

MIXED USE FOR SALE

INVESTOR OPPORTUNITY: MIXED-USE PROPERTY – ROCKDALE TX

233 ACKERMAN STREET, ROCKDALE, TX 76567



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



Each Office Independently Owned and Operated

PRESENTED BY:

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TABLE OF CONTENTS

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Property Summary	3
Aerial View	4
Interior	5
Location Maps	8
Demographics	9
Business Map	10
Disclaimer	11

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PROPERTY SUMMARY

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Property Summary

Lot Size:	0.18 Acres
Building SF:	7,960

Property Overview

The building features large display windows, and its architectural details that add to its appeal. Recent renovations ensure modern amenities while preserving its character. The spacious interior can be easily adapted to suit various needs, making it a prime spot for a variety of commercial ventures.

Location Overview

Located in the heart of downtown Rockdale, 4 commercial buildings boasting 7,960 SF of versatile space. With its charming facade and strategic location, this property is perfect for investors seeking to attract businesses such as boutiques, restaurants, or professional offices.

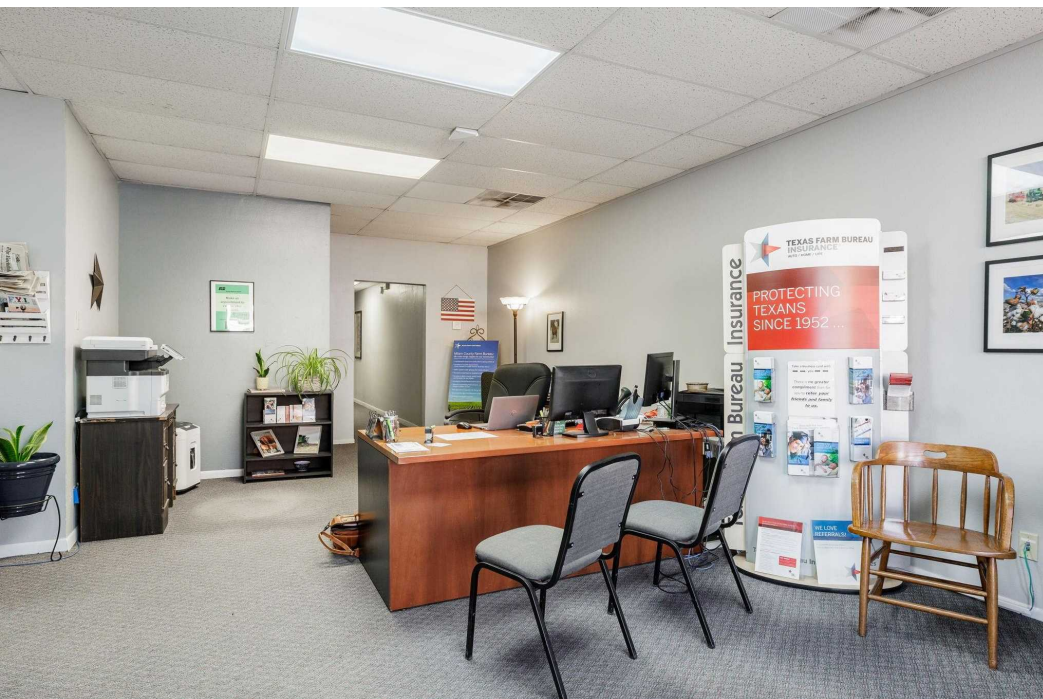
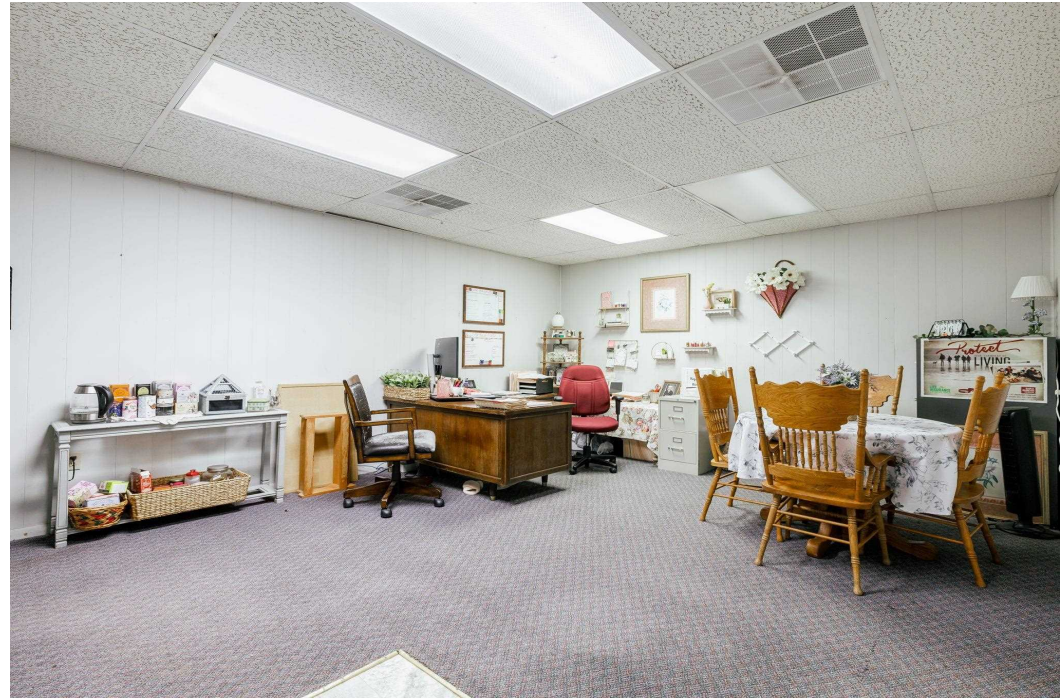
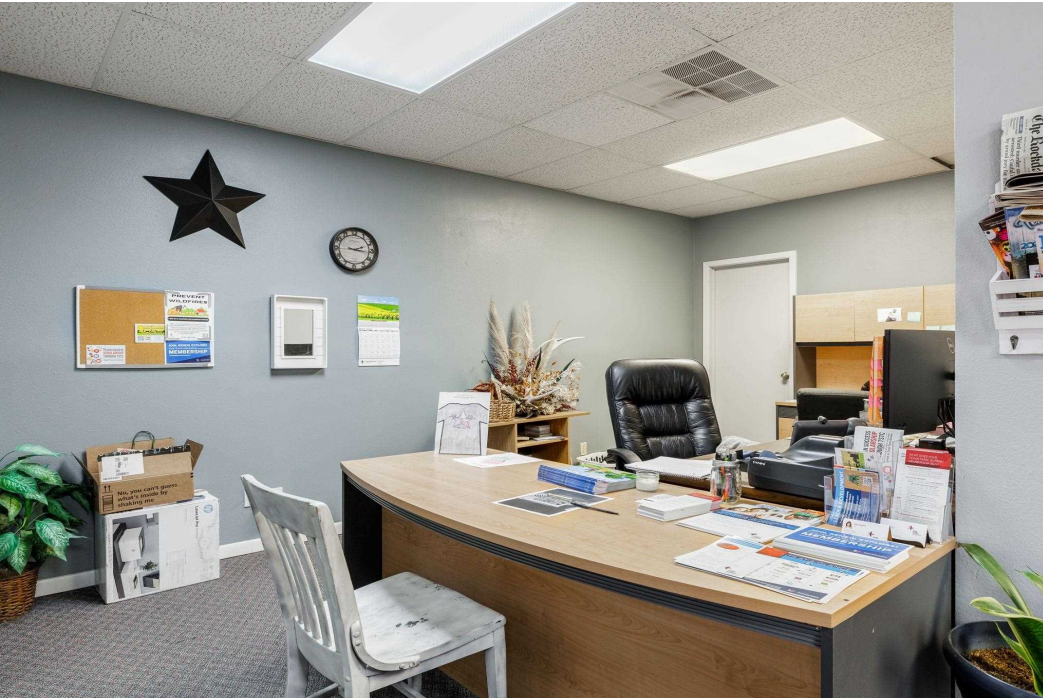
AERIAL VIEW

