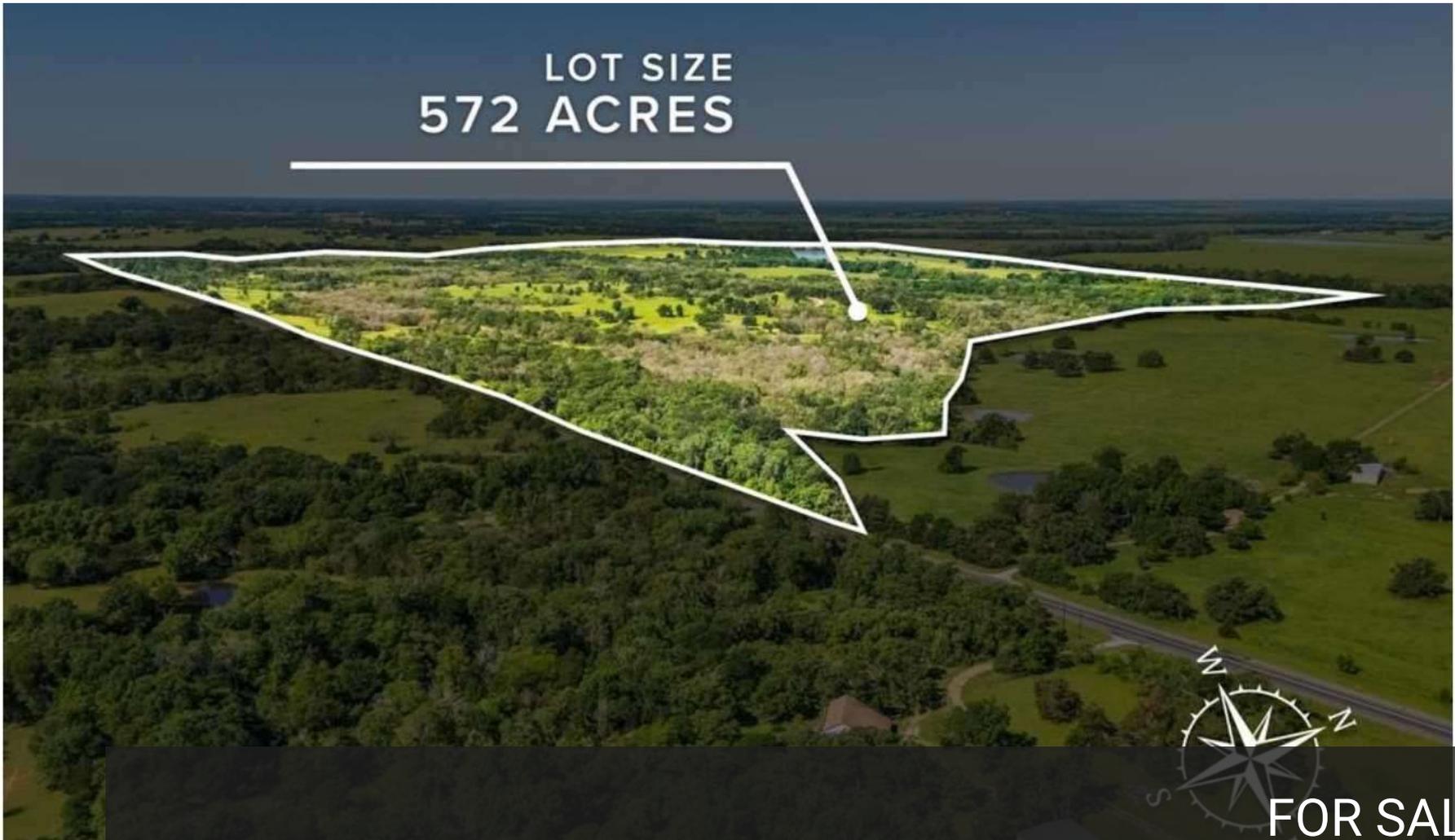


COMMERCIAL FOR SALE

RESIDENTIAL, MULTIFAMILY, OR COMMERCIAL DEVELOPMENT – RIVER RIDGE

US HIGHWAY 77, ROCKDALE, TX



FOR SALE

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



Each Office Independently Owned and Operated

*PRESENTED BY:*

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617990, Texas

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# PROPERTY SUMMARY

US HIGHWAY 77



## Property Summary

Lot Size:	572.094 Acres
Water	Available, 200 ft
Sewer	Available, 200 ft
Electric :	- On Site

## Property Overview

This 572-acre property in Rockdale, TX presents a rare opportunity for large-scale development in one of Central Texas's most promising growth corridors. Ideally suited for residential, multifamily, or commercial projects, the land combines natural beauty with critical infrastructure already in place, including paved roads, electricity, and platted lots—allowing developers to move quickly from concept to construction.

