

CAMP WISDOM ROAD PAD SITE

FOR GROUND LEASE | ±0.53 ACRES

3302 WEST CAMP WISDOM ROAD, DALLAS, TEXAS 75237



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

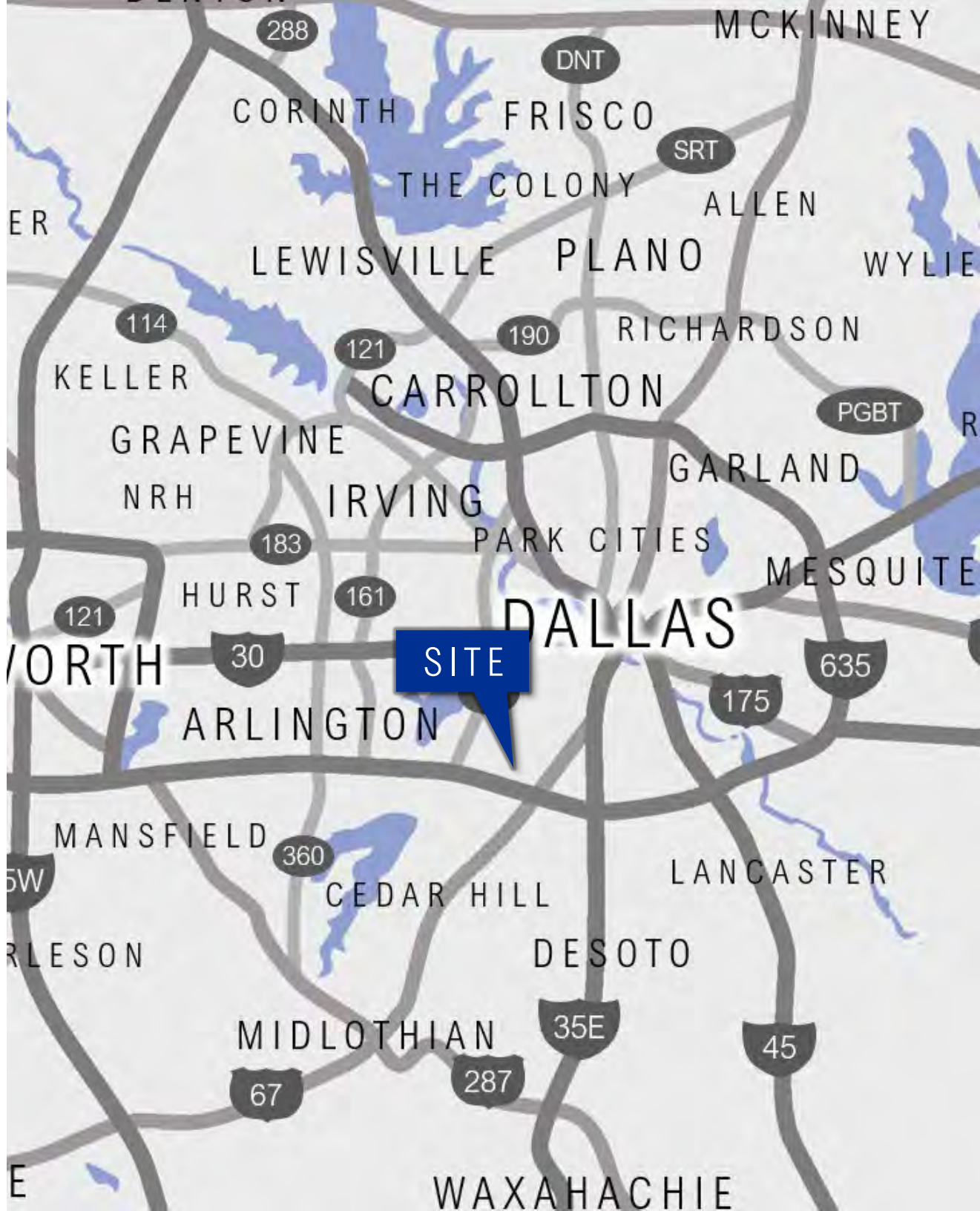
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

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Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer this ±0.53-Acre Camp Wisdom Road pad site opportunity located at 3302 W Camp Wisdom Rd in Dallas, Texas available for ground lease. The existing ±3,875 square foot building can be demolished to configure the for a pad site serving car wash, quick-serve restaurant or other retail users. Located east of Hwy 67 and north of Interstate 20, directly adjacent to The Shops at RedBird, the Property has exposure to strong traffic counts and many area traffic drivers.

