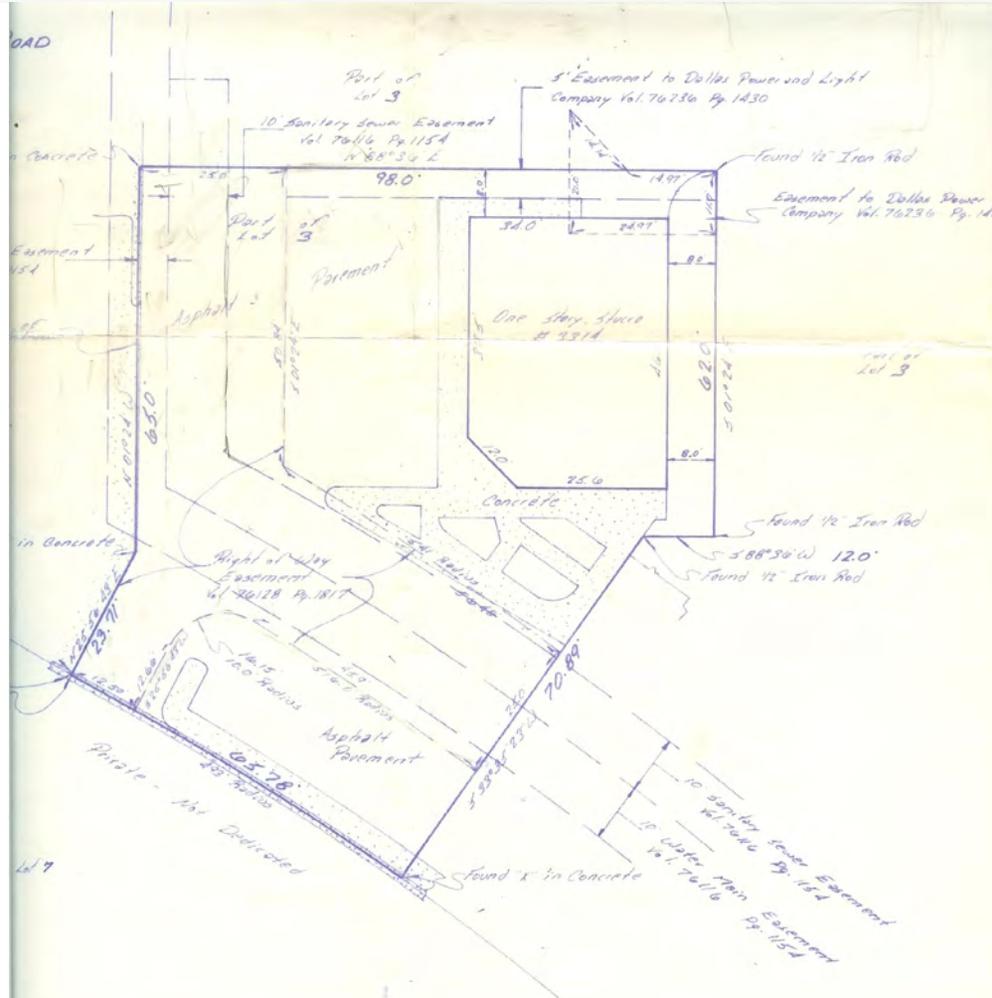


NOT TO SCALE
05/20/2025
REVISION 2: 06/06/2025



Site Survey

3314 W Camp Wisdom Rd | Dallas, TX 75237



was performed in connection with the transaction described in OF No. PM97-199356 of Safeco Land
any. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES SHALL BE AT THEIR RISK AND THE
AND IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

This is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said
being the same as indicated by record, except where noted, location and type of buildings and improvements are as shown, and that
is from the nearest intersecting street or road is as shown on said plot. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS
UNLESS APPARENT ON THE GROUND.

1" = 20'	W.O. No. 8982
10-29-97	Inv. No. 8982

By Kenneth A. Fox
KENNETH A. FOX
Registered Professional Land Surveyor, Dallas, Texas
LAND POINT SURVEYORS, INC.
10727 PLANO ROAD, SUITE 100 • DALLAS, TX 75238
(214)348-6100



Site Photos

3314 W Camp Wisdom Rd | Dallas, TX 75237



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	16,567	94,841	249,953
2030 Projected Population	16,771	94,263	247,613
Proj. Annual Growth 2025 to 2030	0.25%	-0.12%	-0.19%

Daytime Population

	1 mile	3 miles	5 miles
2025 Daytime Population	13,852	99,402	229,536
Workers	5,891	48,766	97,753
Residents	7,961	50,636	131,783

