

HEALTH CARE/MIXED USE FOR SALE

DEVELOPMENT OPPORTUNITY WITH FLEXIBLE ZONING – 700 DYER ST

700 DYER STREET, ROCKDALE, TX 76567



FOR SALE

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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PROPERTY SUMMARY

700 DYER STREET



Property Summary

Building SF:	11,849
Lot Size:	0.61 Acres
Zoning:	Commercial-2 with Planned Unit

Property Overview

Situated in the heart of Rockdale, TX, this 11,849 sq ft property provides versatile zoning and proximity to necessary utilities, positioning it for multifamily, healthcare centers, storage, retail, office, or mixed-use applications. A great opportunity in a developing area.

Location Overview

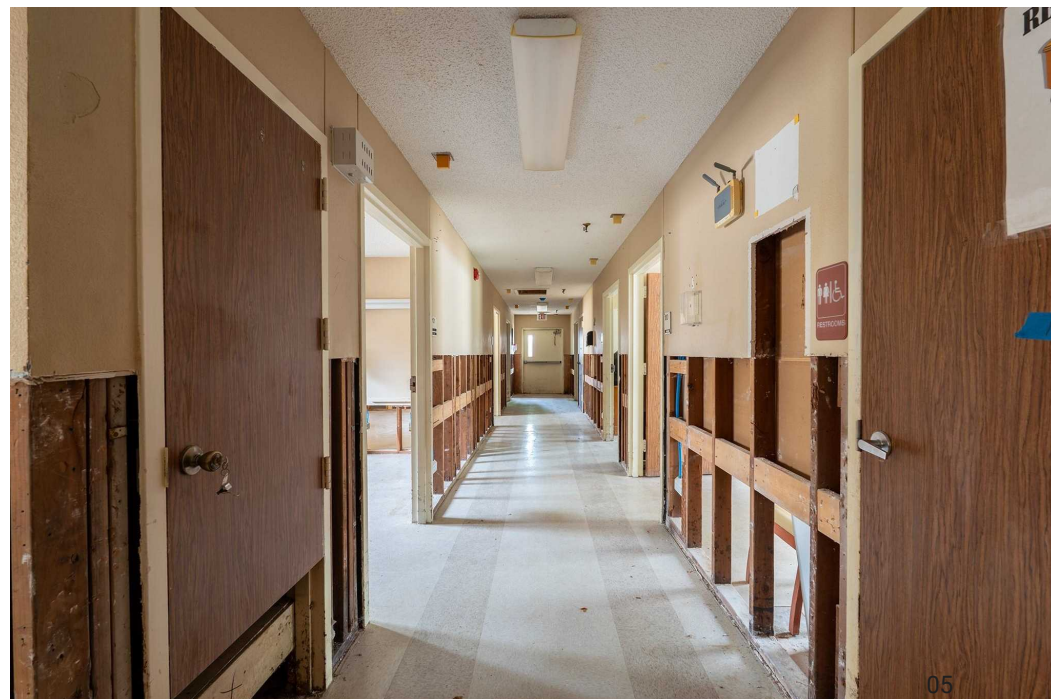
This property at 700 Dyer St in Rockdale, Texas, offers flexible zoning, making it a versatile option for various uses. Its proximity to schools and local amenities adds to its appeal, suggesting convenience and potential value for a buyer looking for a well-located property with adaptable zoning.