Featuring Little River frontage, multiple expansive ponds, and sweeping panoramic views, the site offers significant appeal to future homeowners and businesses alike. The natural landscape provides a compelling backdrop for thoughtfully designed communities or mixed-use developments that prioritize quality of life.

With strong regional growth, increasing demand for housing, and infrastructure readiness, this tract represents a compelling investment opportunity with potential for both near-term development and long-term value. Its scale, location, and versatility make it an ideal canvas for visionary projects in a market poised for expansion.

## Location Overview

Its natural features, including panoramic views, large ponds, and Little River frontage, enhance its appeal, providing unique selling points that can attract a wide array of buyers and tenants. The versatile landscape and natural amenities create a fertile ground for innovative, community-oriented ventures, promising significant immediate and long-term growth prospects in a highly desirable and scenic location.

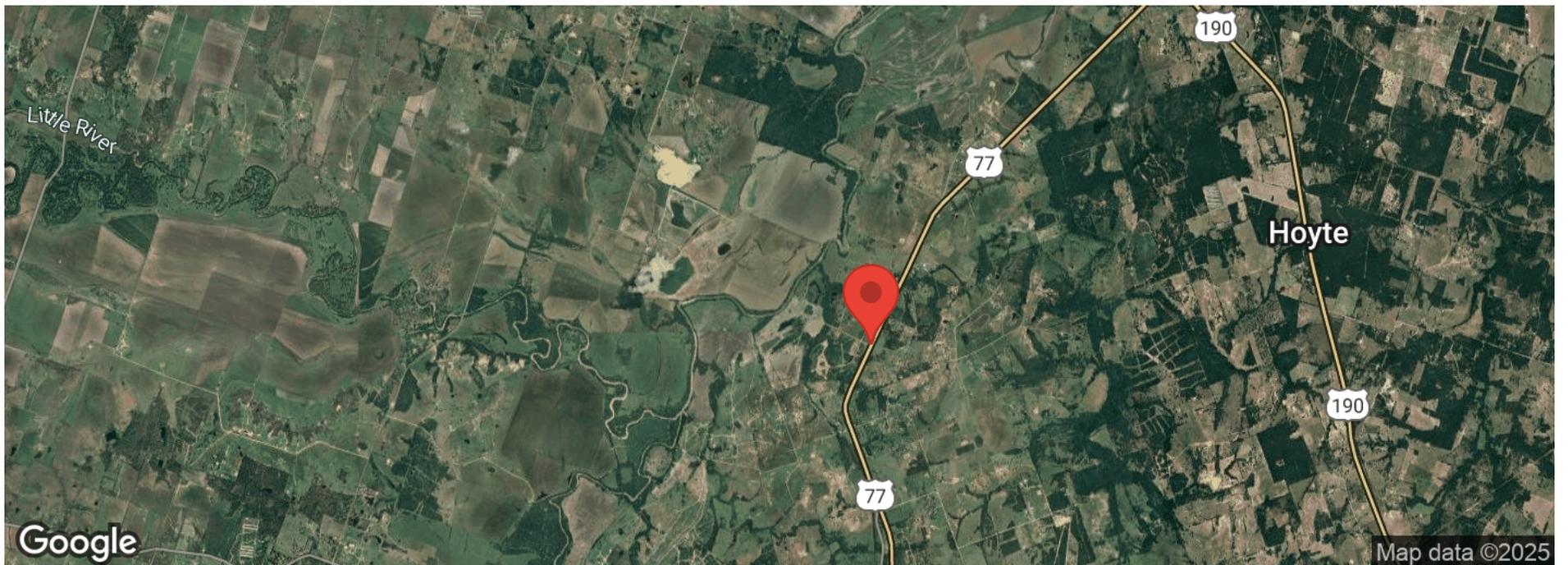
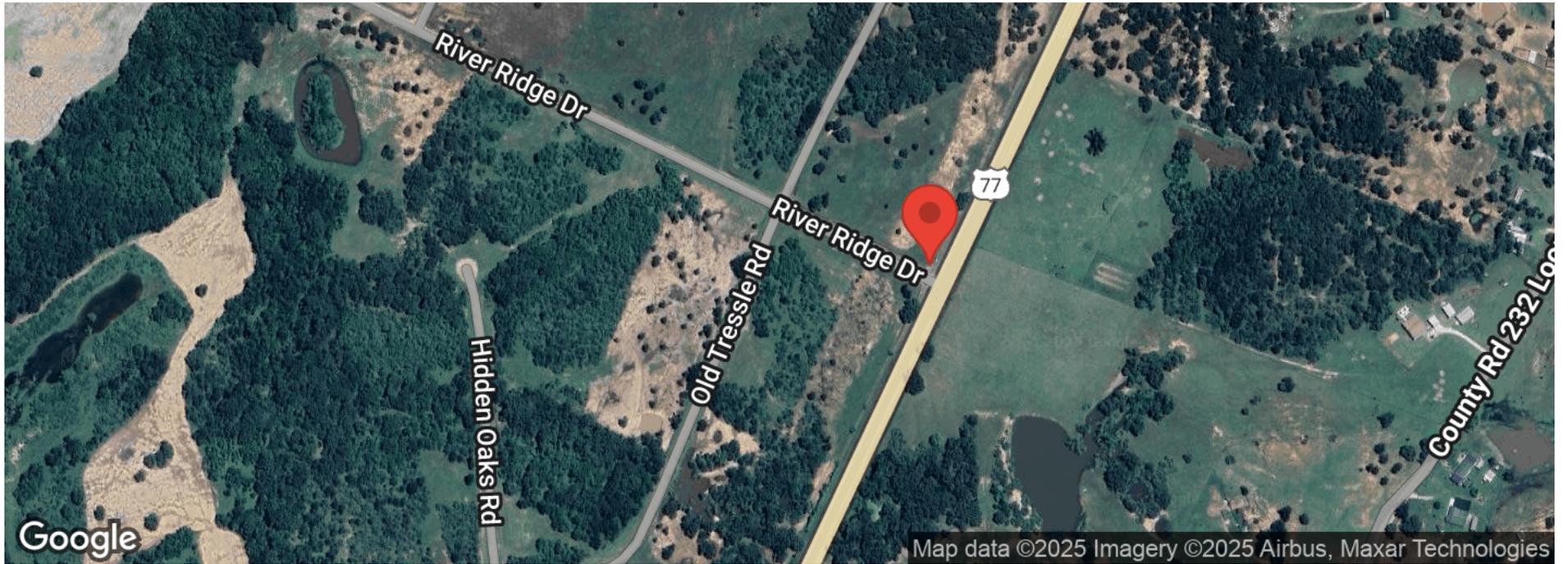
# AERIAL VIEW

