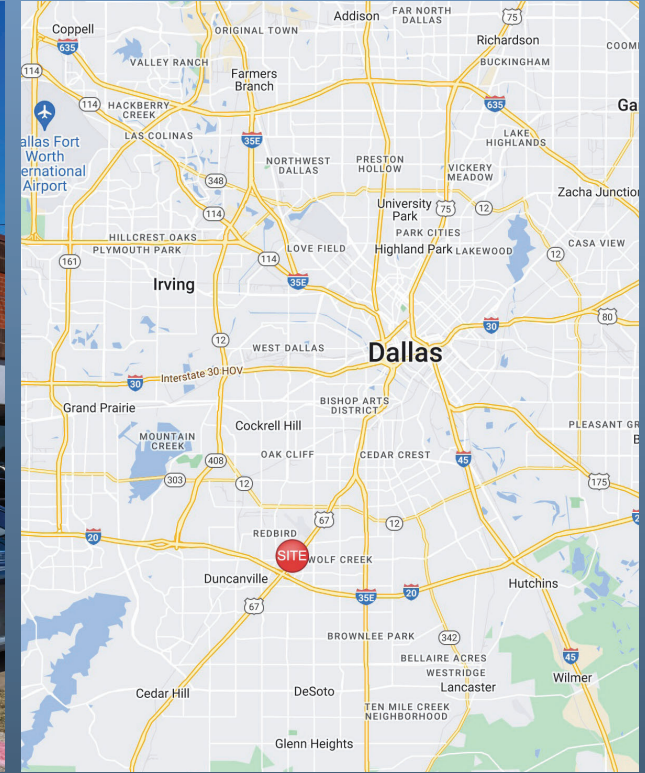


FOR LEASE - REDBIRD SQUARE

3107-3199 W Camp Wisdom Rd, Dallas, Texas 75237



PROPERTY DATA

- Located on the corner of W Camp Wisdom Rd and Marvin D. Love Frwy (Highway 67) in Dallas, Texas
- Excellent access and visibility
- Medical and retail spaces available from 900 SF to 37,672SF
- Center includes several national medical tenants

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2025 Estimate	12,406	91,832	251,001
Ave HH Income 2025 Estimate	\$59,252	\$77,191	\$82,981
Traffic Counts Hwy 67	98,030 cars per day		
W Camp Wisdom	17,209 cars per day		