AERIAL VIEW
700 DYER STREET



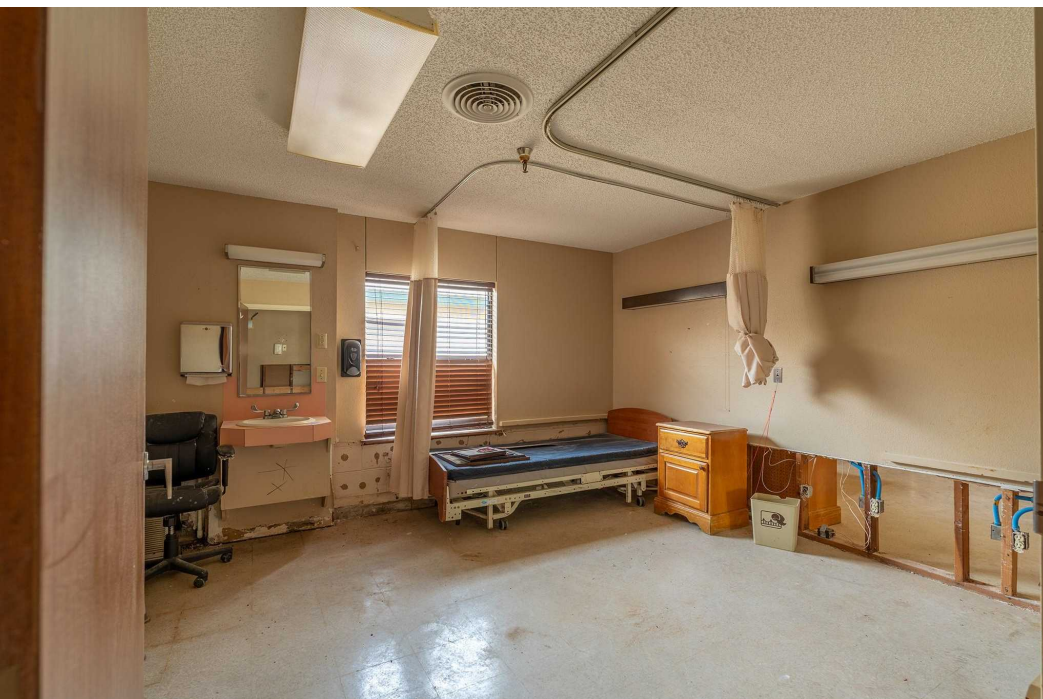
INTERIOR

700 DYER STREET



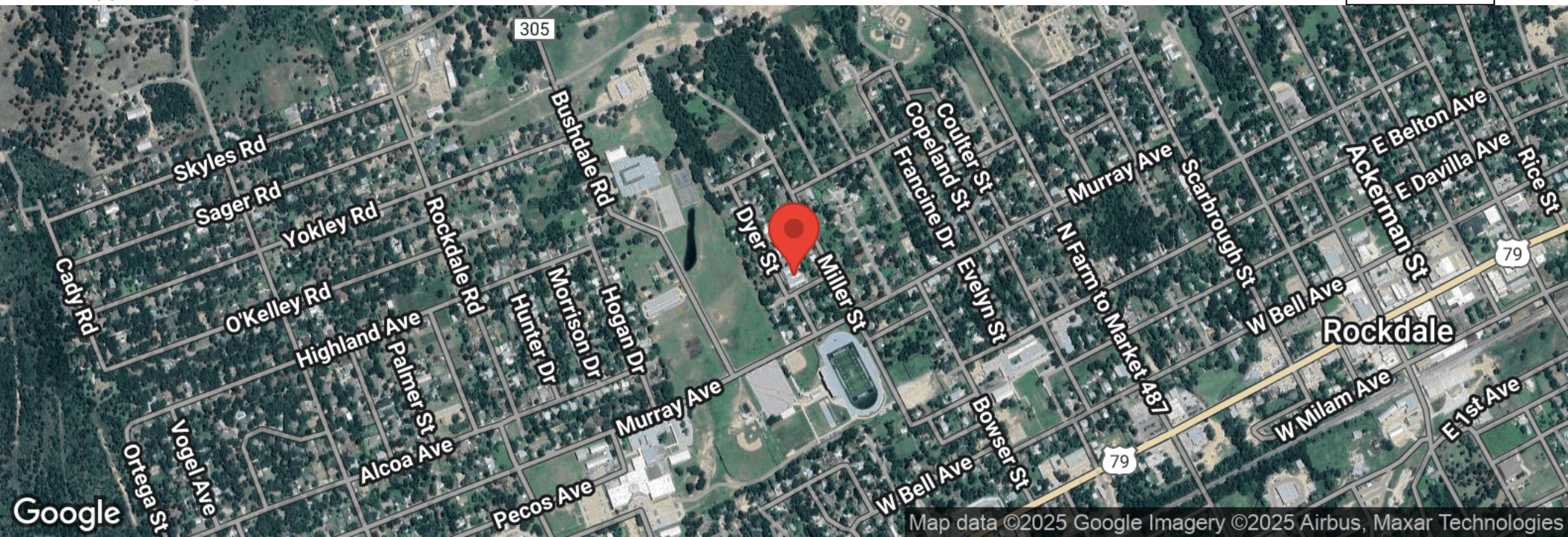
INTERIOR

700 DYER STREET



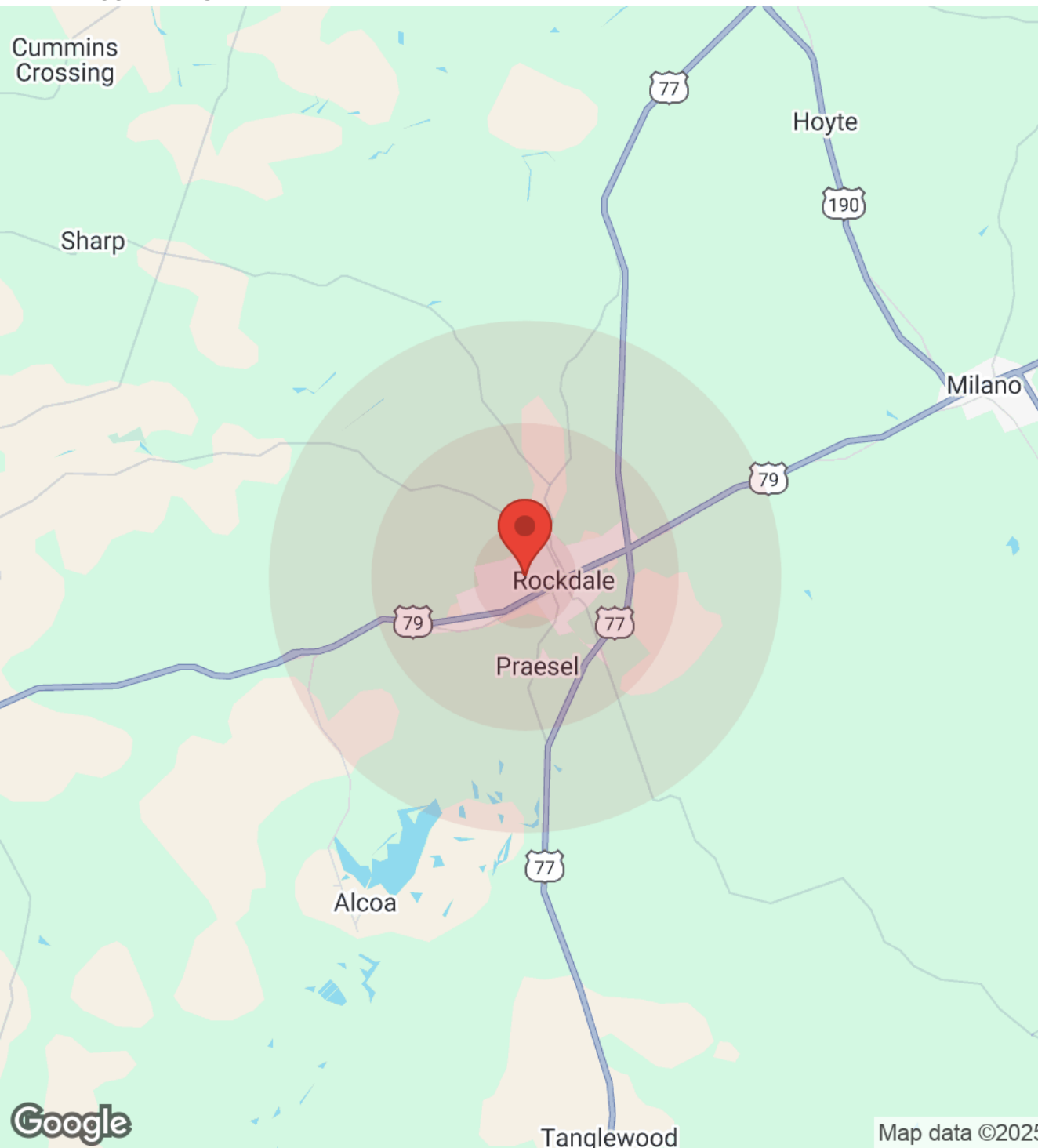
LOCATION MAPS

700 DYER STREET



DEMOGRAPHICS

700 DYER STREET



Population	1 Mile	3 Miles	5 Miles
Male	2,016	3,462	3,980
Female	2,133	3,505	4,027
Total Population	4,149	6,967	8,007

