

LAND FOR SALE

INVESTMENT PROPERTY ALERT: LAND ON HWY 77, ROCKDALE TX

TBD N 000 HWY 77



± 56.11 AC



FOR SALE

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



Each Office Independently Owned and Operated

PRESENTED BY:

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M289+X52 ROCKDALE, TEXAS



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PROPERTY SUMMARY

TBD N 000 HWY 77



Property Summary

Lot Size: 56.11 Acres

Property Overview

Great Commercial Opportunity! 56 acres of prime land with 1600 feet of highway road frontage in Rockdale presents an exceptional opportunity for various purposes. This expansive parcel offers vast possibilities for development, whether for residential, commercial, or industrial use. Its substantial highway frontage ensures excellent visibility and accessibility, making it an ideal location for businesses or ventures seeking high exposure. With its ample acreage, this property provides ample room for innovative design and versatile planning, allowing for the creation of a thriving community or prominent establishment in the heart of Rockdale.

Location Overview

Located in the heart of Rockdale, this prime land combines strategic positioning with substantial development potential, appealing to investors and developers looking to capitalize on high exposure and growth opportunities in the area.

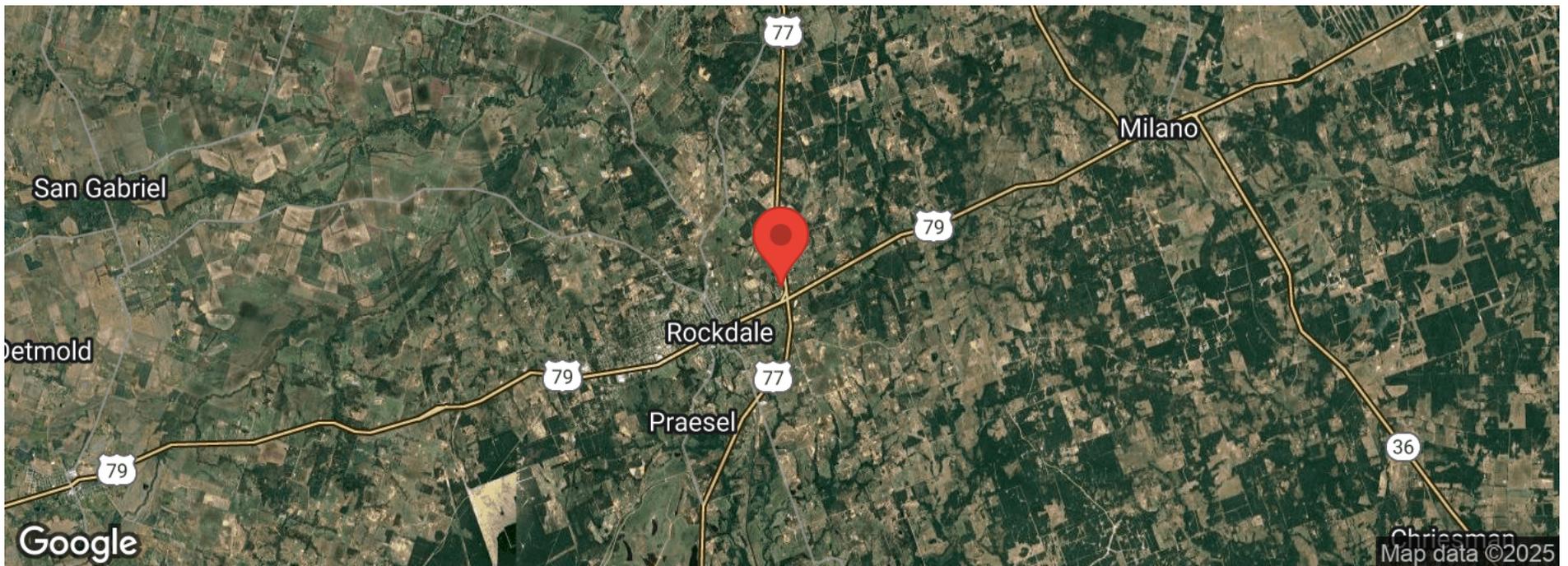
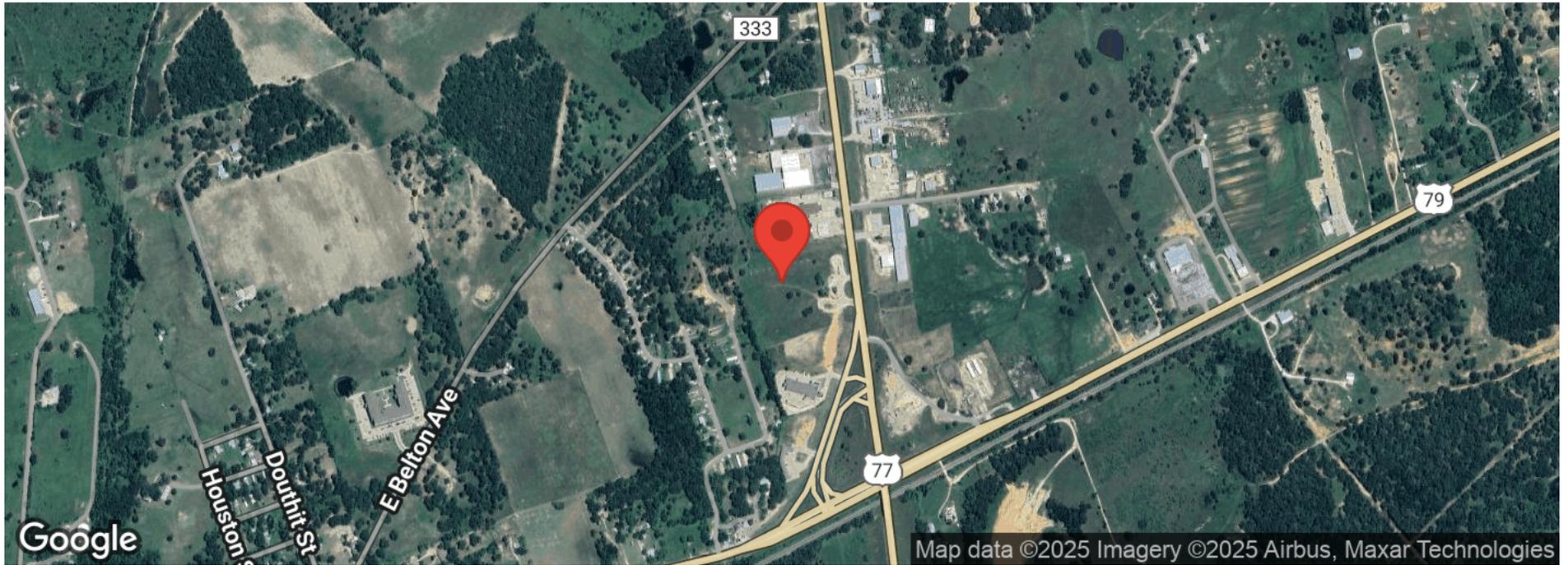
PROPERTY PHOTOS

