

KIPP Destiny Campus

3663 W. Camp Wisdom Rd
Dallas, TX 75237



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Executive Summary

01

Destiny Campus

CBRE Education Advisory Practice Group, as an exclusive advisor, is pleased to present the opportunity to acquire 3663 W. Camp Wisdom Rd (the “Property” of the “Project”) formerly owner-occupied by KIPPTX.

KIPP’s Destiny campus is comprised of a one-story building situated on approximately 9.89-acre site located in the Southern Sector of Dallas, north side of W. Camp Wisdom Rd, east of S. Westmoreland Rd in Dallas, TX. Included in the sale are two vacant land parcels adjacent to the property owned by KIPP. 6900 S Del Rey Rd, Dallas consisting of 0.41 acres and 6900 S. Westmoreland Rd, Dallas consisting of 3.24 acres. Total site is approximately 13.54 acres.

The school, consist of approximately 77,699 SF of which 75,834 SF is rentable area. The site was originally constructed around 1985 as Mervyn’s department store and KIPP completely renovated the building in 2014 for school use. This campus features 48 classrooms, teachers’ lounge, administrative offices, and a cafeteria with commercial kitchen. The site also has prominent monument signage, parking areas, designated bus and carpool lanes, security fencing, athletic field, and multiple playgrounds providing a safe and welcoming environment for student and visitors alike. In addition to being across from The Shops at Redbird development, there’s access to major highways and public transportation which makes this location highly desirable and accessible.

This property is being made available on an “as-is, where is” basis.



Property Features

- 48 Classrooms
- Cafeteria w/ Commercial Kitchen
- Large Multipurpose Room
- Administrative Offices
- Teachers' Lounge
- 3 Play Ground Areas
- 2 Basketball Courts
- Athletic Field
- Monument Signage
- Security Fencing
- 309 Parking Spaces
- Designated Bus and Carpool Lanes
- Access to Public Transportation
- Access to Retail, Dining, and Housing

77,699

Total Building Size (SF)

13.54

Total Lot Size (AC)

1985

Year Built

2014

Year Renovated



Property Overview

02

Property Description

Property	KIPP – Destiny Campus		
Property Address	3663 W. Camp Wisdom Rd, Dallas TX 75237	Buildings	1
Current Use	Open-Enrollment Charter School	Stories	1
Total Building Size	77,699 SF	Classrooms	48
Total Lot Size (Acres):	13.54	Cafeterias	1
Parking Spaces	309	Play Ground Areas	3

