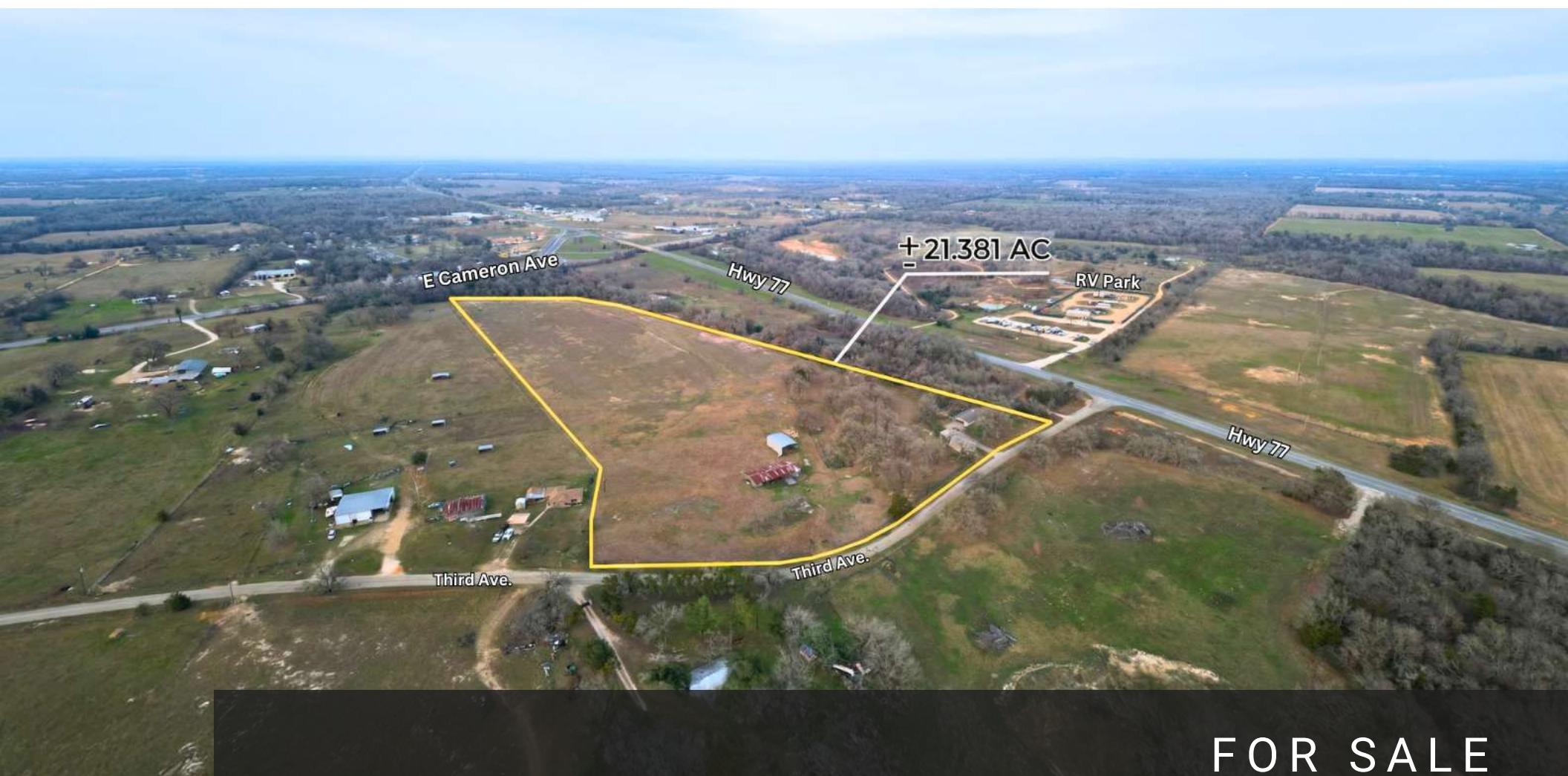


COMMERCIAL FOR SALE

DEVELOPMENT OPPORTUNITY IN ROCKDALE, TX – 21.38 ACRES

1111 EAST 3RD STREET, ROCKDALE, TX 76567



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



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
C: (512) 800-4886
jslanker@kw.com
617990, Texas