TBD N 000 HWY 77



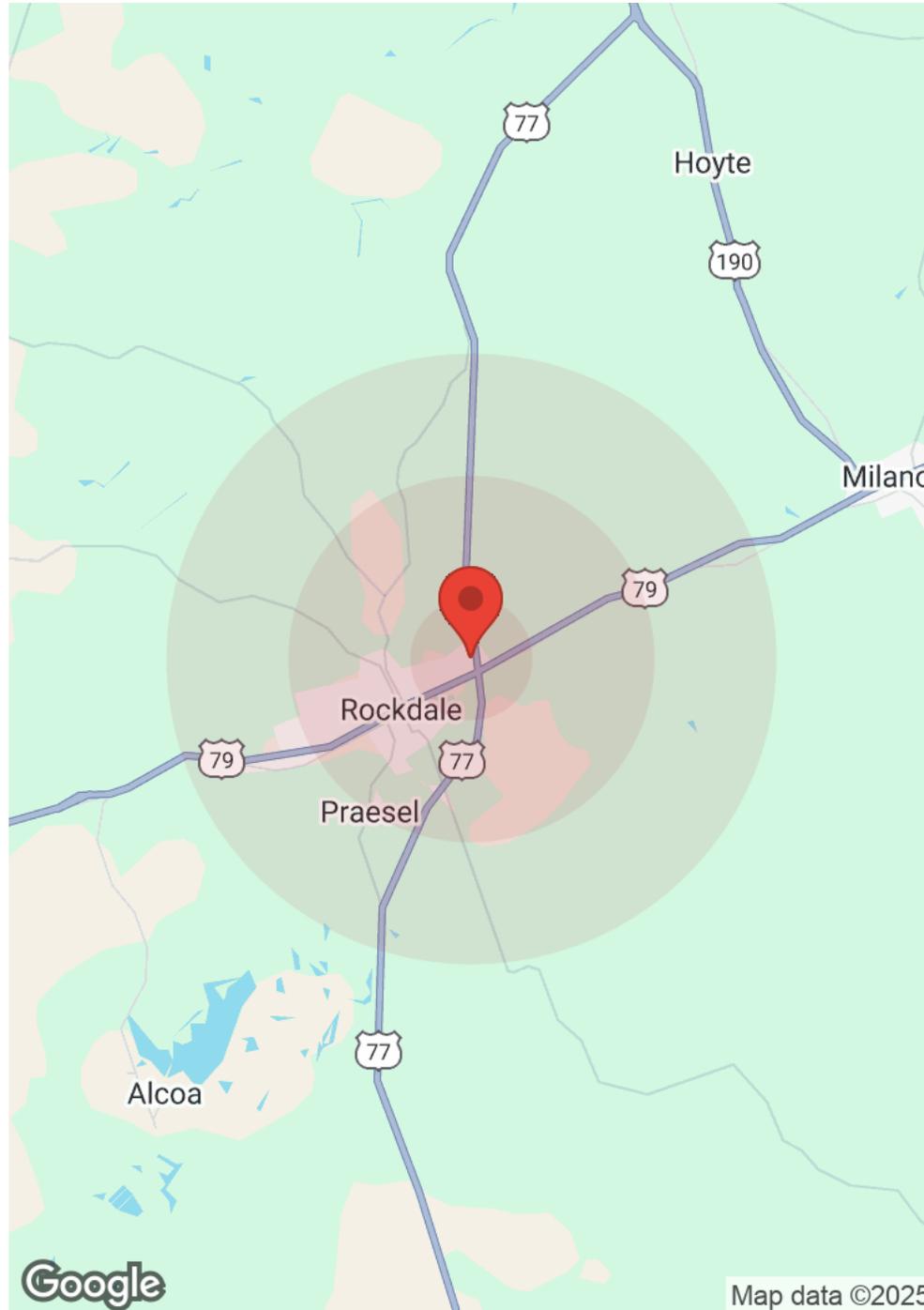
LOCATION MAPS

TBD N 000 HWY 77



DEMOGRAPHICS

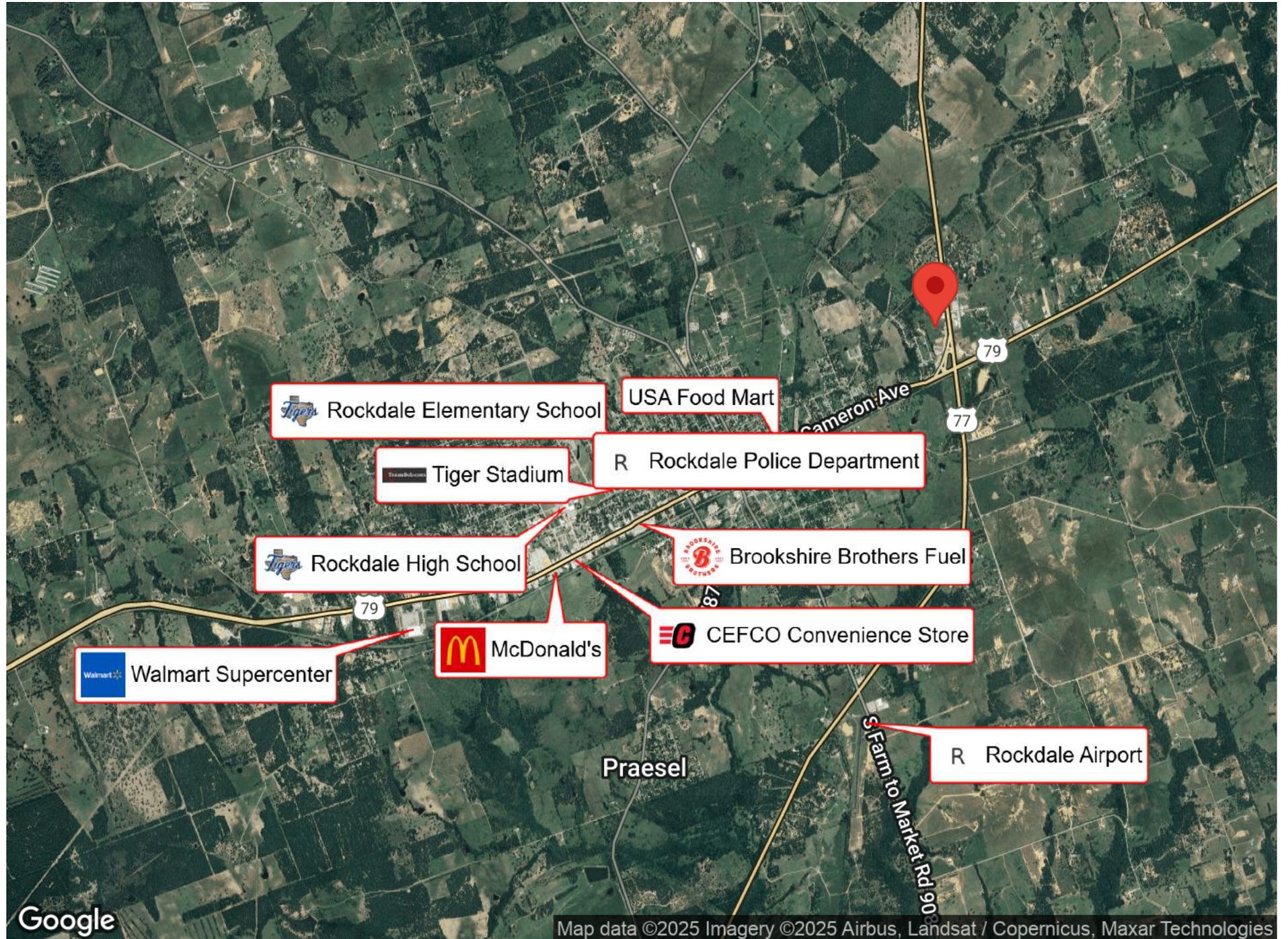
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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	391	3,076	3,988
	Female	339	3,108	4,031
	Total Population	730	6,183	8,018
Age	Ages 0-14	145	1,260	1,602
	Ages 15-24	123	885	1,093
	Ages 25-54	247	2,186	2,790
	Ages 55-64	79	716	979
	Ages 65+	137	1,139	1,555
Income	Median	\$36,145	\$50,806	\$54,018
	< \$15,000	56	217	259
	\$15,000-\$24,999	33	213	275
	\$25,000-\$34,999	36	249	296
	\$35,000-\$49,999	72	498	618
	\$50,000-\$74,999	48	451	513
	\$75,000-\$99,999	27	232	363
	\$100,000-\$149,999	3	351	503
	\$150,000-\$199,999	N/A	37	74
> \$200,000	2	146	215	
Housing	Total Units	318	2,721	3,537
	Occupied	276	2,395	3,115
	Owner Occupied	147	1,480	2,068
	Renter Occupied	129	915	1,047
	Vacant	42	327	422

BUSINESS MAP

TBD N 000 HWY 77



DISCLAIMER

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