Income

	1 mile	3 miles	5 miles
2025 Est. Average Household Income	\$52,066	\$75,853	\$81,372
2025 Est. Median Household Income	\$42,037	\$58,335	\$62,332

Households & Growth

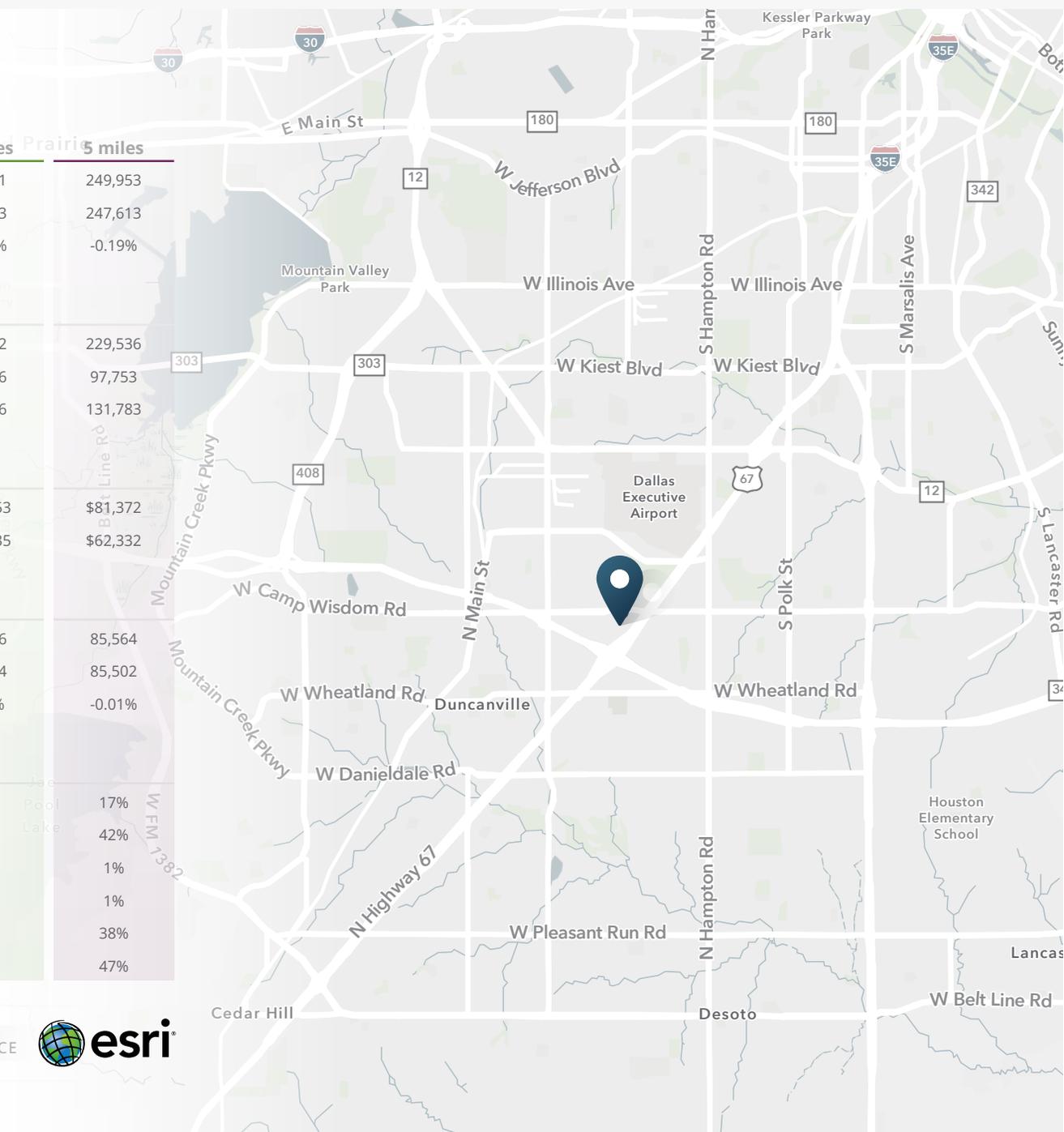
	1 mile	3 miles	5 miles
2025 Estimated Households	7,329	34,426	85,564
2030 Estimated Households	7,465	34,464	85,502
Proj. Annual Growth 2025 to 2030	0.37%	0.02%	-0.01%

Race & Ethnicity

	1 mile	3 miles	5 miles
2025 Est. White	7%	16%	17%
2025 Est. Black or African American	75%	50%	42%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	17%	32%	38%
2025 Est. Hispanic (Any Race)	20%	39%	47%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner an buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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