233 ACKERMAN STREET



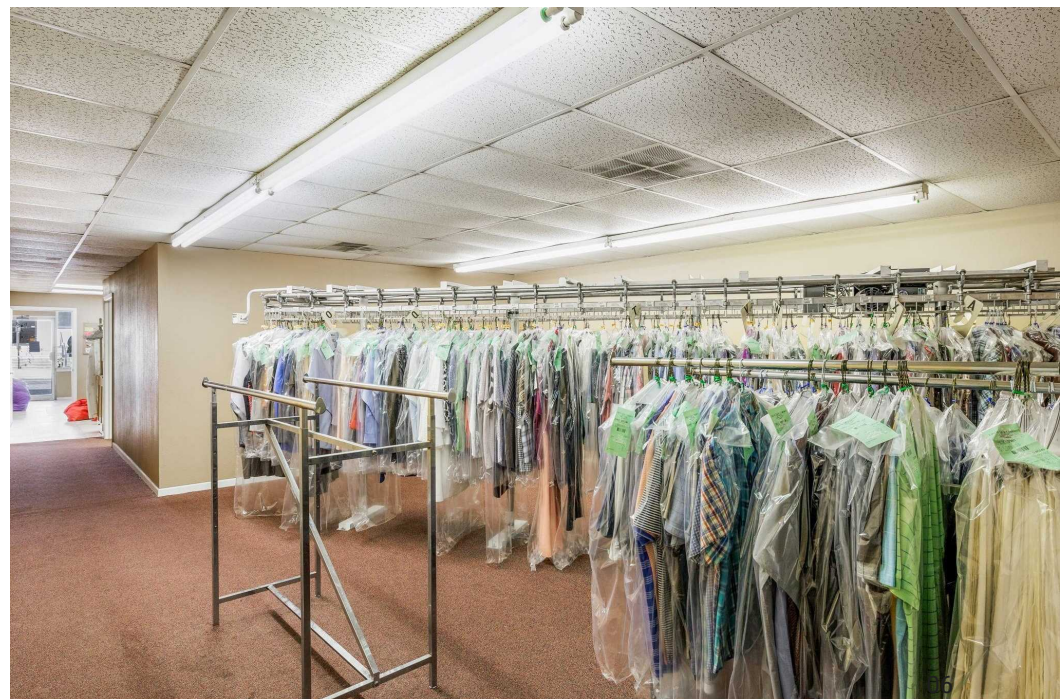
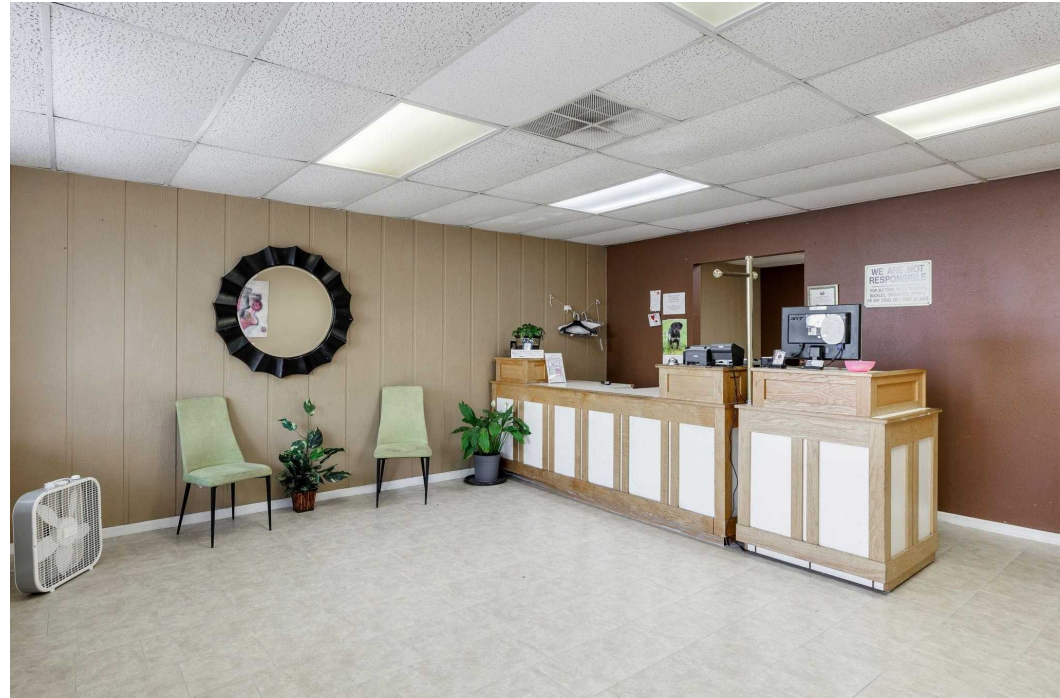
INTERIOR

