

**SITE**  
111 AC

434 LOOP

79

**FOR SALE OR LEASE**

111 Acres Powered Land with Access to Hwy 79

4700 US Highway 79 | Rockdale, TX 76567



# 111 Acres Powered Land with Access to Hwy 79

4700 US Hwy 79 | Rockdale, TX



111.13 AC

Land AC

4.8M SF

Land SF

Milam

County

Contact Broker

Price/Rental Rate

## PROPERTY HIGHLIGHTS

|            |            |
|------------|------------|
| Land AC    | 111.13     |
| Land SF    | 4,840,823  |
| Topography | Level      |
| Powered    | 345V Lines |
| County     | Milam      |

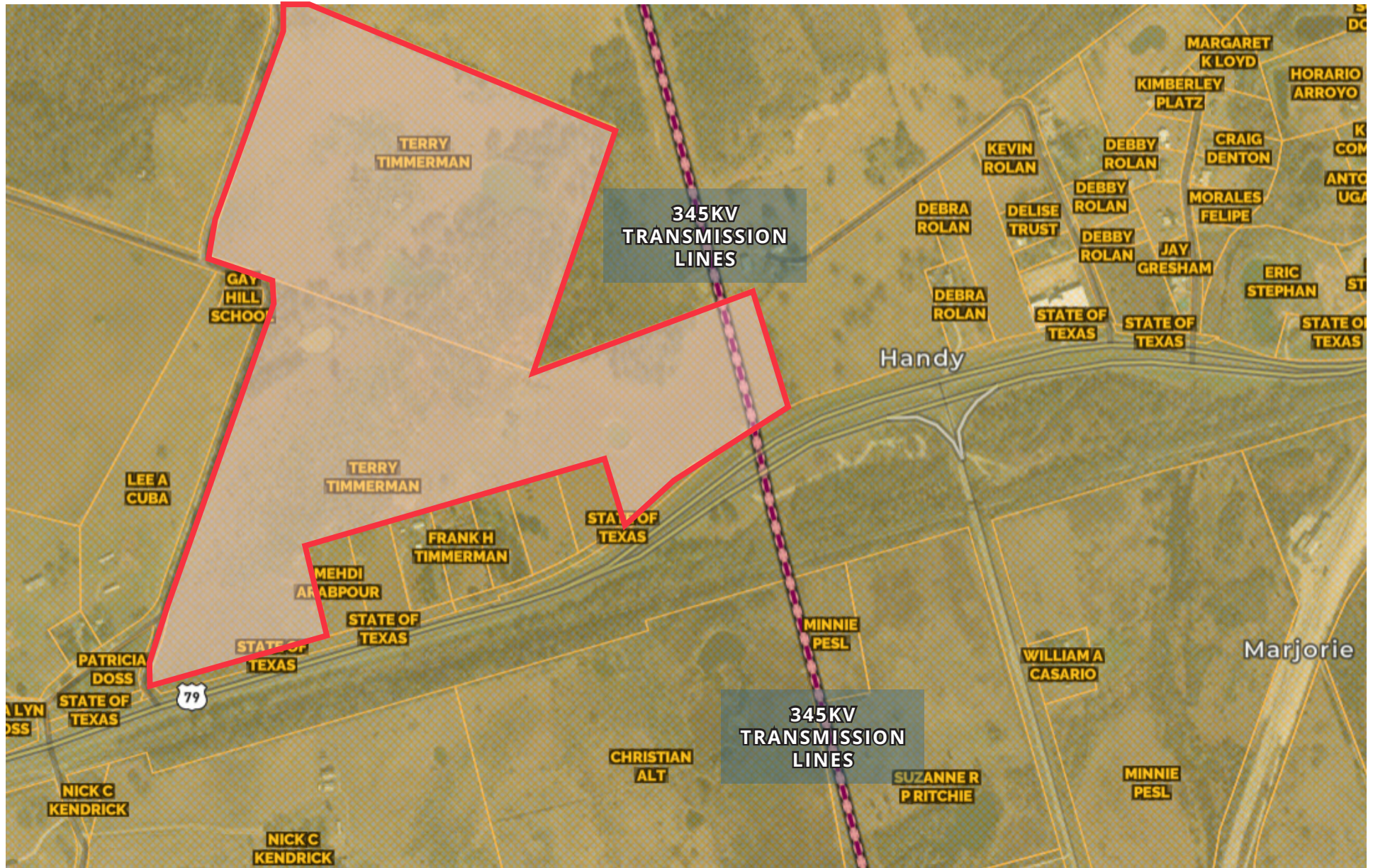
## ABOUT THE PROPERTY

- 111.13 acres of level land in Rockdale, Texas, totaling over 4.8 million square feet, ideal for industrial, commercial, or datacenter development.
- Equipped with 345V lines to support energy-intensive operations or large-scale facilities.
- Positioned within a rapidly growing area with Rockdale's population projected to increase significantly, driving demand for commercial and industrial spaces.
- Level topography provides a cost-effective foundation for construction with easy access to utilities and essential infrastructure.

