

MIXED USE FOR SALE

HARD CORNER REDEVELOPMENT OPPORTUNITY - ROCKDALE, TX

1400 WEST CAMERON AVENUE, 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

1400 WEST CAMERON AVENUE



Property Summary

Lot Size:	0.98 Acres
Total Lot Size Available:	1.87 Acres
Building SF:	1,814

Property Overview

1400 West Cameron Avenue offers a highly visible hard corner opportunity along Rockdale's primary commercial corridor with traffic counts exceeding 15,000 vehicles per day. The property was previously operated as a drive through restaurant and includes an existing building that could be repurposed for restaurant, retail, or service oriented uses. The true value of the site lies in its redevelopment potential and strategic corner location along the city's main east west artery.

An additional advantage is the opportunity to expand the footprint through adjacent parcels. The neighboring ownership controls two additional tracts directly adjoining the property, creating the potential for a combined development site totaling approximately 1.87 acres. This assemblage opportunity provides flexibility for larger commercial redevelopment, retail development, or repositioning of the corner as growth continues along the Highway 79 corridor.

Location Overview

1400 West Cameron Avenue is located along the US Highway 79 corridor in Rockdale, TX, an area experiencing increasing economic momentum driven by industrial, logistics, and manufacturing investment throughout Central Texas. Highway 79 serves as a key connection between the expanding Austin metropolitan area and major employment centers across Williamson and Milam Counties.

Recent economic studies indicate that large scale development along the corridor is expected to drive significant regional growth, bringing new population, business activity, and infrastructure investment to the area. With traffic counts exceeding 15,000 vehicles per day and direct frontage along Rockdale's primary commercial route, the property benefits from strong daily visibility and positioning within one of the region's emerging growth corridors.