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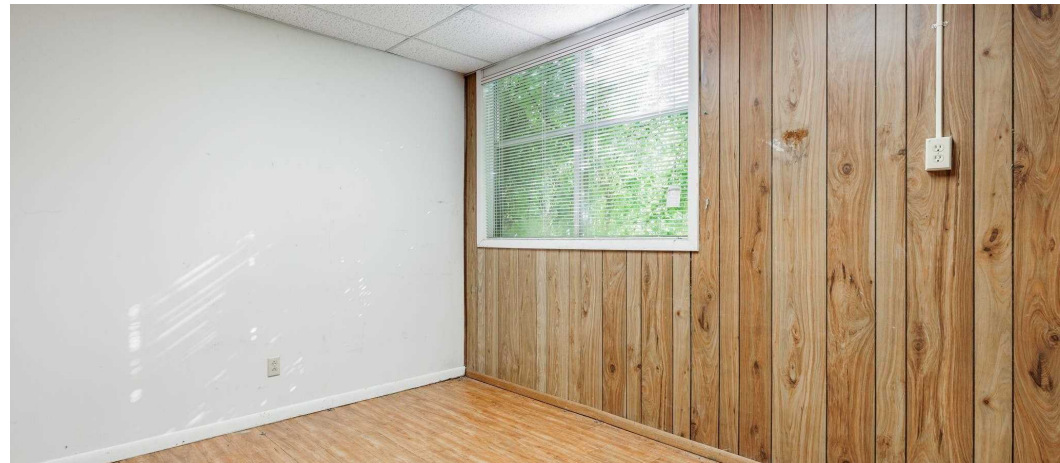
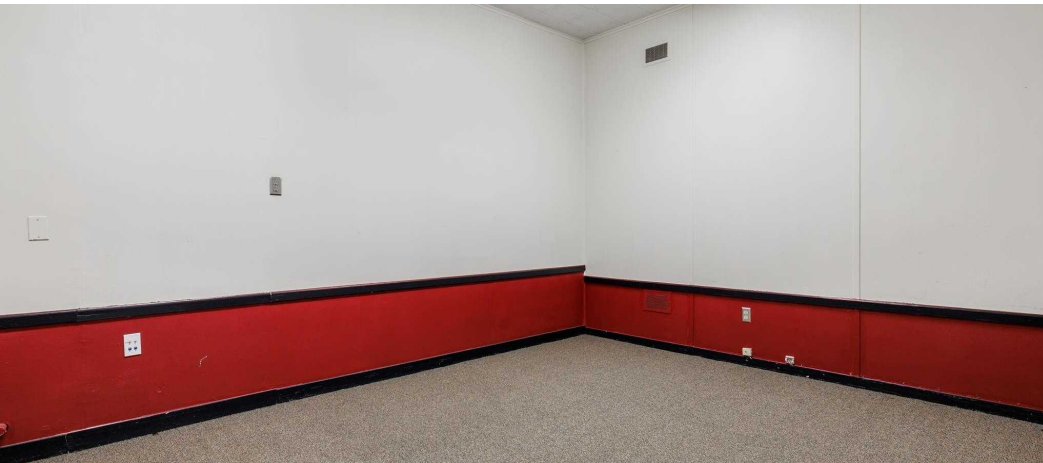
INTERIOR