# 111 Acres Powered Land with Access to Hwy 79

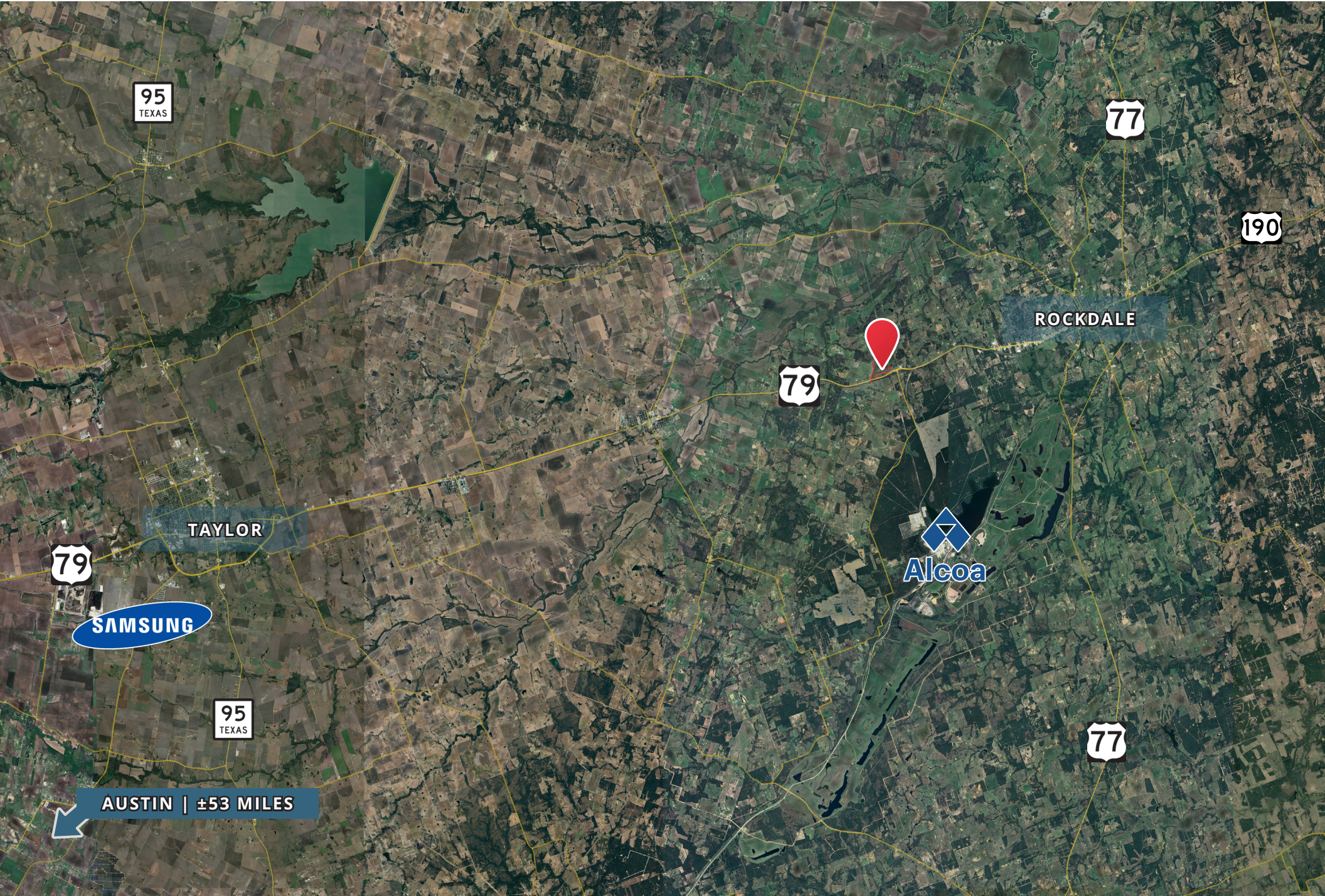
4700 US Hwy 79 | Rockdale, TX

## AERIAL SURVEY



# 111 Acres Powered Land with Access to Hwy 79

4700 US Hwy 79 | Rockdale, TX



95  
TEXAS

77

190

ROCKDALE

79

TAYLOR

79

SAMSUNG

Alcoa

95  
TEXAS

77

AUSTIN | ±53 MILES

# 111 Acres Powered Land with Access to Hwy 79

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## DEMOGRAPHIC HIGHLIGHTS

### Population

|                                  | 1 mile | 5 miles | 10 miles |
|----------------------------------|--------|---------|----------|
| 2024 Estimated Population        | 173    | 3,621   | 12,155   |
| 2029 Projected Population        | 187    | 3,654   | 12,371   |
| Proj. Annual Growth 2024 to 2029 | 1.57%  | 0.18%   | 0.35%    |

### Daytime Population

|                         | 1 mile | 5 miles | 10 miles |
|-------------------------|--------|---------|----------|
| 2024 Daytime Population | 105    | 3,419   | 10,430   |
| Workers                 | 10     | 1,459   | 3,555    |
| Residents               | 95     | 1,960   | 6,875    |

### Income

|                                    | 1 mile   | 5 miles  | 10 miles |
|------------------------------------|----------|----------|----------|
| 2024 Est. Average Household Income | \$96,046 | \$90,246 | \$79,684 |
| 2024 Est. Median Household Income  | \$79,883 | \$63,994 | \$58,417 |