US HIGHWAY 77



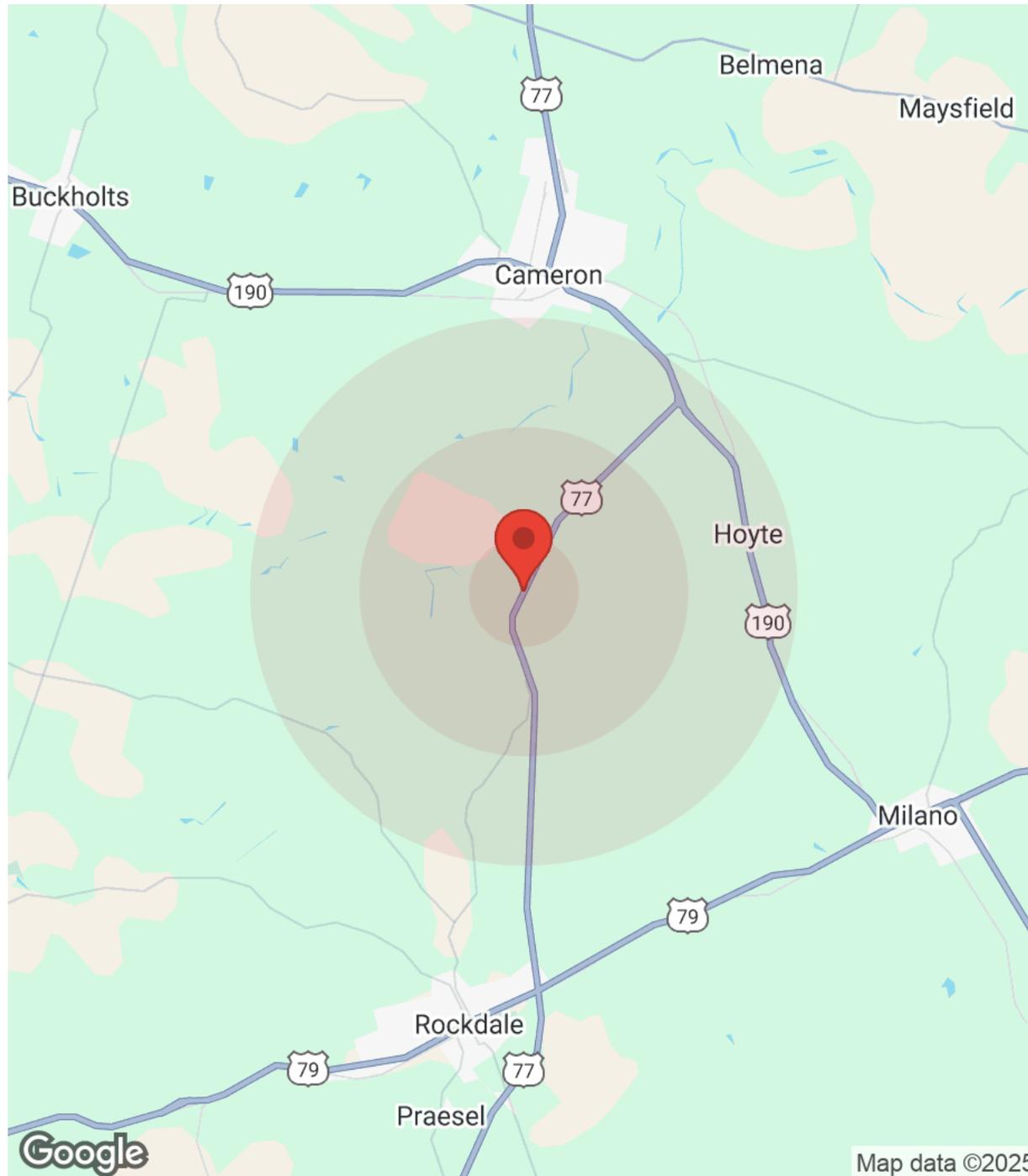
# LOCATION MAPS

US HIGHWAY 77



# DEMOGRAPHICS

## US HIGHWAY 77



Population	1 Mile	3 Miles	5 Miles
Male	62	202	629
Female	68	219	662
Total Population	130	421	1,291

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	24	80	247
Ages 15-24	12	43	144
Ages 25-54	39	131	411
Ages 55-64	21	67	193
Ages 65+	31	98	297

Income	1 Mile	3 Miles	5 Miles
Median	\$73,749	\$75,504	\$75,116
< \$15,000	6	16	45
\$15,000-\$24,999	3	10	41
\$25,000-\$34,999	5	13	40
\$35,000-\$49,999	12	39	94
\$50,000-\$74,999	2	5	35
\$75,000-\$99,999	17	52	124
\$100,000-\$149,999	3	12	60
\$150,000-\$199,999	1	6	31
> \$200,000	5	15	42

Housing	1 Mile	3 Miles	5 Miles
Total Units	59	190	582
Occupied	53	169	514
Owner Occupied	44	139	405
Renter Occupied	9	30	109
Vacant	6	21	68

# BUSINESS MAP

US HIGHWAY 77



## DISCLAIMER

### US HIGHWAY 77



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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