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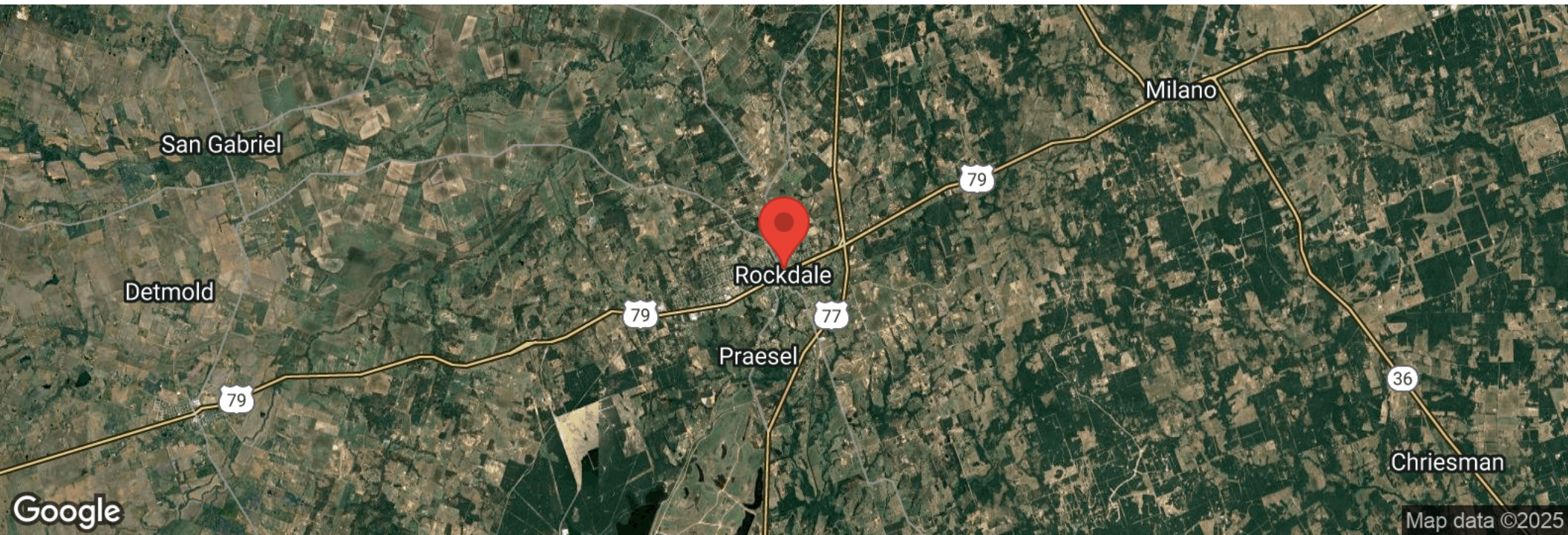
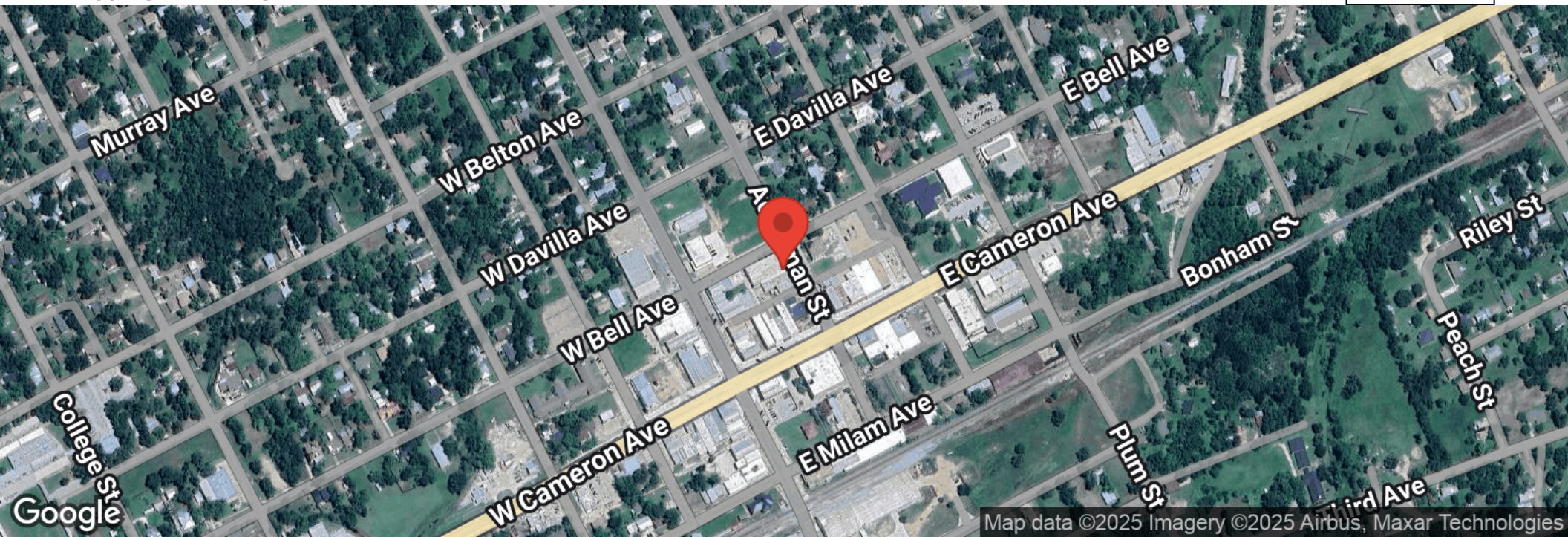
INTERIOR