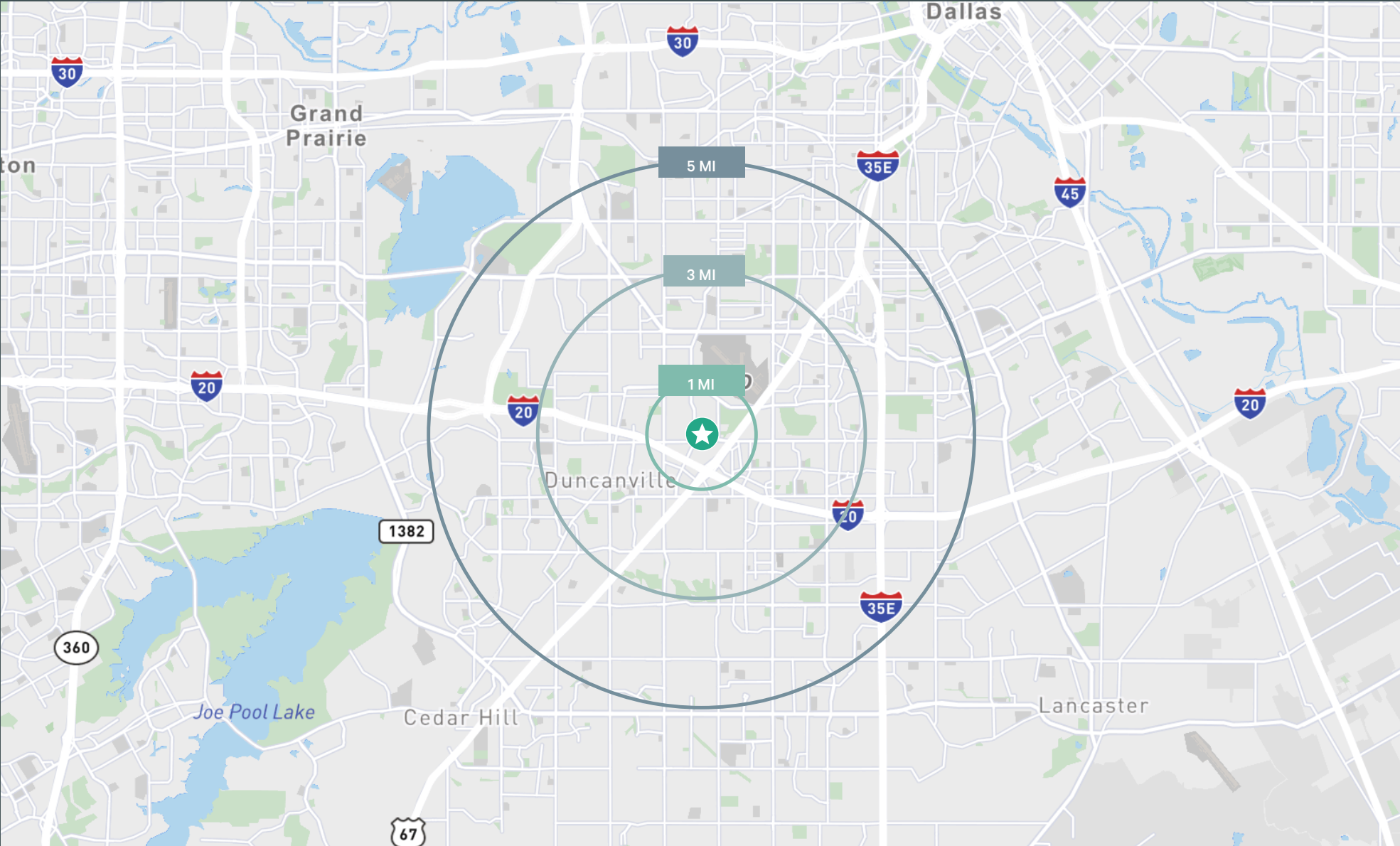


Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population – Current Year Estimate	15,835	90,340	251,435
2028 Population – Five Year Projection	15,886	89,265	249,379
2020 Population – Census	15,484	90,743	255,267
HOUSEHOLDS			
2023 Households - Current Year Estimate	6,817	32,578	85,359
2028 Households – Five Year Projection	6,905	32,495	85,593
2020 Households – Census	6,703	32,802	86,104
2023 Average Household Income	\$50,012	\$71,839	\$77,921
2028 Average Household Income	\$58,689	\$85,016	\$92,215
EDUCATION			
2023 Population 25 and Over	9,935	58,581	162,556
High School and Associates Degrees	4,402 - 44.3%	23,229 - 39.6%	60,533 - 37.2%
College Attainment (Bachelor’s Degree or Higher)	1,478 - 14.9%	14,157 - 24.1%	37,450 - 23%
PLACE OF WORK			
2023 Businesses	468	3,260	6,653
2023 Employees	4,534	41,164	79,771

