

FOR SALE

STRATEGIC DEVELOPMENT OPPORTUNITY – HARD CORNER SITE

6129 U.S. 77, ROCKDALE, TX 76567



FOR SALE

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



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

6129 U.S. 77



Property Summary

Building SF:	1,281
Lot Size:	2.60 Acres

Property Overview

Recent TxDOT improvements include a new turn lane directly in front of the property, expanded roadway, and added lighting along US Hwy 77. The corridor now functions as a four-lane roadway with dedicated turn lanes, including full access to FM 1712 from both directions, improving ingress, egress, and overall traffic flow. TxDOT has also indicated the potential for an additional ingress/egress point along FM 1712, further enhancing accessibility.

The property offers strong visibility and direct access at a key intersection, positioned to capture both pass-through and local traffic. There are currently no gas stations along US Hwy 77 between Cameron (approximately 10 miles south) and Lexington (approximately 22 miles north), creating a clear service gap in the trade area.

Additional growth drivers include the nearby Cornerstone subdivision (approximately 5 miles away) and proximity to Alcoa (approximately 8 miles), supporting both residential and employment demand.

Location Overview

Located just outside the city of Rockdale, the property offers direct highway access to nearby Central Texas markets, including Taylor, Cameron, and surrounding areas.

Electricity and water are available on site.