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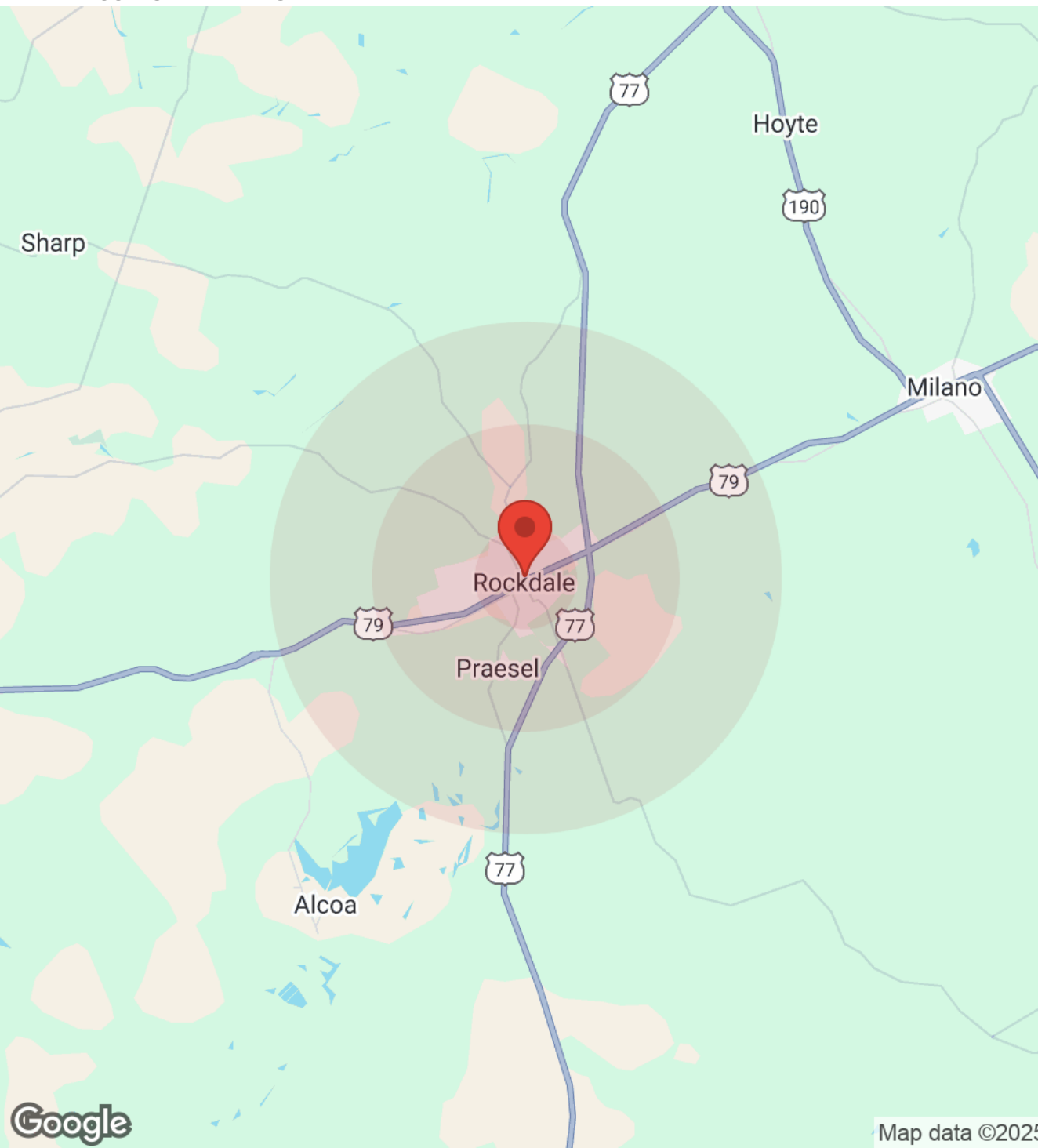
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,582	3,364	3,956
Female	1,535	3,394	4,006
Total Population	3,116	6,757	7,962