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1111 EAST 3RD STREET



JEFFREY SLANKER

C: (512) 800-4886

jslanker@kw.com

617990, Texas

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PROPERTY SUMMARY

1111 EAST 3RD STREET



Property Summary

Lot Size:	21.38 Acres
Building SF:	4,774
Zoning:	ETJ
Electric:	Oncore
Sewer:	Septic
Water Provider:	Southwest Miliam Coop

Property Overview

1111 East 3rd Street is a ±21.38-acre commercial land opportunity located in Rockdale, Texas, within the City's Extraterritorial Jurisdiction (ETJ) and directly adjacent to active railroad tracks, providing a strategic advantage for industrial and logistics-oriented users. The property includes existing improvements, with the balance of the tract largely undeveloped, offering substantial flexibility for future industrial, multifamily, or mixed-use development. Utilities are available, including electric and water service, along with a three-stage aerobic septic system. With strong regional access via Highway 79 and Highway 77 and existing infrastructure in place, the site offers scale, positioning, and development potential well suited for investors and developers targeting Central Texas growth markets.

Location Overview

The property is located in Rockdale, Texas, a Central Texas community strategically positioned at the intersection of U.S. Highway 77 and U.S. Highway 79, providing efficient regional access for commerce, logistics, and workforce mobility. Rockdale is situated approximately 40 miles east of College Station and within practical reach of both Austin and Waco, allowing users to benefit from proximity to major economic centers while operating in a lower-cost growth market. The site is located approximately five (5) miles from the Sandow Lakes master-planned development, placing it within the immediate influence of one of Central Texas's largest emerging industrial and employment hubs. This location supports industrial, distribution, and development-oriented uses seeking strong transportation corridors, rail connectivity, and scalable land outside of congested metropolitan cores.

