



FOR SALE

20,400 SF RETAIL CENTER

VALUE-ADD INVESTMENT OPPORTUNITY

Contact Broker
for Price

[Click to complete NDA](#)



SANTA FE SQUARE
2-STORIES

MINUTES FROM I-20 & HWY 67

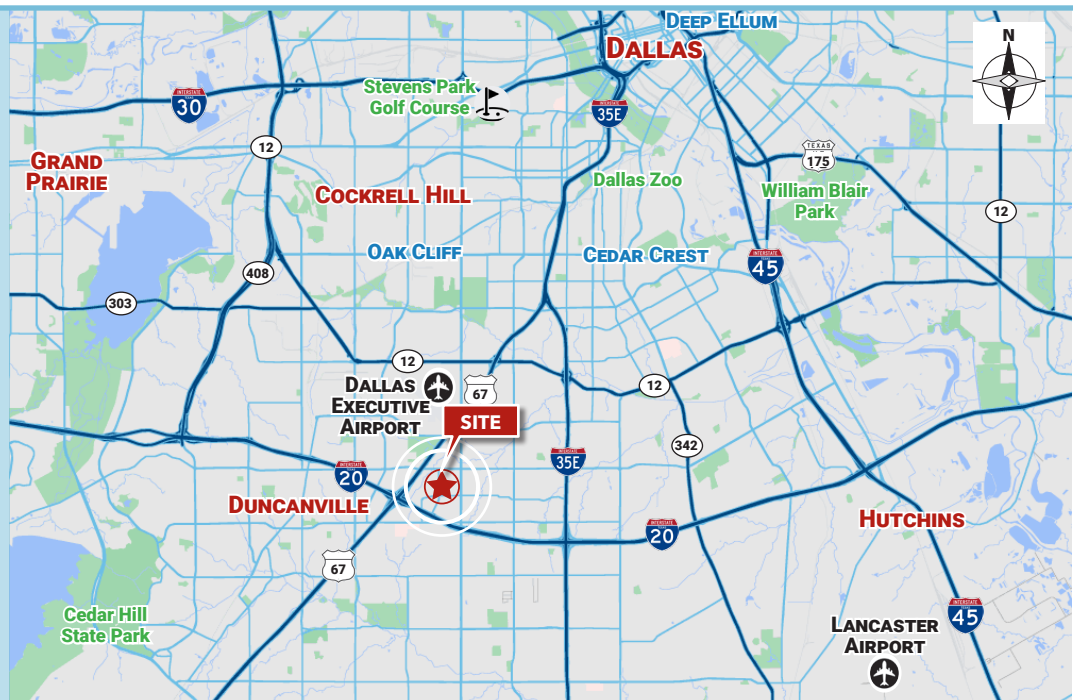


EXCELLENT OPPORTUNITY
FOR
OWNER/USER OR INVESTOR

3906 W. CAMP WISDOM ROAD | DALLAS, TEXAS 75237

Property Highlights:

- 20,000 SF Retail Center on 1.67 Acres
- Frontage on W. Camp Wisdom Rd. with over 21,000 (VPD)
- Adjacent to the revitalized RedBird Mall
- MU-2 Zoning which allows for: Office retail, personal service, lodging and residential
- Quick access to I-20 (143,900 VPD) and Hwy. 67 (110,000 VPD)



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Fort Worth | 817.242.2361
909 W Magnolia Ave, #2

