

RETAIL FOR SALE

HIGH-VISIBILITY RETAIL PROPERTY FOR SALE – ROCKDALE TX

313 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:

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PROPERTY SUMMARY

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Property Summary

Lot Size:	0.600 Acres
Building SF:	2,600

Property Overview

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 lot 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. Rockdale is expected to experience a high volume of housing development activity. Housing demand is being driven by a combination of business growth from Austin market and large employer announcements in the proximate region, i.e the new Samsung plant in Taylor, 32 miles away as well as SLR only 10 minutes away! This increased housing demand will increase the demand for more commercial development.

Location Overview

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.

AERIAL VIEW

313 WEST CAMERON AVENUE



EXTERIOR

313 WEST CAMERON AVENUE



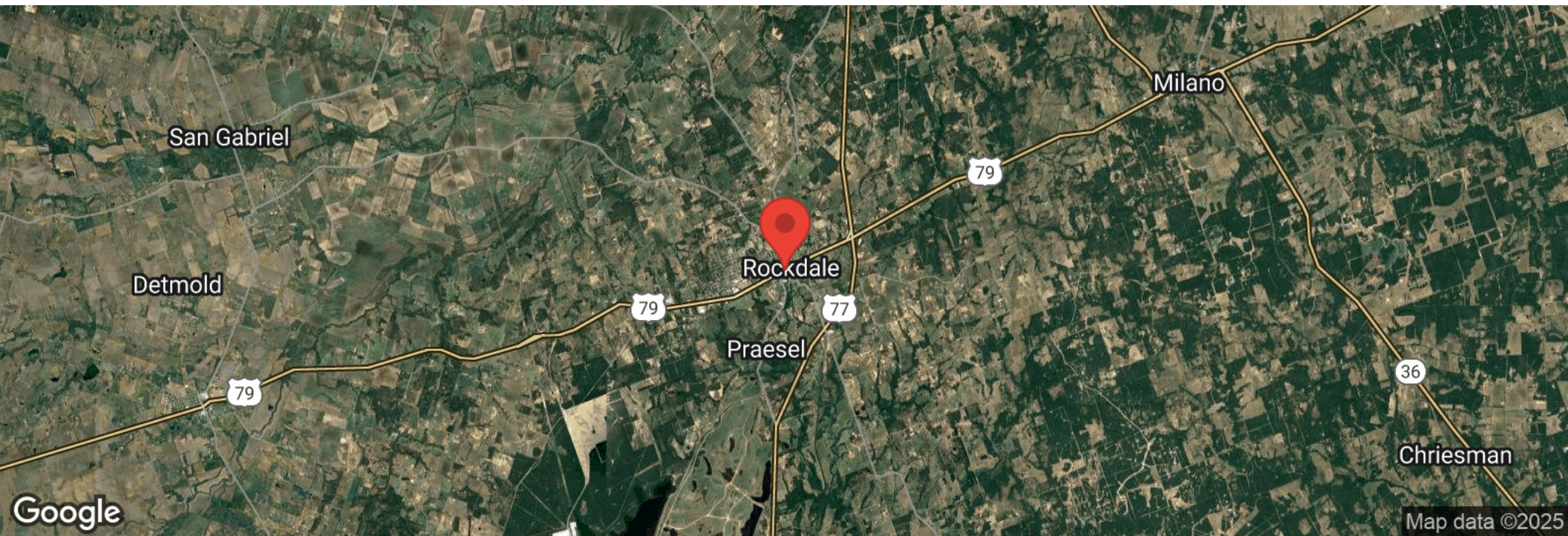
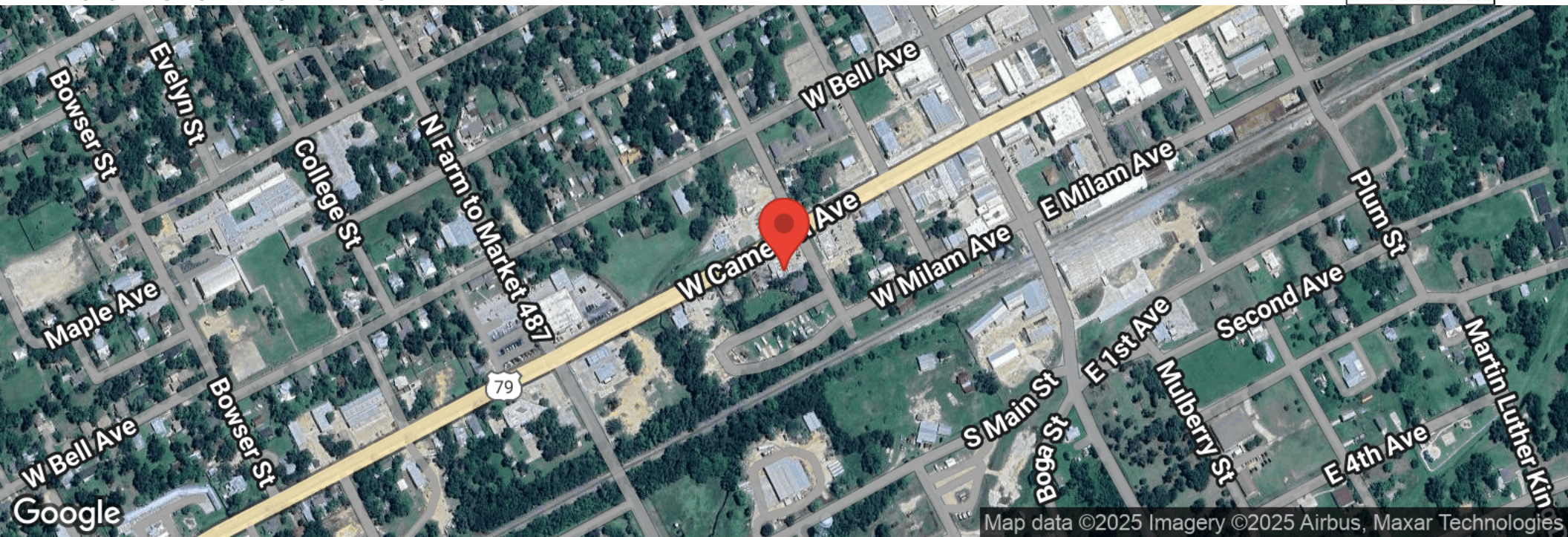
INTERIOR