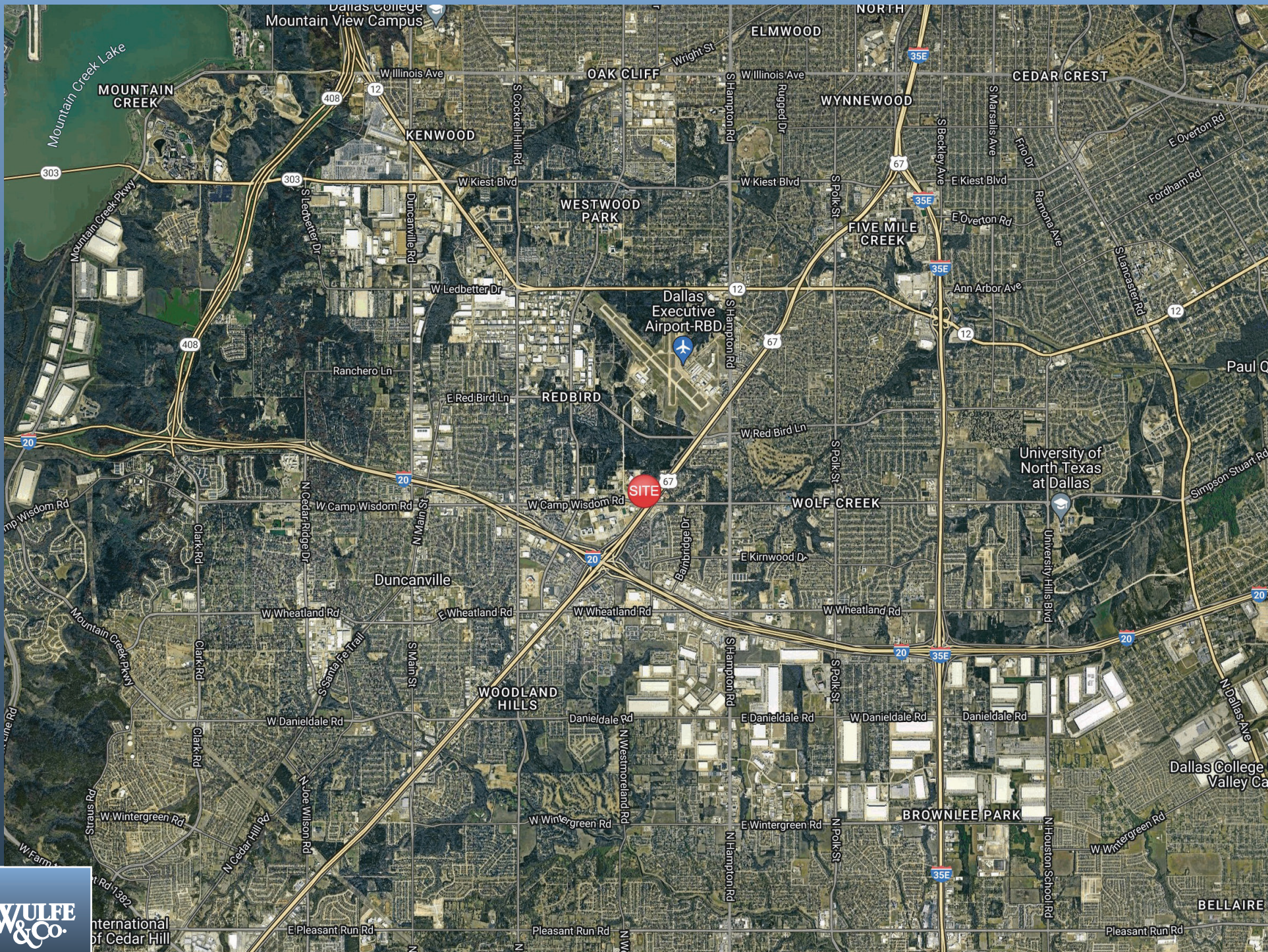
CONTACT

Bunny McLeod
bmcLeod@wulfe.com
(214) 455-3608

Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700











3107-3199 W CAMP WISDOM RD
DALLAS, TX 75237



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 32.6632/-96.871

3107 W Camp Wisdom Rd	1 mi	3 mi	5 mi
Dallas, TX 75237	radius	radius	radius
Population			
2025 Estimated Population	12,406	91,832	251,001
2030 Projected Population	11,575	83,837	231,584
2020 Census Population	11,517	91,346	255,846
2010 Census Population	10,444	87,787	244,005
Projected Annual Growth 2025 to 2030	-1.3%	-1.7%	-1.5%
Historical Annual Growth 2010 to 2025	1.3%	0.3%	0.2%
2025 Median Age	32.1	34.5	34.3
Households			
2025 Estimated Households	5,332	32,909	84,356
2030 Projected Households	4,980	30,215	78,330
2020 Census Households	5,152	33,864	86,978
2010 Census Households	4,544	31,969	81,219
Projected Annual Growth 2025 to 2030	-1.3%	-1.6%	-1.4%
Historical Annual Growth 2010 to 2025	1.2%	0.2%	0.3%
Race and Ethnicity			
2025 Estimated White	14.1%	20.9%	22.1%
2025 Estimated Black or African American	63.6%	46.6%	39.2%
2025 Estimated Asian or Pacific Islander	1.6%	1.7%	1.9%
2025 Estimated American Indian or Native Alaskan	0.6%	1.3%	1.3%
2025 Estimated Other Races	20.1%	29.5%	35.4%
2025 Estimated Hispanic	25.3%	38.3%	45.9%
Income			
2025 Estimated Average Household Income	\$59,252	\$77,191	\$82,981
2025 Estimated Median Household Income	\$47,416	\$59,536	\$65,355
2025 Estimated Per Capita Income	\$25,481	\$27,711	\$27,957
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	8.9%	11.0%	12.6%
2025 Estimated Some High School (Grade Level 9 to 11)	9.9%	9.7%	10.0%
2025 Estimated High School Graduate	30.1%	30.5%	28.5%
2025 Estimated Some College	24.6%	20.1%	21.1%
2025 Estimated Associates Degree Only	6.9%	6.7%	6.3%
2025 Estimated Bachelors Degree Only	14.9%	13.7%	13.8%
2025 Estimated Graduate Degree	4.7%	8.2%	7.6%
Business			
2025 Estimated Total Businesses	518	4,115	8,948
2025 Estimated Total Employees	3,031	32,693	67,519
2025 Estimated Employee Population per Business	5.9	7.9	7.5
2025 Estimated Residential Population per Business	24.0	22.3	28.1



Information About Brokerage Services

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

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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 and 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.

Wulfe & Co.	478511	info@wulfe.com	713-621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert D. Sellingsloh	291801	bsellingsloh@wulfe.com	713-621-1700
Designated Broker of Firm	License No.	Email	Phone
Bunny McLeod	195960	bmcleod@wulfe.com	713-621-1700
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date