Income & Spending Demographics

3906 W Camp Wisdom Rd - Santa Fe Square

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2021 Households by HH Income	7,693		32,239		79,854		75,397	
<\$25,000	3,215	41.79%	9,061	28.11%	19,800	24.80%	18,794	24.93%
\$25,000 - \$50,000	2,632	34.21%	9,865	30.57%	22,267	27.88%	21,435	28.43%
\$50,000 - \$75,000	933	12.13%	5,190	16.10%	14,754	18.48%	13,802	18.31%
\$75,000 - \$100,000	548	7.12%	3,673	11.39%	9,294	11.64%	8,695	11.53%
\$100,000 - \$125,000	212	2.76%	2,020	6.27%	5,753	7.20%	5,416	7.18%
\$125,000 - \$150,000	91	1.18%	848	2.63%	3,361	4.21%	2,970	3.94%
\$150,000 - \$200,000	26	0.34%	945	2.93%	2,729	3.42%	2,590	3.44%
\$200,000+	36	0.47%	647	2.01%	1,896	2.37%	1,695	2.25%
2021 Avg Household Income	\$38,159		\$57,068		\$62,609		\$61,831	
2021 Med Household Income	\$30,058		\$41,894		\$47,356		\$46,648	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$131.6M		\$764.6M		\$2.1B		\$2B	
Total Apparel	\$10.1M	7.71%	\$49.4M	6.46%	\$132M	6.31%	\$124.9M	6.35%
Women's Apparel	\$3.6M	2.76%	\$18.4M	2.40%	\$48.5M	2.32%	\$45.7M	2.33%
Men's Apparel	\$1.7M	1.28%	\$9M	1.17%	\$24.5M	1.17%	\$23.1M	1.18%
Girl's Apparel	\$893.7K	0.68%	\$4M	0.52%	\$10.7M	0.51%	\$10.2M	0.52%
Boy's Apparel	\$678.5K	0.52%	\$3M	0.39%	\$8.1M	0.39%	\$7.8M	0.40%
Infant Apparel	\$694.4K	0.53%	\$2.9M	0.38%	\$7.6M	0.37%	\$7.3M	0.37%
Footwear	\$2.6M	1.94%	\$12.2M	1.59%	\$32.5M	1.55%	\$30.8M	1.57%
Total Entertainment & Hobbies	\$20.6M	15.62%	\$113.2M	14.80%	\$301.4M	14.41%	\$282.2M	14.35%
Entertainment	\$2.2M	1.70%	\$12.8M	1.67%	\$38.4M	1.84%	\$36.3M	1.85%
Audio & Visual Equipment/Service	\$6.3M	4.78%	\$30.7M	4.01%	\$78.9M	3.77%	\$73.9M	3.76%
Reading Materials	\$110.4K	0.08%	\$872K	0.11%	\$2.3M	0.11%	\$2.1M	0.11%
Pets, Toys, & Hobbies	\$2.3M	1.77%	\$14.9M	1.94%	\$40.4M	1.93%	\$37.8M	1.92%
Personal Items	\$9.6M	7.29%	\$54M	7.06%	\$141.3M	6.76%	\$132M	6.71%



	1 Mile		3 Miles		5 Miles	
Total Food and Alcohol	\$40M	30.37%	\$214.4M	28.04%	\$577.6M	27.61%
Food At Home	\$23.9M	18.16%	\$122.4M	16.02%	\$327.1M	15.63%
Food Away From Home	\$14.3M	10.86%	\$81.3M	10.64%	\$221.2M	10.57%
Alcoholic Beverages	\$1.8M	1.35%	\$10.6M	1.39%	\$29.4M	1.41%
Total Household	\$17.8M	13.57%	\$117.2M	15.33%	\$323.5M	15.47%
House Maintenance & Repair	\$2.2M	1.68%	\$26.2M	3.43%	\$75.9M	3.63%
Household Equip & Furnishings	\$8.1M	6.17%	\$46.7M	6.11%	\$126.3M	6.04%
Household Operations	\$6.1M	4.64%	\$34.2M	4.47%	\$92.9M	4.44%
Housing Costs	\$1.4M	1.08%	\$10.1M	1.32%	\$28.4M	1.36%

Dallas - Fort Worth Demographics

Demographics in the Dallas-Fort Worth region continue to change. Nearly 19 percent of the population is foreign-born, with Hispanics accounting for the largest minority group in the region and state. Additionally, the region's workforce is relatively young and well educated. More than 60 percent of workers 25 years of age and older have at least some college education, with nearly a third holding a bachelor's degree or other advanced degree.

In the Dallas-Fort Worth area, more than **1,181,071 residents** were added from 2010 to 2019.

11,250,000 or more will live in DFW by 2045

322 people per day were added to the Dallas-Fort Worth region in 2019.