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PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located on W Camp Wisdom Rd, between Marvin D. Love Fwy (Hwy 67) and S Westmoreland Rd, the Property is directly adjacent to The Shops at RedBird. The Shops at RedBird project has been a catalyst for major redevelopment in the area.

IDEAL QSR PAD SITE

The Property is a ± 0.53 acre site with an existing $\pm 3,875$ SF building that can be demolished to accommodate one pad site serving car wash, quick serve restaurant, or other retail user. There is a conceptual site plan configured for a drive-thru restaurant. Additionally, the site offers high visibility and excellent access.

STRONG DEMOGRAPHICS

With a population of approximately 95,354 and 248,149 living within a 3 and 5 mile radii of the Property respectively, the Property benefits from a dense pool of consumers in close proximity. The population within a 1 mile radius of the Property has experienced a dramatic 13.2% increase since 2010.

MANY AREA TRAFFIC DRIVERS

Traffic drivers in close proximity including UT Southwestern Regional Medical Center at RedBird, Parkland Hospital Outpatient Facility at RedBird, Courtyard by Marriott RedBird, Palladium RedBird apartments, and many more, make the property a prime pad site location.



THE SHOPS AT REDBIRD /
SOUTHWEST CENTER
MALL REDEVELOPMENT

SITE

PROPERTY PROFILE

LOCATION

The subject property is located at 3302 W Camp Wisdom Rd, between Marvin D. Love Fwy (Hwy 67) and S Westmoreland Rd, in Dallas, TX 75237.

EXISTING BUILDING AREA

±3,875 Square Feet

YEAR BUILT

1976

ZONING

RR – Regional Retail District

LAND AREA

±0.53 Acres (23,191 SF)

LOT DIMENSIONS

Frontage on W Camp Wisdom Rd:	±156 Feet
Maximum Depth:	±210 Feet

TRAFFIC COUNTS

W Camp Wisdom Rd:	±2,700 VPD (2022)
Marvin D. Love Fwy (Hwy 67):	±92.100 VPD (2022)

ZONING INFORMATION

PRIMARY USES

Regional-serving retail, personal service and office uses **Restaurant with drive-thru and car wash uses permitted with Development Impact and/or Residential Adjacency Reviews