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

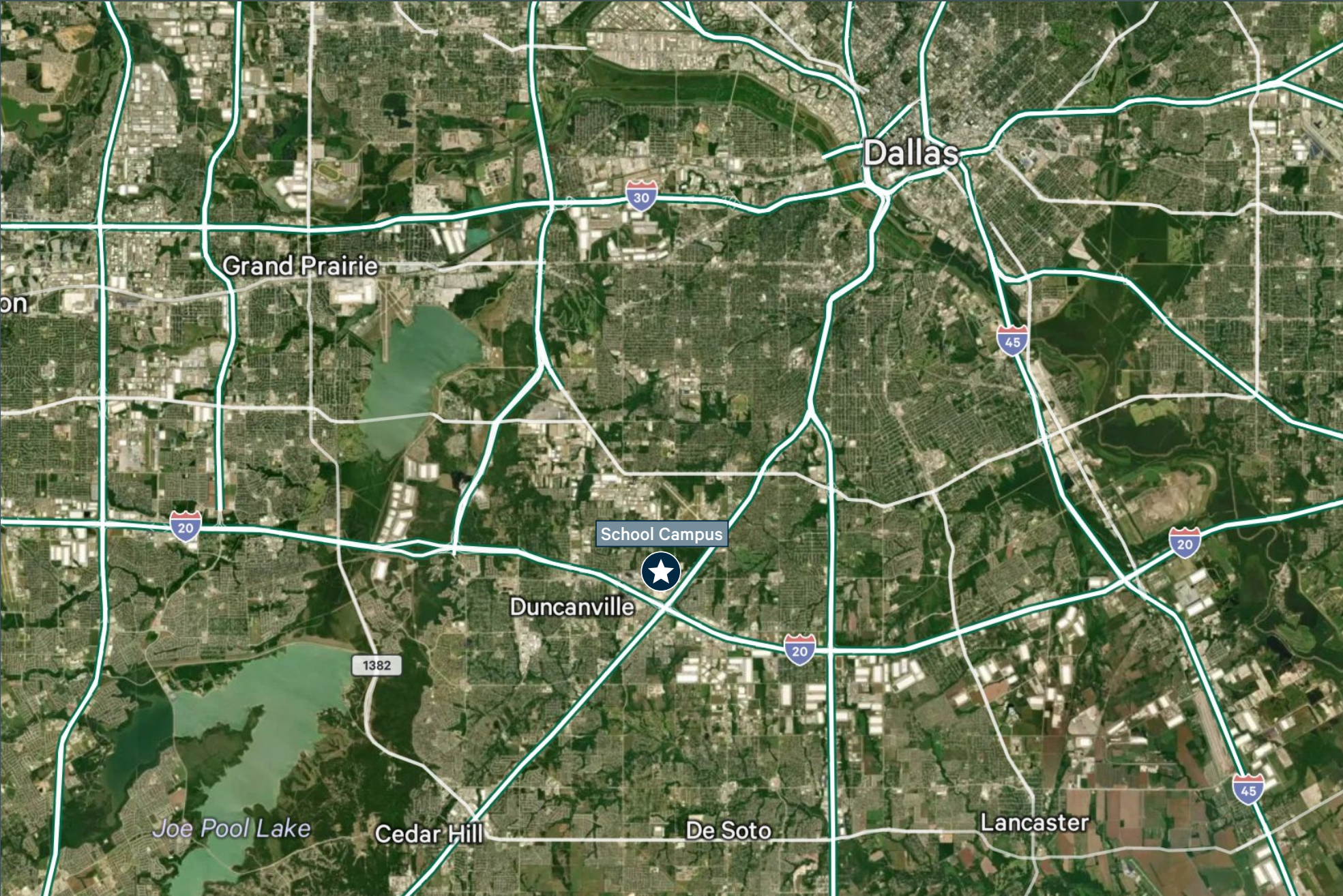
Demographics Map



Property Location

03

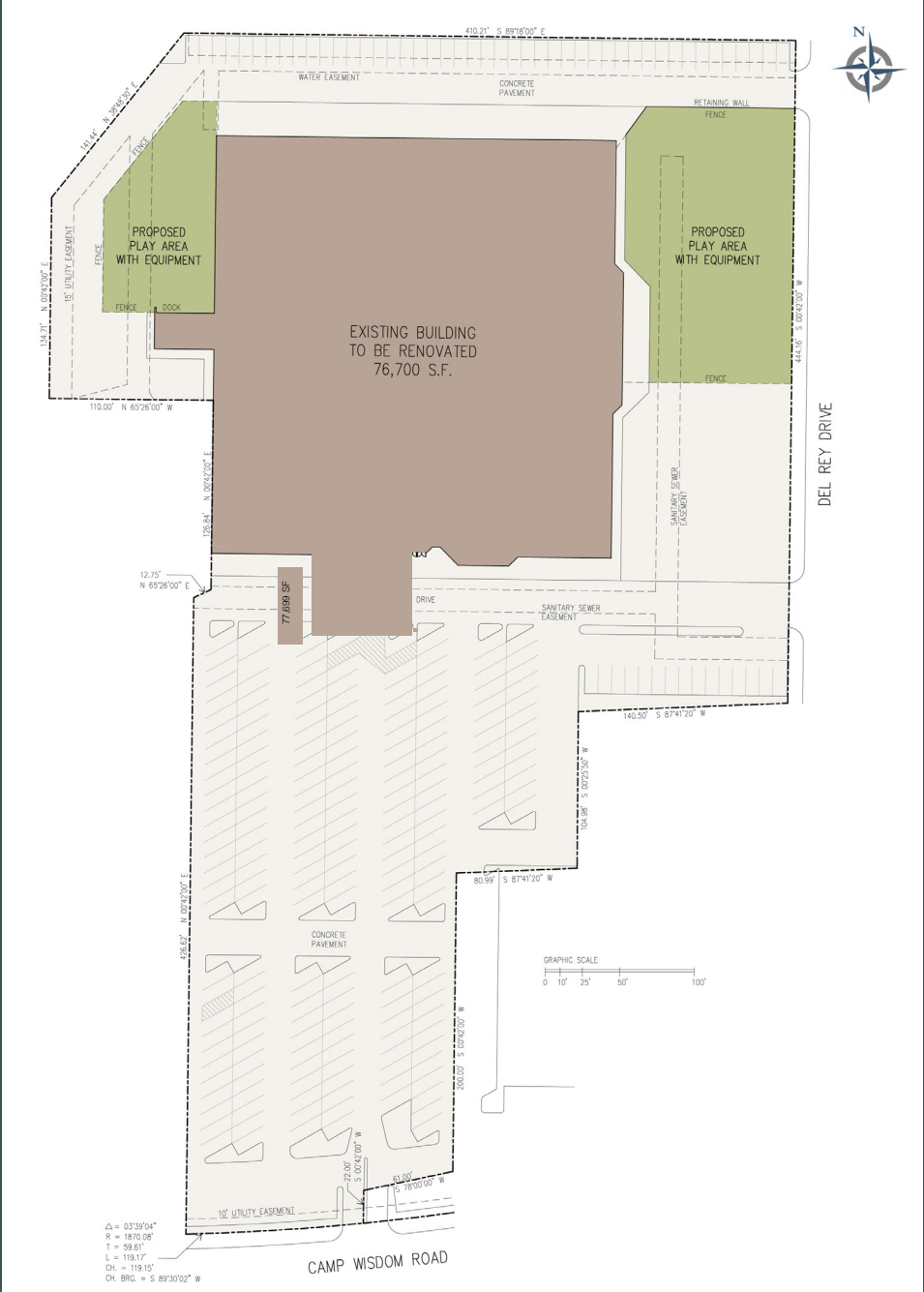
Location Map