PROPERTY

6129 U.S. 77



POINTS OF INTEREST & DRIVE TIMES

6129 U.S. 77




6129 N US Highway 77,
Rockdale, TX 76567

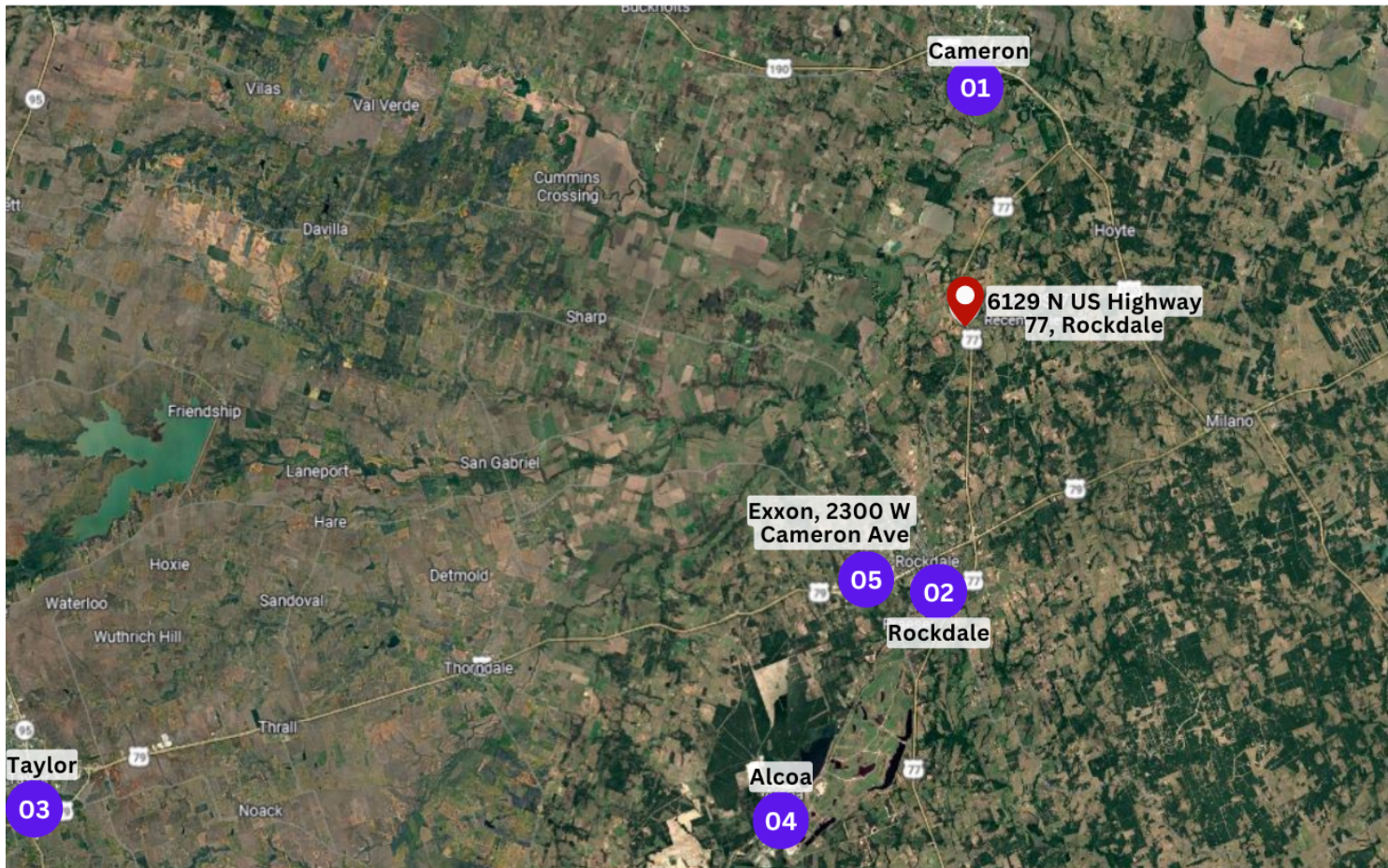
01
Cameron

02
Rockdale

03
Taylor

04
Alcoa

05
Exxon, 2300 W
Cameron Ave



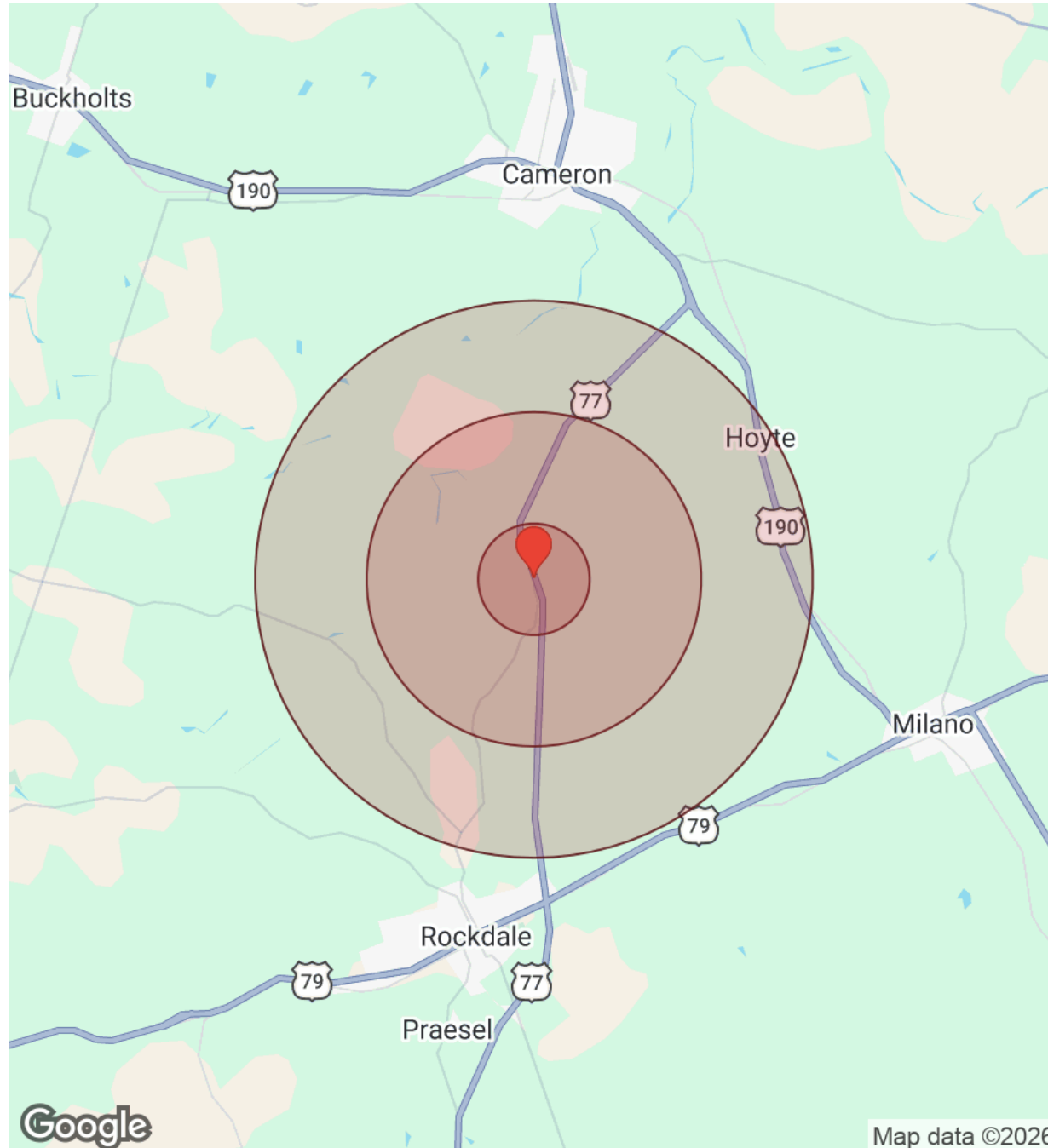
Drive Times



- 01** Cameron
10 min
- 02** Rockdale
25 min
- 03** Taylor
36 min
- 04** Alcoa
19 min
- 05** Exxon, 2300 W
Cameron Ave, Rockdale
11 min

DEMOGRAPHICS

6129 U.S. 77



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	101	271	715
Female	111	299	768
Total Population	212	570	1,483

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	137	368	950
Black	11	30	90
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	56	151	387
Asian	2	6	15
Multiracial	6	15	38
Other	N/A	1	2

Housing	1 Mile	3 Miles	5 Miles
Total Units	97	260	676
Occupied	86	231	598
Owner Occupied	71	192	485
Renter Occupied	15	39	113
Vacant	11	28	78

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	41	108	283
Ages 15 - 24	20	56	154
Ages 25 - 54	66	175	459
Ages 55 - 64	35	94	235
Ages 65+	52	136	351

Income	1 Mile	3 Miles	5 Miles
Median	\$73,749	\$73,749	\$69,285
Under \$15k	9	24	58
\$15k - \$25k	4	12	39
\$25k - \$35k	7	18	48
\$35k - \$50k	21	58	130
\$50k - \$75k	2	5	29
\$75k - \$100k	28	76	170
\$100k - \$150k	6	16	54
\$150k - \$200k	1	3	19
Over \$200k	8	21	52

DISCLAIMER

6129 U.S. 77



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