313 WEST CAMERON AVENUE



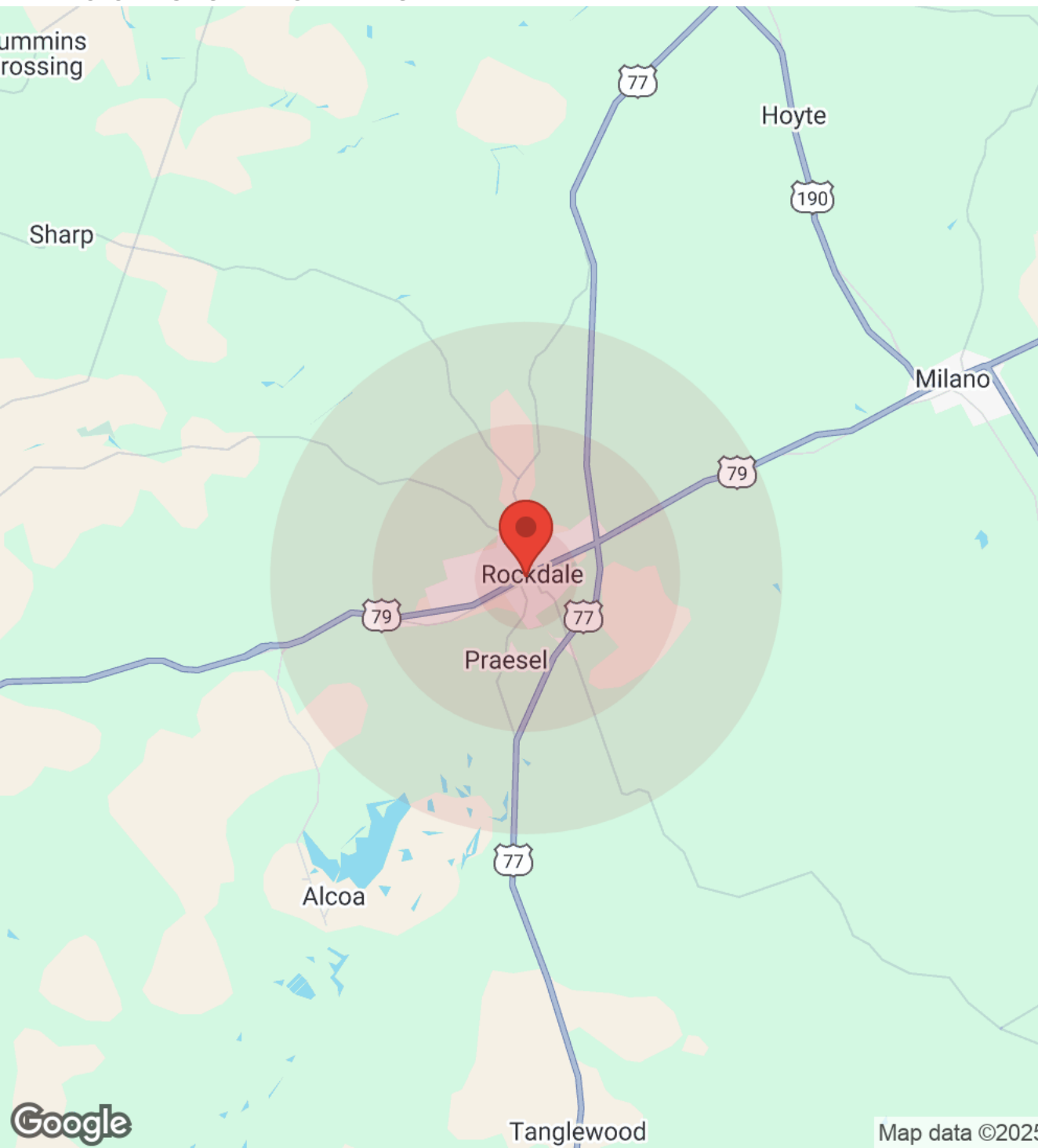
LOCATION MAPS

313 WEST CAMERON AVENUE



DEMOGRAPHICS

313 WEST CAMERON AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	1,621	3,347	3,957
Female	1,607	3,375	4,002
Total Population	3,228	6,722	7,960

