

MIXED USE FOR SALE

FLEXIBLE MIXED-USE PROPERTY FOR SALE – ROCKDALE TX

1400 WEST CAMERON AVENUE, ROCKDALE, TX 76567



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
C: (512) 800-4886
jslanker@kw.com
617990, Texas

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PROPERTY SUMMARY

1400 WEST CAMERON AVENUE



Property Summary

Lot Size:	1.87 Acres
Building SF:	1,814

Property Overview

With 2 property IDs, this site is ideally positioned at a prominent intersection with over \$15,000 daily traffic count, providing maximum visibility and easy access. This strategic location ensures a high volume of vehicle traffic, making it perfect for retail, office spaces, or other business ventures. Adjacent property owner also has 2 parcels offering expanded development for a total combined 1.87 ACRES.

Location Overview

This prime corner lot at the intersection of Hwy 79 (W. Cameron Ave & Meadow Dr.), located in the heart of Rockdale, Tx, spans almost an acre and offers an exceptional opportunity for commercial development.

AERIAL VIEW

1400 WEST CAMERON AVENUE



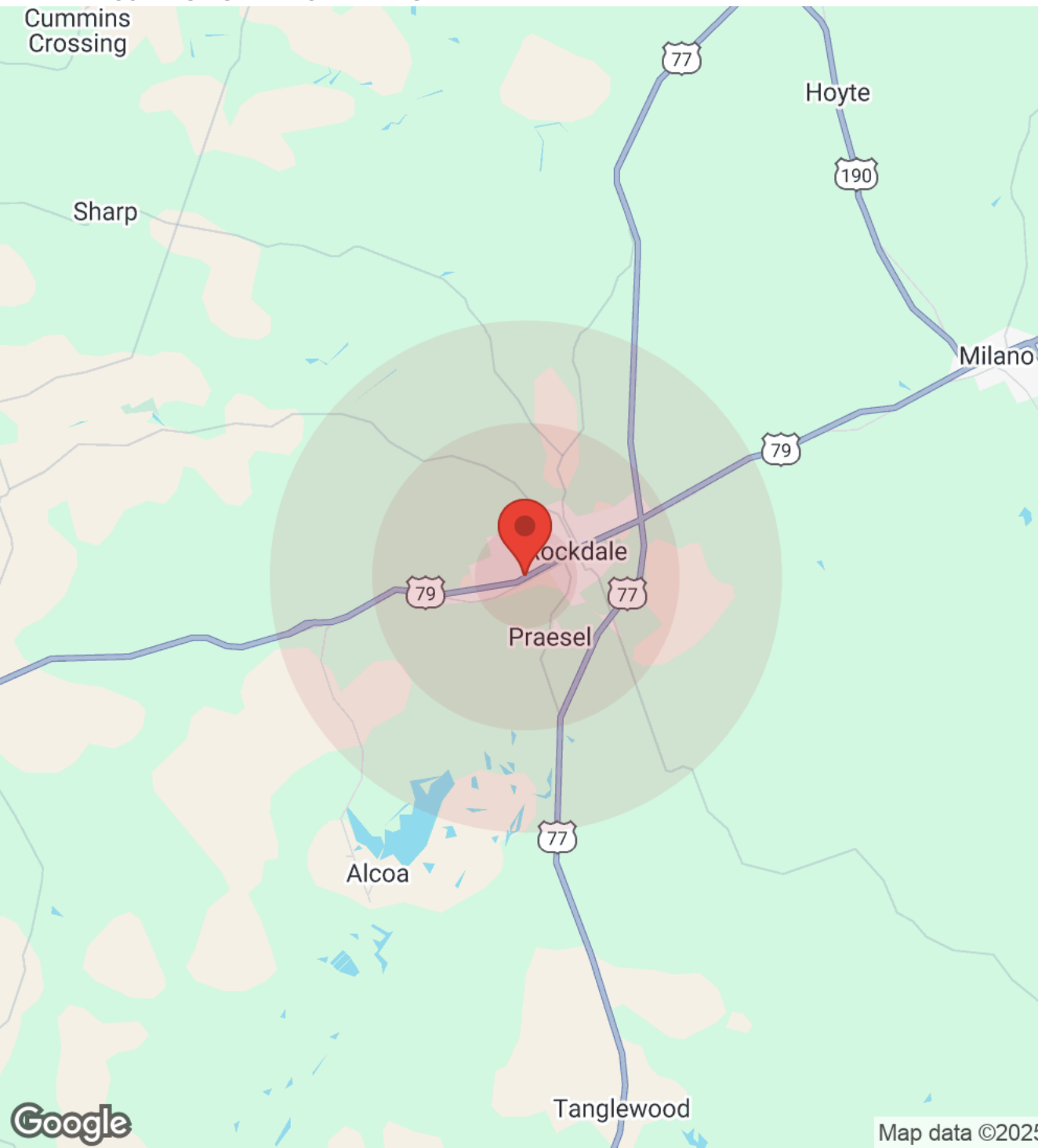
LOCATION MAPS

1400 WEST CAMERON AVENUE



DEMOGRAPHICS

1400 WEST CAMERON AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	1,599	3,427	3,905
Female	1,758	3,453	3,948
Total Population	3,357	6,881	7,853