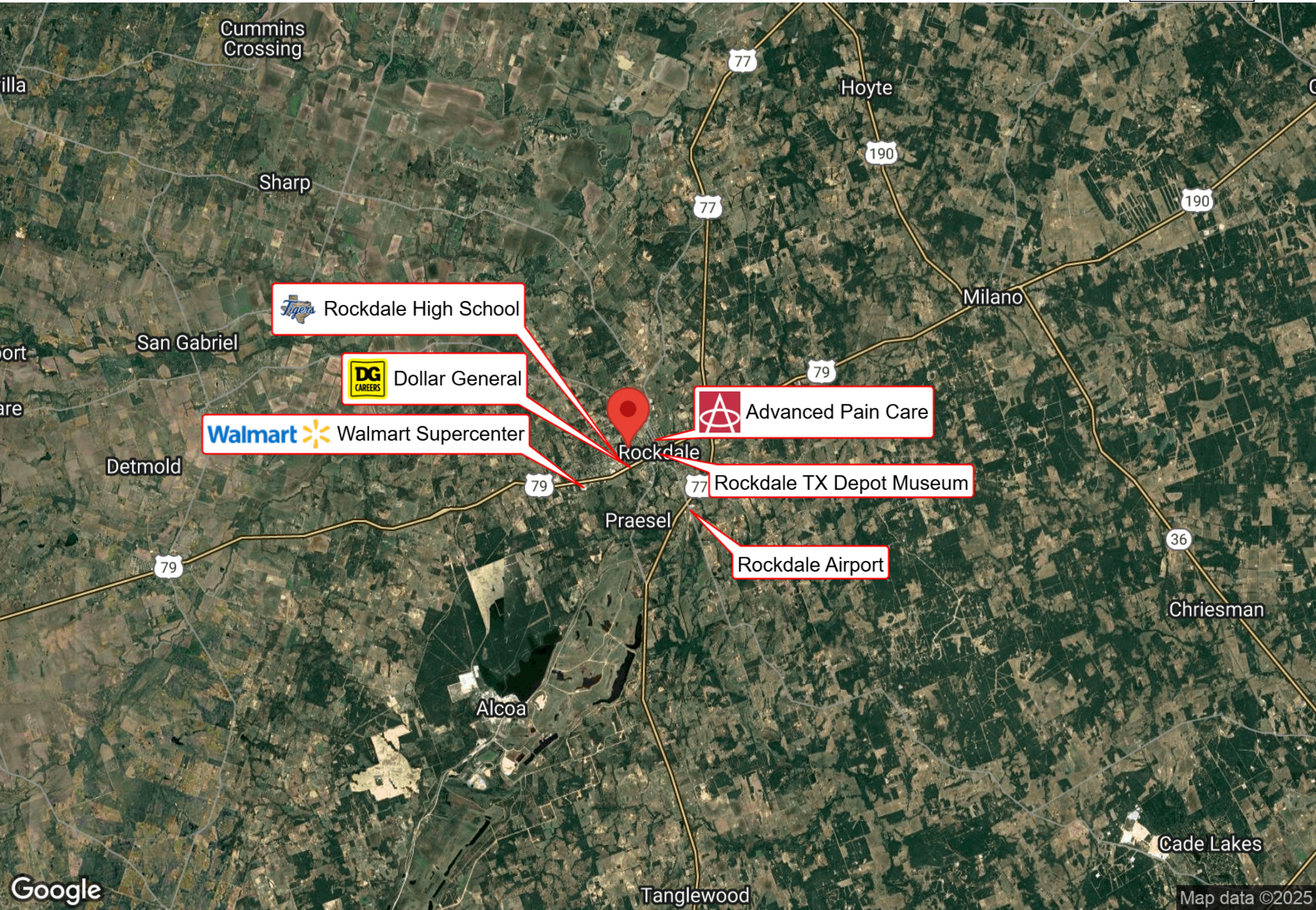
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	867	1,411	1,599
Ages 15-24	596	980	1,094
Ages 25-54	1,490	2,447	2,787
Ages 55-64	455	818	977
Ages 65+	738	1,311	1,550

Income	1 Mile	3 Miles	5 Miles
Median	\$55,275	\$53,072	\$54,026
< \$15,000	100	228	260
\$15,000-\$24,999	139	235	274
\$25,000-\$34,999	141	264	292
\$35,000-\$49,999	346	540	618
\$50,000-\$74,999	326	486	502
\$75,000-\$99,999	125	268	367
\$100,000-\$149,999	292	434	507
\$150,000-\$199,999	19	54	74
> \$200,000	131	188	211

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,831	3,062	3,526
Occupied	1,619	2,697	3,106
Owner Occupied	967	1,723	2,060
Renter Occupied	652	974	1,046
Vacant	213	366	420

BUSINESS MAP

700 DYER STREET



DISCLAIMER

700 DYER STREET



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