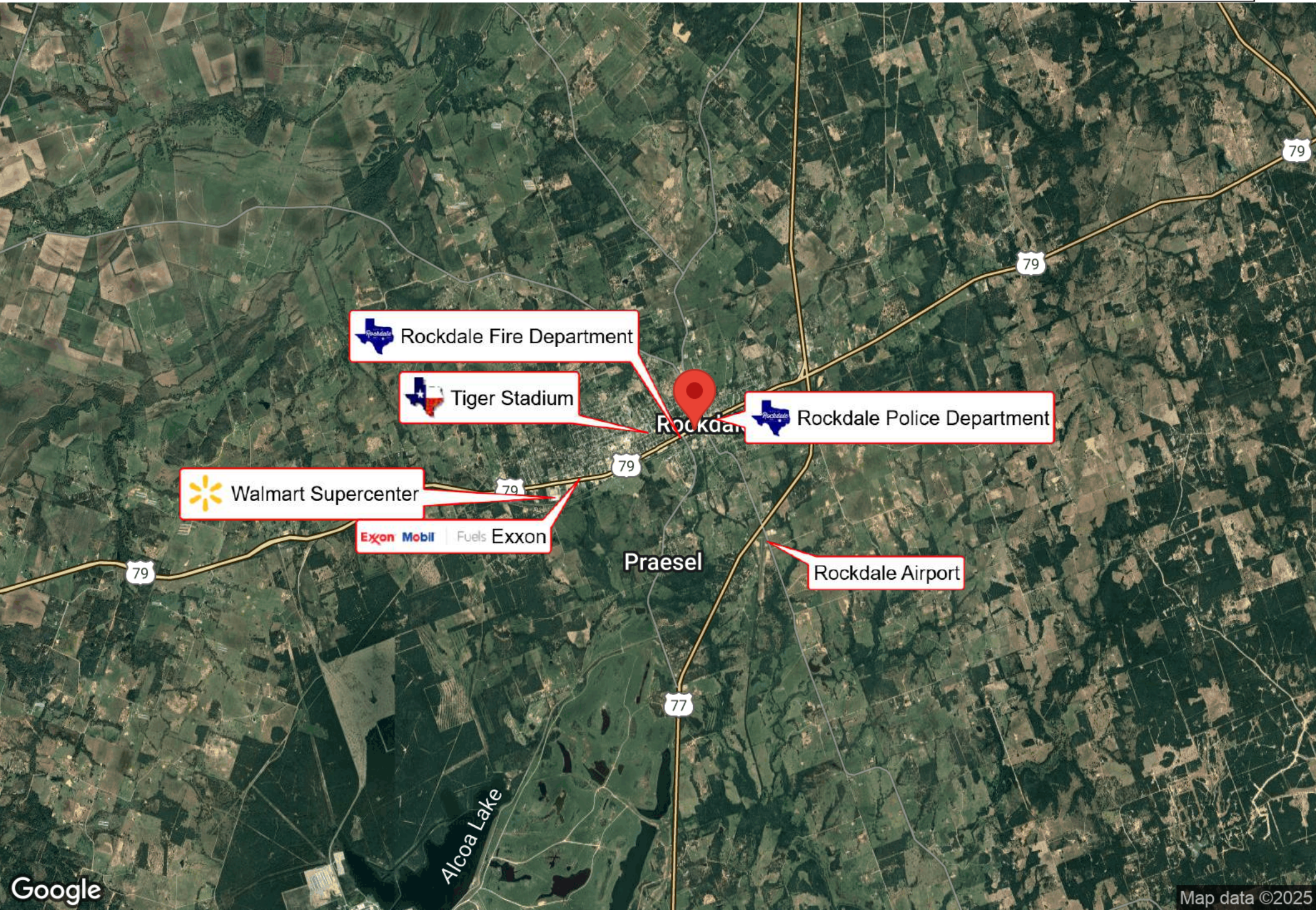
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	669	1,364	1,590
Ages 15-24	500	956	1,088
Ages 25-54	1,169	2,373	2,771
Ages 55-64	344	778	969
Ages 65+	546	1,251	1,540

Income	1 Mile	3 Miles	5 Miles
Median	\$46,226	\$53,036	\$53,994
< \$15,000	122	217	259
\$15,000-\$24,999	113	231	273
\$25,000-\$34,999	154	256	292
\$35,000-\$49,999	245	514	614
\$50,000-\$74,999	273	483	502
\$75,000-\$99,999	104	233	361
\$100,000-\$149,999	168	429	504
\$150,000-\$199,999	4	54	74
> \$200,000	45	178	210

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,402	2,950	3,505
Occupied	1,227	2,597	3,087
Owner Occupied	672	1,640	2,045
Renter Occupied	555	957	1,042
Vacant	176	353	418

BUSINESS MAP

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DISCLAIMER

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