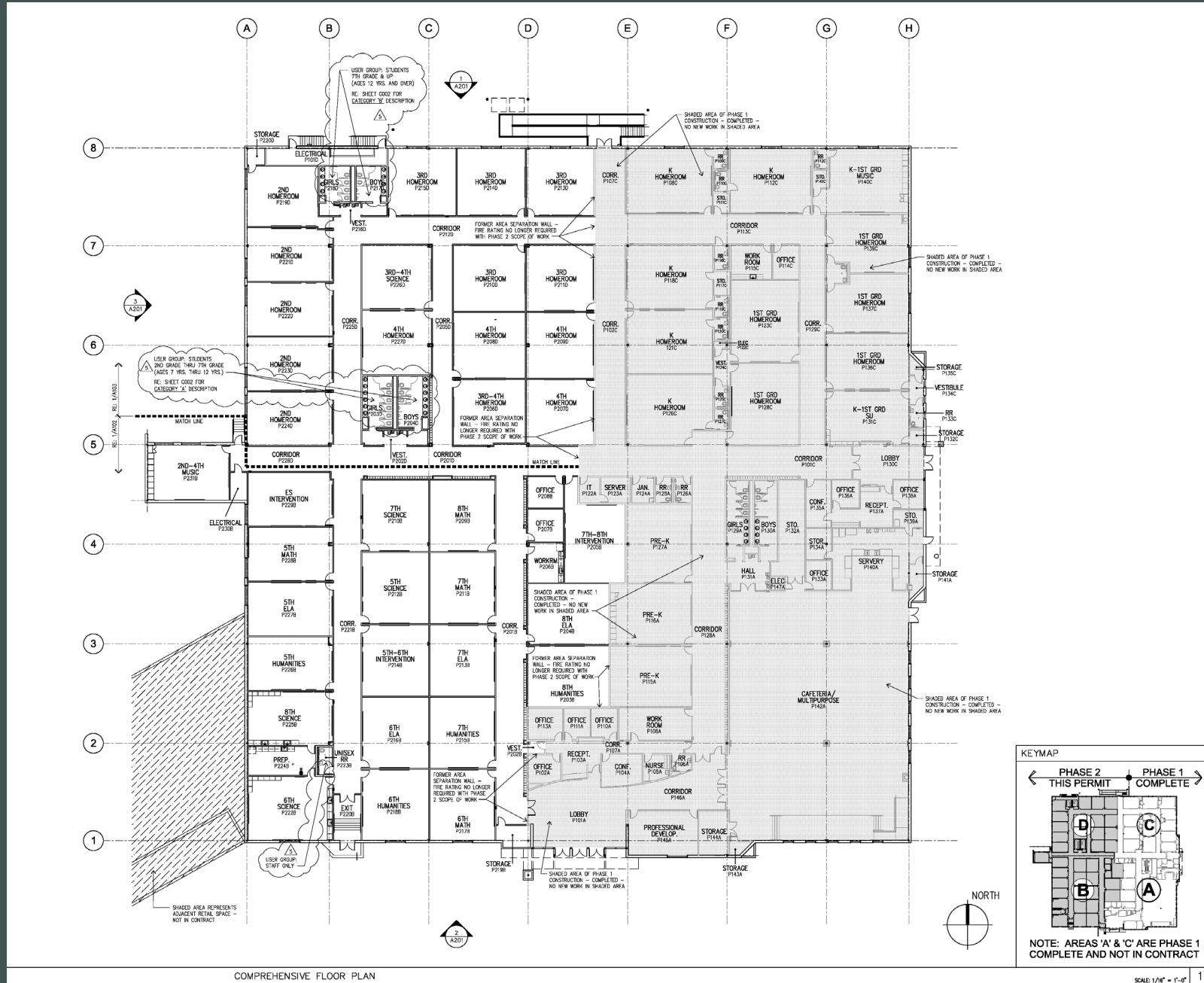
Location Aerial



Site Plan



Campus Floorplan



Property
Photos

04

Exterior Photos

3663 W. Camp Wisdom Rd



Exterior Photos

3663 W. Camp Wisdom Rd



Interior Photos



Interior Photos



Contact Us



Will Haynes II, SIOR

Executive Vice President
+1 214 979 6557
will.haynes2@cbre.com



Vada Hayes

Associate
+1 214 979 5611
vada.hayes@cbre.com

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