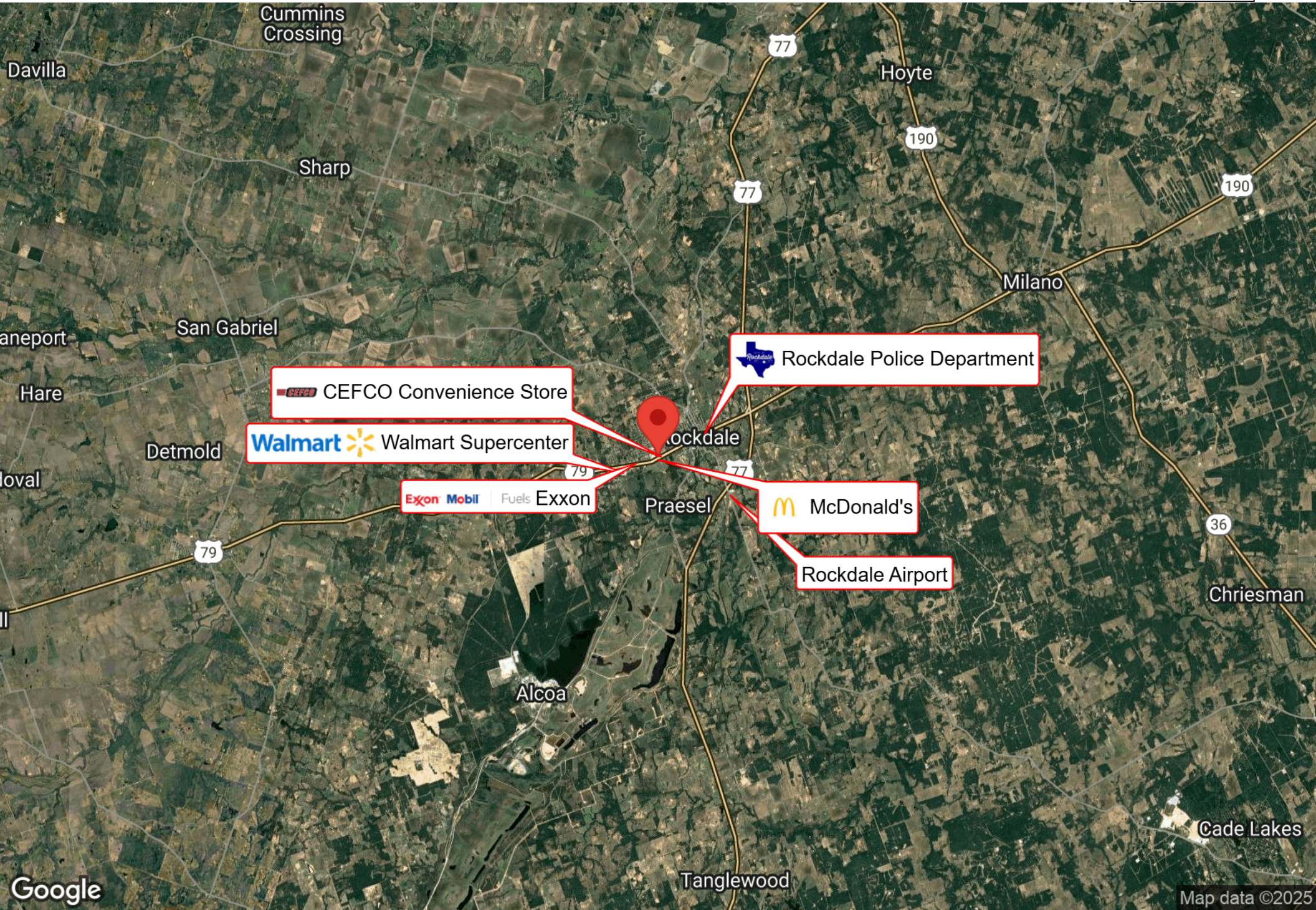
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	707	1,392	1,570
Ages 15-24	456	975	1,079
Ages 25-54	1,210	2,426	2,738
Ages 55-64	379	800	952
Ages 65+	605	1,287	1,513

Income	1 Mile	3 Miles	5 Miles
Median	\$60,335	\$53,239	\$53,957
< \$15,000	58	220	256
\$15,000-\$24,999	101	240	270
\$25,000-\$34,999	102	260	287
\$35,000-\$49,999	284	524	604
\$50,000-\$74,999	271	486	499
\$75,000-\$99,999	90	245	350
\$100,000-\$149,999	265	446	500
\$150,000-\$199,999	22	58	73
> \$200,000	137	180	206

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,496	3,020	3,456
Occupied	1,329	2,658	3,044
Owner Occupied	835	1,690	2,009
Renter Occupied	494	968	1,035
Vacant	167	362	412

BUSINESS MAP

1400 WEST CAMERON AVENUE



DISCLAIMER

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