MAXIMUM LOT COVERAGE

80%

MAXIMUM FLOOR AREA RATIO

0.5 for office uses, 1.5 for all uses combined

MAXIMUM HEIGHT

70 Feet

MINIMUM SETBACKS

Front: 15 Feet

Side: None

Rear: None

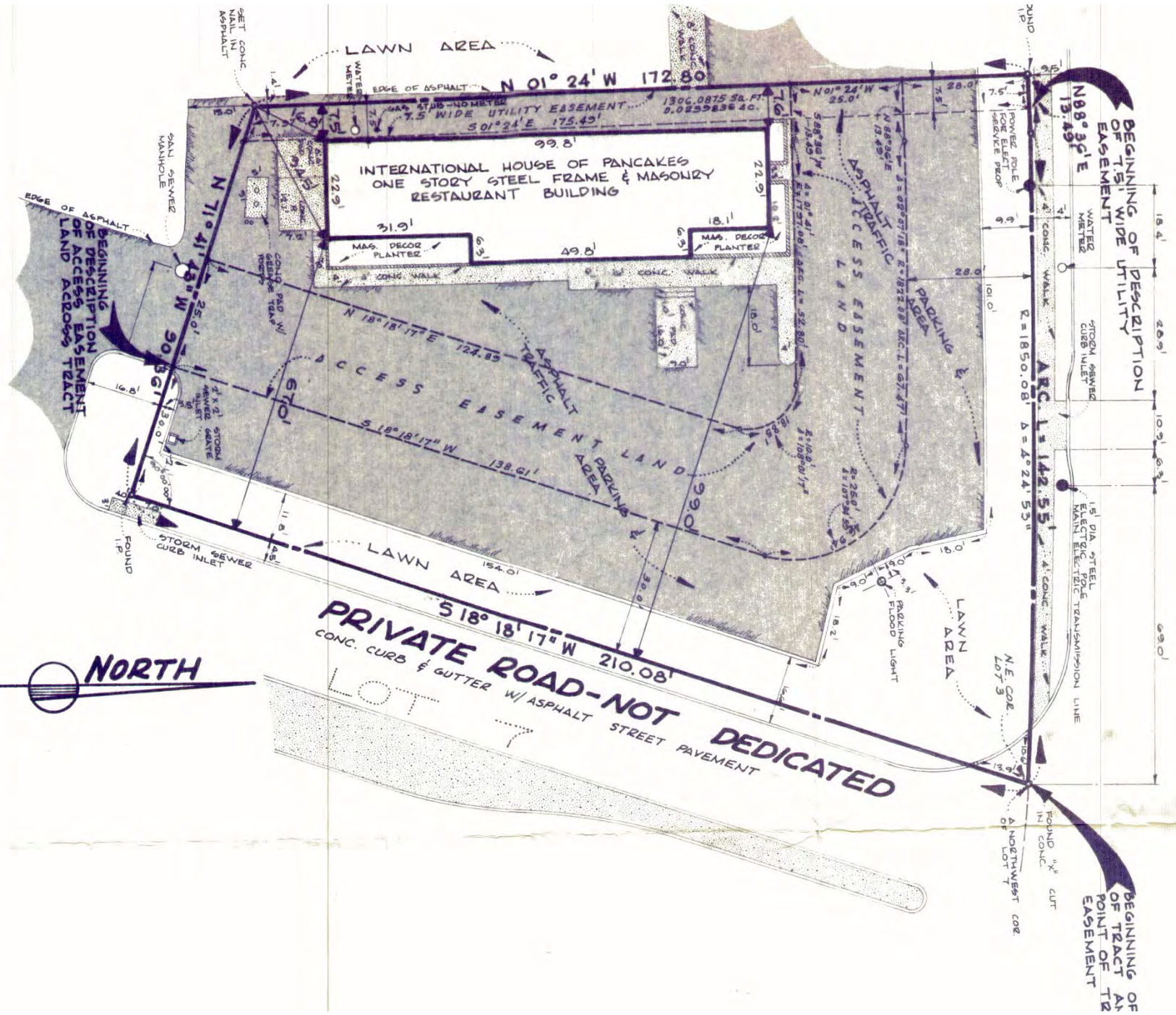
[Link to Dallas Zoning Map](#)

[Link to RR District Standards](#)

[Link to RR Use Charts](#)



