



**313 W CAMERON AVE,
ROCKDALE, TEXAS 76567**

\$510,000

Kathryne Roddam
979-324-6891
katsellstx.com

ABOUT THE PROPERTY

Located in the bustling heart of downtown Rockdale, this corner lot boasts 0.6 acres of prime real estate comprised of 3 distinct property IDs, offering versatility and potential.. Location, Location, Location! The focal point is a spacious 2,600 square foot building formally a very popular family owned restaurant awaiting rehabilitation or a fresh start, making is an ideal canvas for redevelopment projects. This property presents an exciting opportunity for investors or developers to make their mark in this vibrant community. Whether renovating the existing structure or embarking on a new construction venture, this corner lost promises endless possibilities for growth and innovation. With its strategic location and generous size, this property presents a promising investment prospect in a thriving and growing community.

PROPERTY FEATURES

- Prime Commercial Location with Hwy.79 frontage.
- Large Corner Lot with over 15,000 daily traffic count!