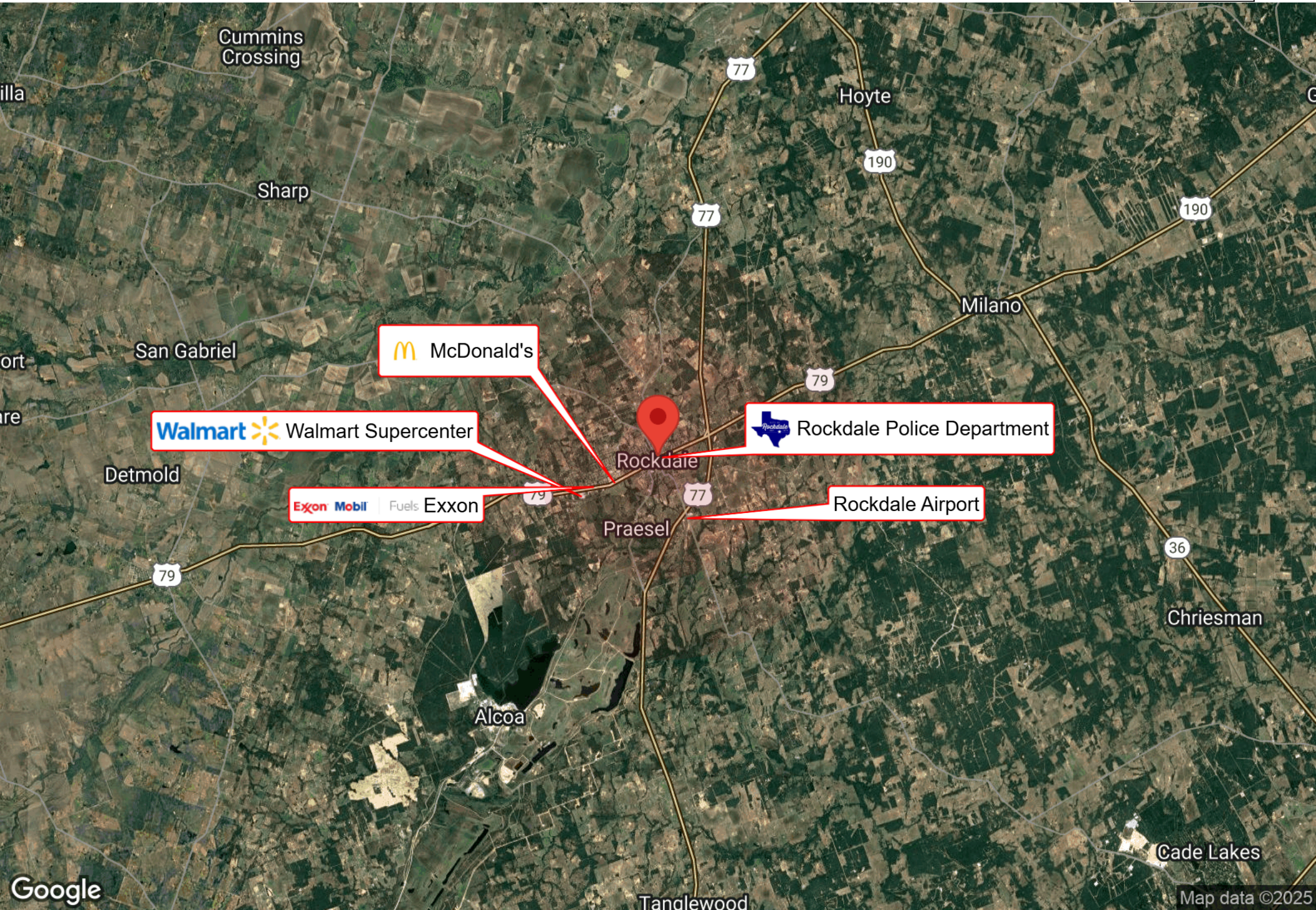
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	643	1,371	1,593
Ages 15-24	497	960	1,087
Ages 25-54	1,129	2,385	2,769
Ages 55-64	326	783	972
Ages 65+	522	1,260	1,541

Income	1 Mile	3 Miles	5 Miles
Median	\$43,510	\$53,046	\$53,906
< \$15,000	133	219	257
\$15,000-\$24,999	116	232	274
\$25,000-\$34,999	156	258	292
\$35,000-\$49,999	241	517	617
\$50,000-\$74,999	262	484	501
\$75,000-\$99,999	103	238	365
\$100,000-\$149,999	140	431	501
\$150,000-\$199,999	N/A	54	73
> \$200,000	25	180	211

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,350	2,966	3,508
Occupied	1,177	2,612	3,091
Owner Occupied	620	1,652	2,048
Renter Occupied	557	960	1,043
Vacant	173	355	418

BUSINESS MAP

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DISCLAIMER

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