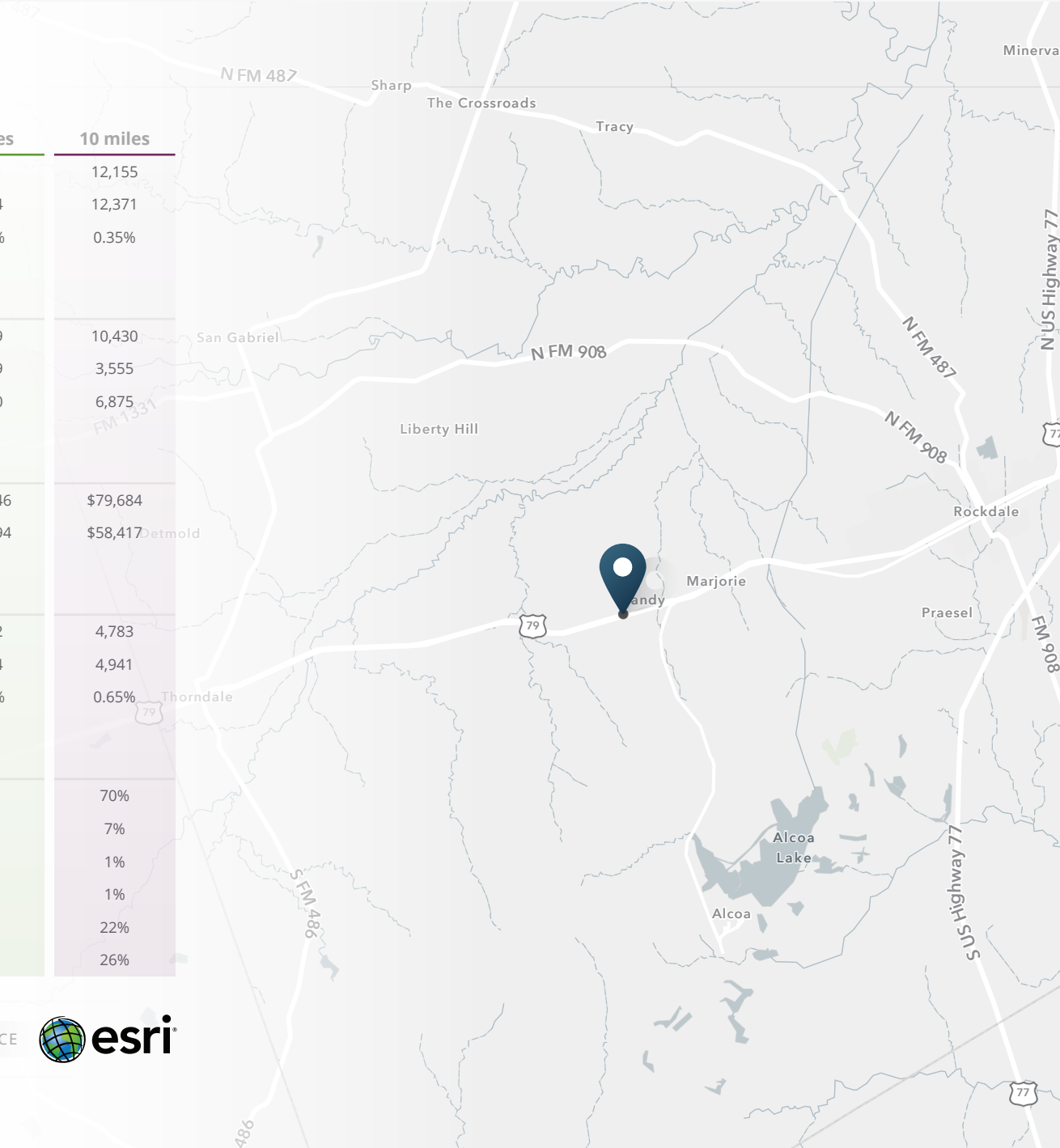
### Households & Growth

|                                  | 1 mile | 5 miles | 10 miles |
|----------------------------------|--------|---------|----------|
| 2024 Estimated Households        | 63     | 1,452   | 4,783    |
| 2029 Estimated Households        | 69     | 1,484   | 4,941    |
| Proj. Annual Growth 2024 to 2029 | 1.84%  | 0.44%   | 0.65%    |

### Race & Ethnicity

|   | 1 mile | 5 miles | 10 miles |
|---|--------|---------|----------|
| 2024 Est. White                             | 81%    | 73%     | 70%      |
| 2024 Est. Black or African American         | 1%     | 5%      | 7%       |
| 2024 Est. Asian or Pacific Islander         | 1%     | 1%      | 1%       |
| 2024 Est. American Indian or Native Alaskan | 1%     | 1%      | 1%       |
| 2024 Est. Other Races                       | 17%    | 20%     | 22%      |
| 2024 Est. Hispanic (Any Race)               | 17%    | 24%     | 26%      |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.**

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A license holder can represent a party in a real estate transaction.**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

|   |             |                        |              |
|---|-------------|------------------------|--------------|
| SRS Industrial Partners, LLC                                      | 9012124     | brant.landry@srsre.com | 214.560.3200 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email                  | Phone        |
| Brant Landry  | 481909      | brant.landry@srsre.com | 214.764.2242 |
| Designated Broker of Firm   | License No. | Email                  | Phone        |

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |                 |                        |                   |      |
|--|-----------------|------------------------|-------------------|------|
| Brant Landry                                 | 481909          | brant.landry@srsre.com | 214.764.2242      |      |
| Licensed Supervisor of Sales Agent/Associate | License No.     | Email                  | Phone             |      |
| Sales Agent/Associate's Name                 | License No.     | Email                  | Phone             |      |
| Buyer Initials                               | Tenant Initials | Seller Initials        | Landlord Initials | Date |



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