AERIAL PHOTOS

1111 EAST 3RD STREET



HOUSE EXTERIOR

1111 EAST 3RD STREET



WAREHOUSE

1111 EAST 3RD STREET



DEVELOPMENT CONCEPTS

1111 EAST 3RD STREET



Industrial



Manufacturing



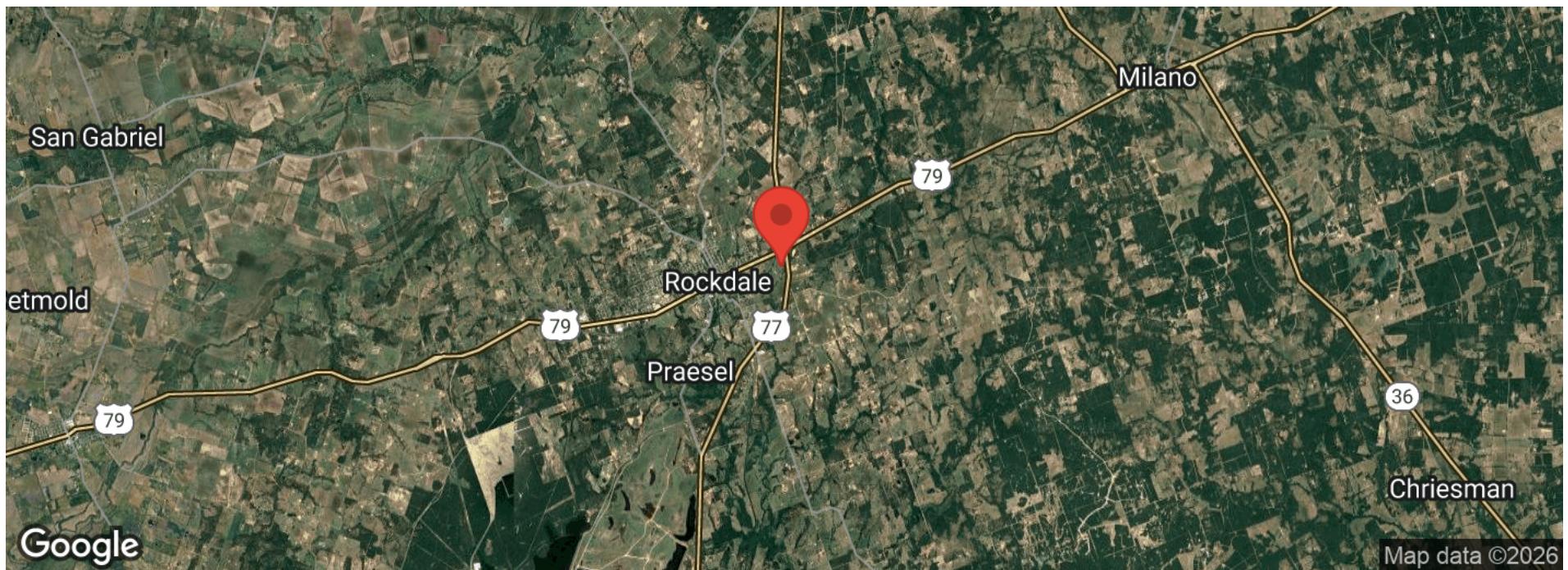
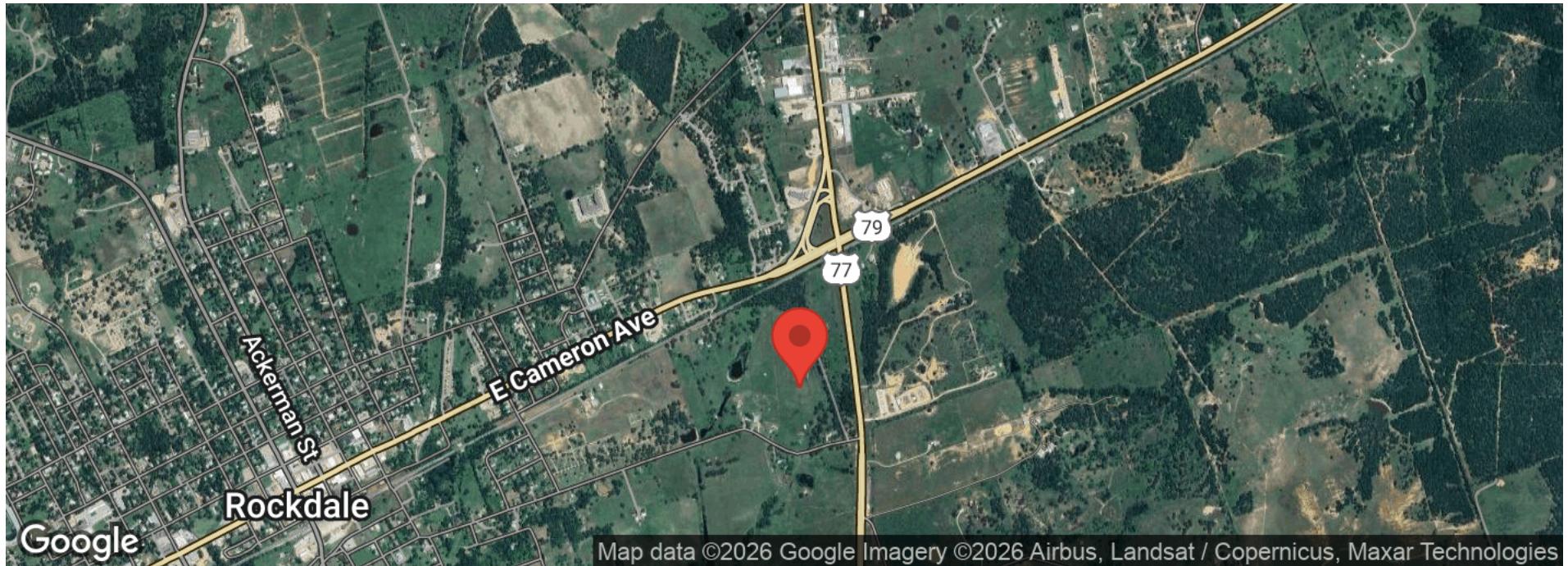
Single Family