Total Population:
7,573,136

© DALLAS REGIONAL ECONOMIC DEVELOPMENT GUIDE



AGE

0-19 Years	28.8%
20-34 Years	21.5%
35 - 54 Years	27.6%
55-74 Years	18.0%
75+ Years	4.2%
Median Age	34.8%



FOREIGN BORN

Foreign-Born Population	18.7%
World Region Of Birth Of Foreign Born	
Europe	4.2%
Asia	28.5%
Africa	7.9%
Oceania	0.3%
Latin America	58.0%
Norther America	1.1%



RACE/ ETHNICITY

White	46.0%
Black or African American	15.5%
Asian	6.8%
Other	2.7%
Hispanic	28.9%



LABOR FORCE

(16 and older)

Management, Business, Science, and Arts Occupations	39.5%
Service Occupations	15.3%
Sales and Office Occupations	22.8%
Natural Resources, Construction, and Maintenance Occupation	9.5%
Production, Transportation	12.9%



EDUCATION

(25 and older)

Less than 9 th Grade	7.2%
9 th to 12 th grade, no diploma	7.2%
High School Graduate/GED	22.3%
Some College/No Degree	21.2%
Associate's Degree	7.0%
Bachelor's Degree	23.0%
Graduate/Professional Degree	12.2%



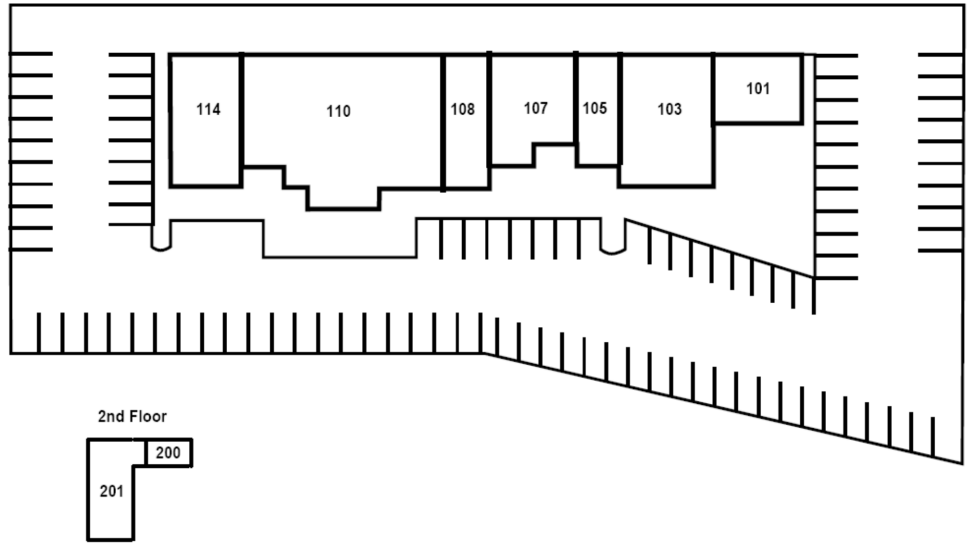
HOUSEHOLD INCOME

Average Household Size	2.83%
0 - \$34,999	23.1%
\$35,000 - \$74,999	29.8%
\$75,000 - \$149,999	29.9%
\$150,000+	17.2%
Median Household Income	\$70,281



Property Description

Santa Fe Square is a multi-tenant retail property located at 3906 W. Camp Wisdom Road in Duncanville, TX. The property is 20,400 sf and is within walking distance of RedBird Mall and minutes from I-20 and Hwy. 67.



Dallas - Fort Worth Accolades

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to low cost of living, a business-friendly environment, a strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine. Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country. Dallas-Fort Worth is consistently ranked among the top places to work, the best places to live, and the best places for investment.



Dallas-Fort Worth created more jobs than New York, Los Angeles, and Chicago metros with much larger populations.

#1 in the country for total job growth (322,200 jobs)
#2 in the country for percent job growth (9.3% growth)
December 2015 - December 2020



#5 Global 500 Companies
Fortune 2020

#2 Fastest Growing Economies
Forbes 2019

#24 Fortune 500 Companies
(Charles Schwab and CBRE joined the list in 2021)

#3 Fortune 10 Companies No other U.S. metro hosts more than one including SF and Seattle, NYC, LA, and Chicago host none

#3 Global 25 Companies Only Beijing has more; No other global metro hosts more than one.