CAMP WISDOM ROAD
 100' R.O.W. - CONC. CURB & GUTTER W/ ASPHALT STREET PAVEMENT



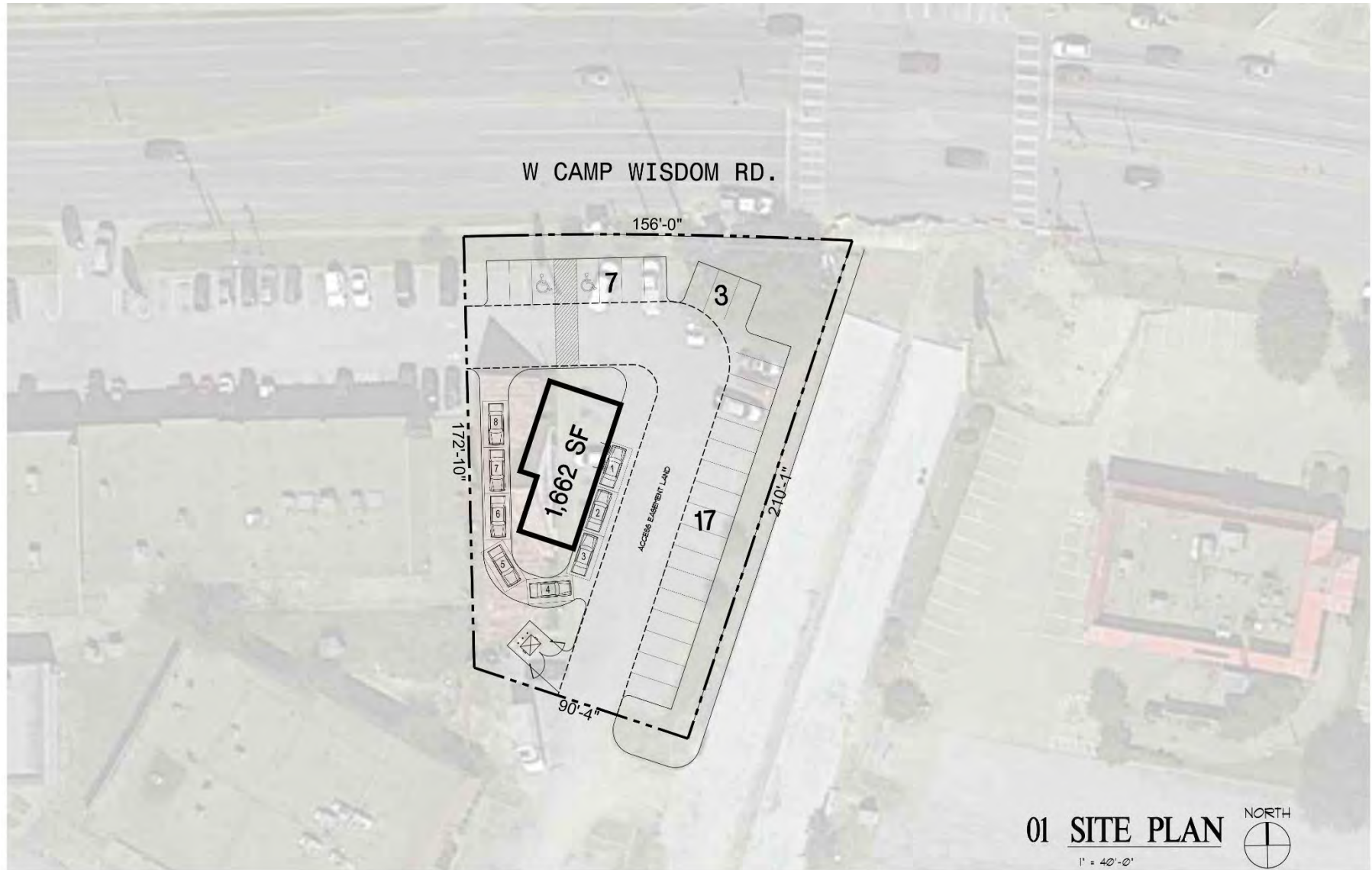
BEGINNING OF DESCRIPTION OF TRACT WIDE UTILITY EASEMENT

BEGINNING OF TRACT AT POINT OF TR EASEMENT

SURVEY PLAT
 SCALE 1" = 20.0'
 DATE 1-14-77

CONCEPTUAL SITE PLAN

[LINK TO SITE PLAN PDF](#)



3302 CAMP WISDOM RD

DALLAS, TEXAS
SLJ COMPANY

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP01

JOB NO: 00-000
ISSUE DATE: 8/30/2022
SCALE: AS NOTED



THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.



2022 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	559	4,178	114,080
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	52.8%	49.7%	53.9%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	248K	82K	33.3
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	
	\$62K	\$169K	

DALLAS CBD

DALLAS EXECUTIVE AIRPORT

US HWY 67

SITE

W CAMP WISDOM RD
±23,000 VPD

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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.

11-2-2015



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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/Tenant/Seller/Landlord Initials

Date