Multifamily

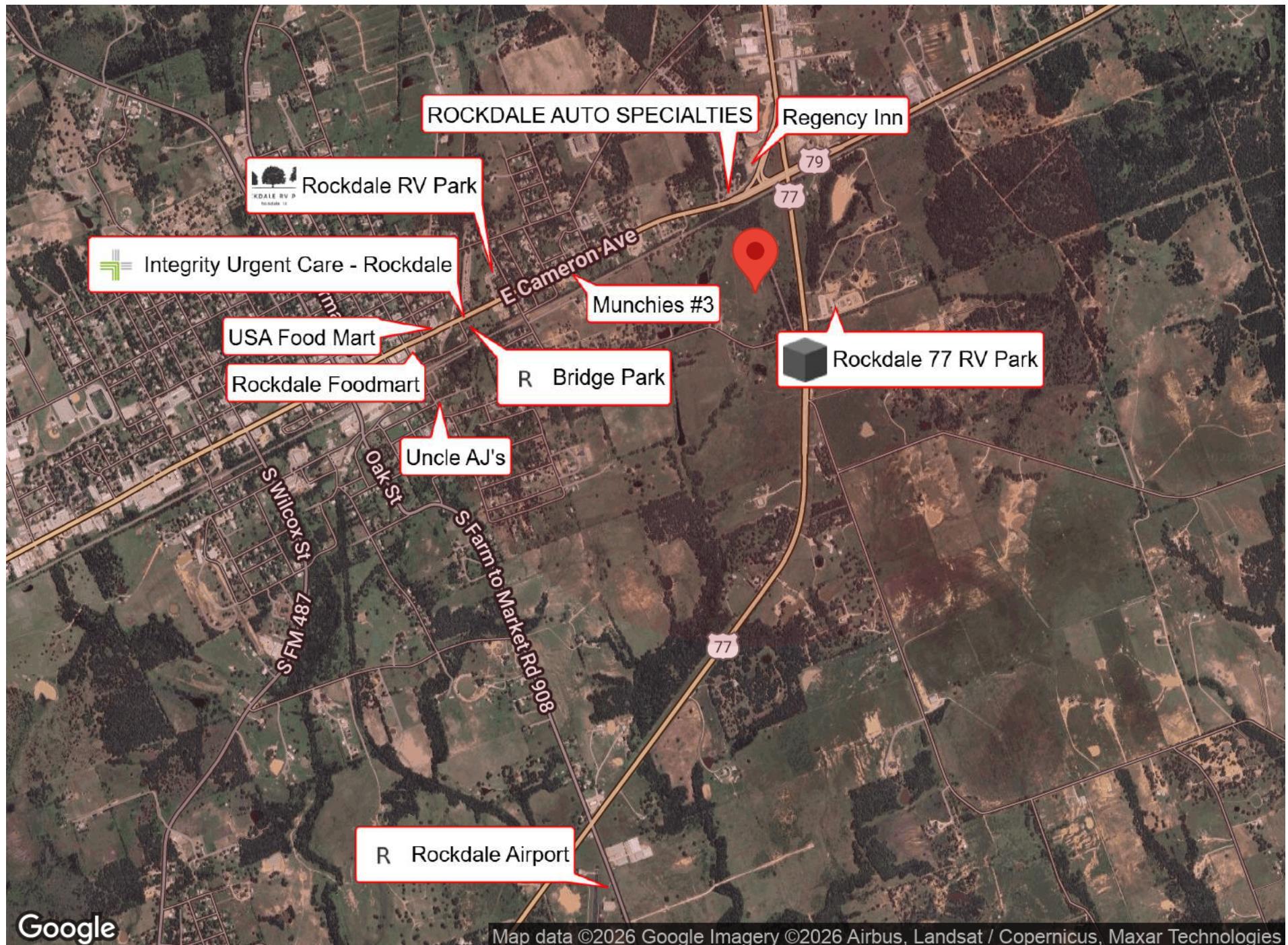
LOCATION MAPS

1111 EAST 3RD STREET



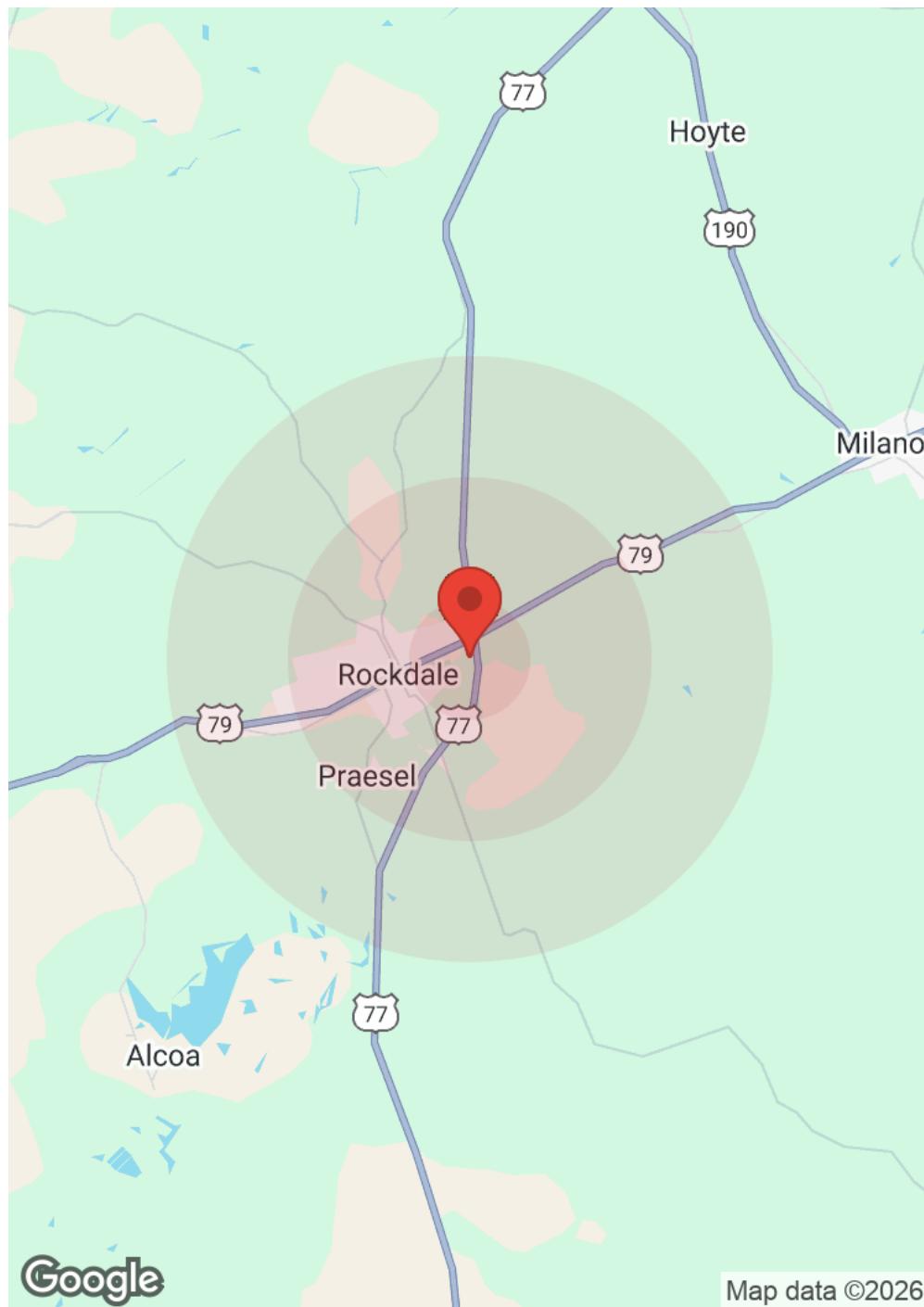
BUSINESS MAP

1111 EAST 3RD STREET



DEMOGRAPHICS

1111 EAST 3RD STREET



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	539	3,118	3,988
	Female	470	3,141	4,031
	Total Population	1,008	6,259	8,019
Age	Ages 0-14	201	1,272	1,602
	Ages 15-24	164	899	1,094
	Ages 25-54	352	2,217	2,790
	Ages 55-64	113	719	979
	Ages 65+	179	1,150	1,556
	Median	\$36,142	\$51,479	\$54,048
Income	< \$15,000	75	211	257
	\$15,000-\$24,999	35	220	276
	\$25,000-\$34,999	66	247	296
	\$35,000-\$49,999	77	492	618
	\$50,000-\$74,999	89	458	511
	\$75,000-\$99,999	27	219	363
	\$100,000-\$149,999	5	378	505
	\$150,000-\$199,999	1	44	74
	> \$200,000	2	149	214
	Total Units	435	2,750	3,537
Housing	Occupied	377	2,419	3,115
	Owner Occupied	209	1,498	2,068
	Renter Occupied	168	921	1,047
	Vacant	58	332	422

DISCLAIMER

1111 EAST 3RD STREET



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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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