3 Top Esports Orgs in the world are located in DFW
Complexity Gaming, Envy Gaming, and OpTic Gaming



#1 Customer Service
DFW

Today, Dallas Fort Worth International (DFW) Airport warmly welcomes more than 73 million customers along their journey every year, elevating DFW to a status as one of the most frequently visited superhub airports in the world.

#1

Best Airport Size & Region



Dallas Love Field

Centered between its owner cities of Dallas and Fort Worth, Texas, DFW Airport also serves as a major economic generator for the North Texas region, producing over \$37 billion in economic impact each year by connecting people through business and leisure travel.

Airports Council International

Best Performing Cities - Dallas

#14



2021 Milken Institute

#13 of 500

2019 Most innovative cities in the World



2 Thinknow

Top 100

List of the largest green power users within EPA's Green Power Partnership Participant Rank

1. Google
2. Microsoft
3. Intel
21. City of Dallas (#2 city)
29. DFW (#1 airport)



\$178.00



San Francisco



\$156.00
New York



\$100.00
US Avg



\$98.10
Dallas

The cost of doing business is 2% lower in Dallas than the national average.

Moody's

Top 30

Global Startup Ecosystem Rankings, 2020

Three Research 1 Universities



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

Best State for Business

16

Consecutive Years



Chief Executive Magazine

"Dallas offers a better operating cost, lower taxes, and is a central location for what is now a nationwide business. . . Being closer to our customers and more central to our divisions will create cost and logistical efficiency for us."

Scott McPherson
CEO, Core-Mark



The DFW region adds

322
New Residents
each day

U.S. Census, 2018-2019

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Points of Interest:

Transportation

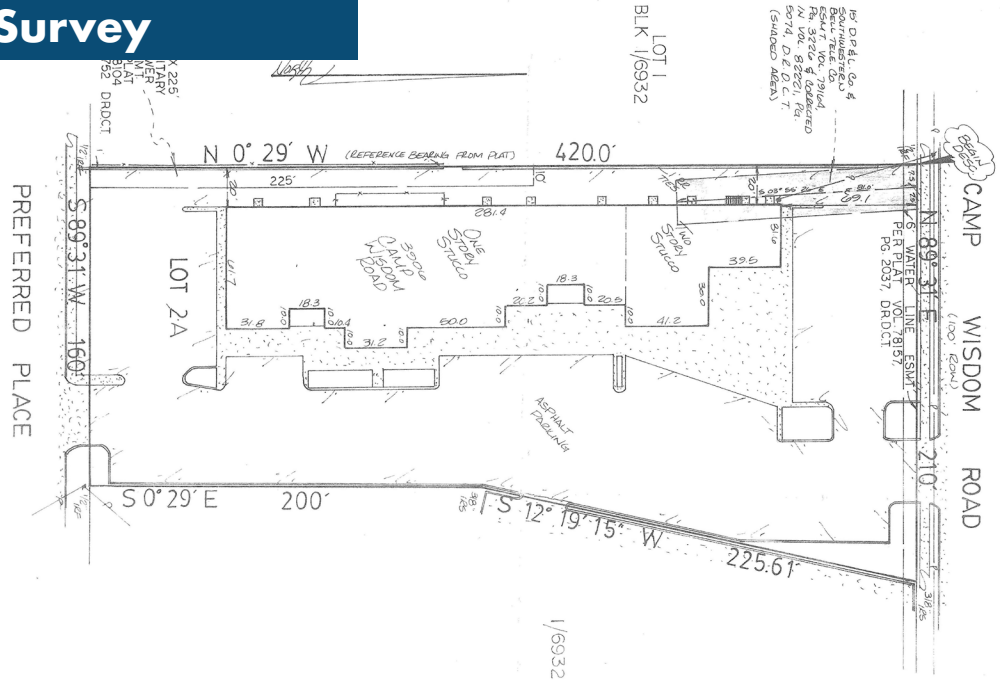
- DART RedBird Transit Center (6 mi)
- Dallas Executive Airport (3 mi)

- 1 Pladium RedBird Apartments
- 2 RedBird Mall
- 3 Boulder Park Trail

Restaurants & Retail

- 1 Whataburger
- 2 Starbucks
- 3 Colters Bar B Que
- 4 Sherman Williams
- 5 Pep Boys
- 6 Olive Garden

Survey



Area Map



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My Information About Brokerage Services