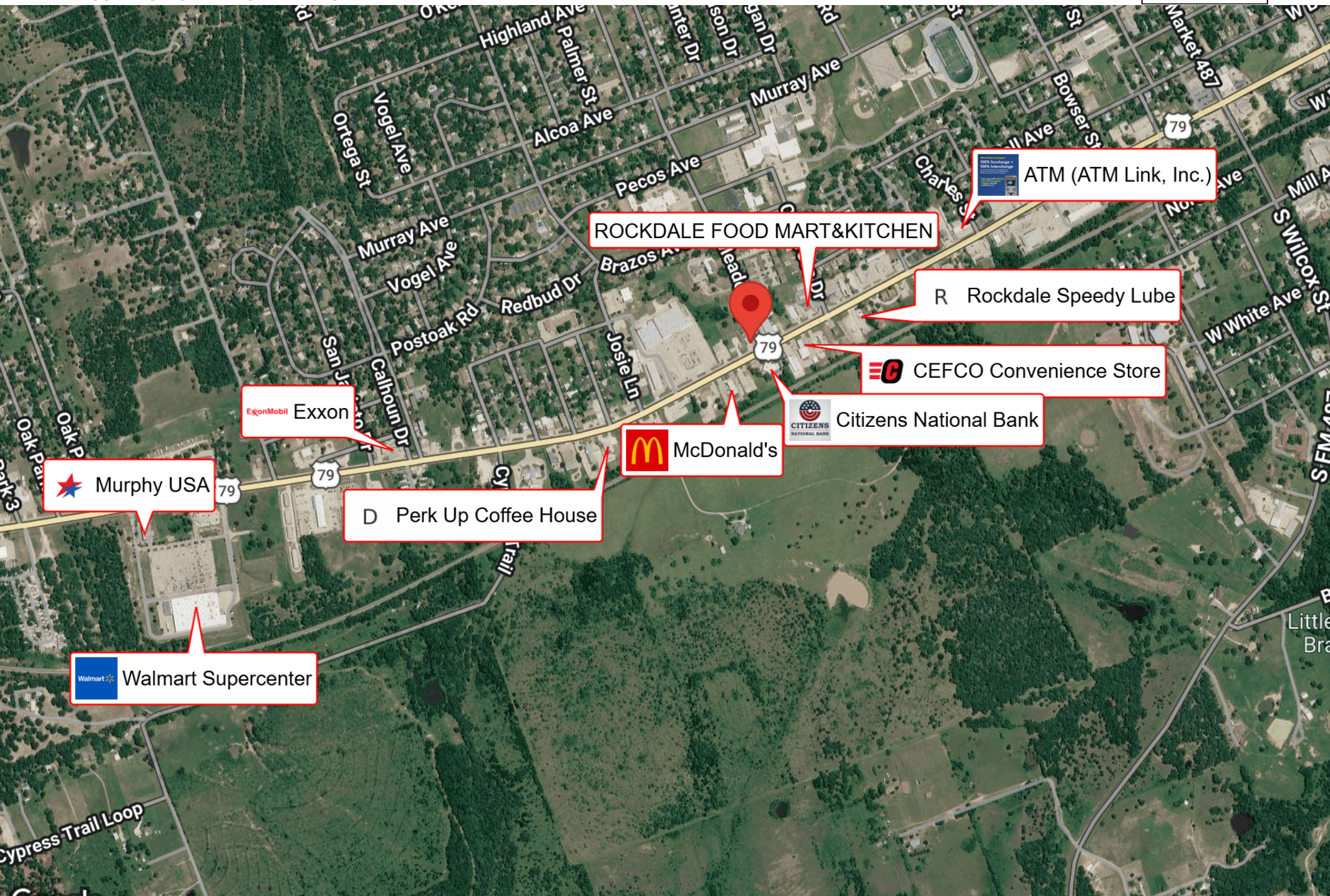
AERIAL VIEW

1400 WEST CAMERON AVENUE



BUSINESS MAP

1400 WEST CAMERON AVENUE



ROCKDALE FOOD MART & KITCHEN

ATM (ATM Link, Inc.)

R Rockdale Speedy Lube

CEFCO Convenience Store

CITIZENS NATIONAL BANK
Citizens National Bank

McDonald's

D Perk Up Coffee House

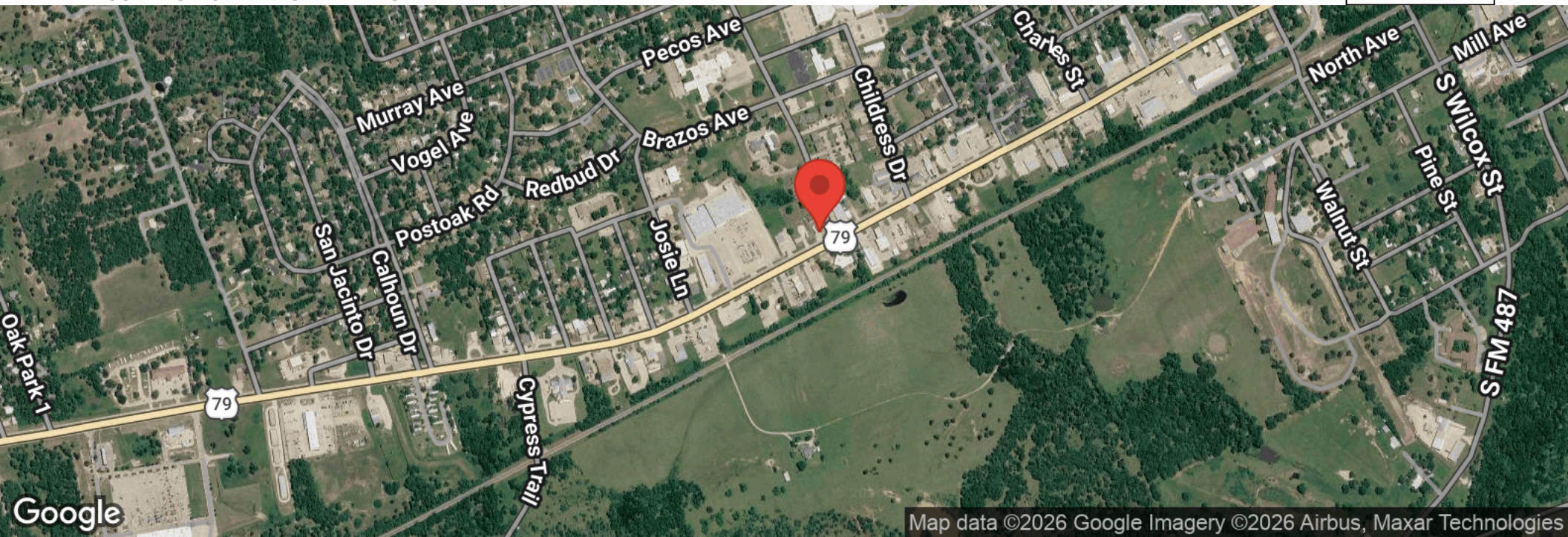
ExxonMobil
Exxon

Murphy USA

Walmart
Walmart Supercenter

LOCATION MAPS

1400 WEST CAMERON AVENUE



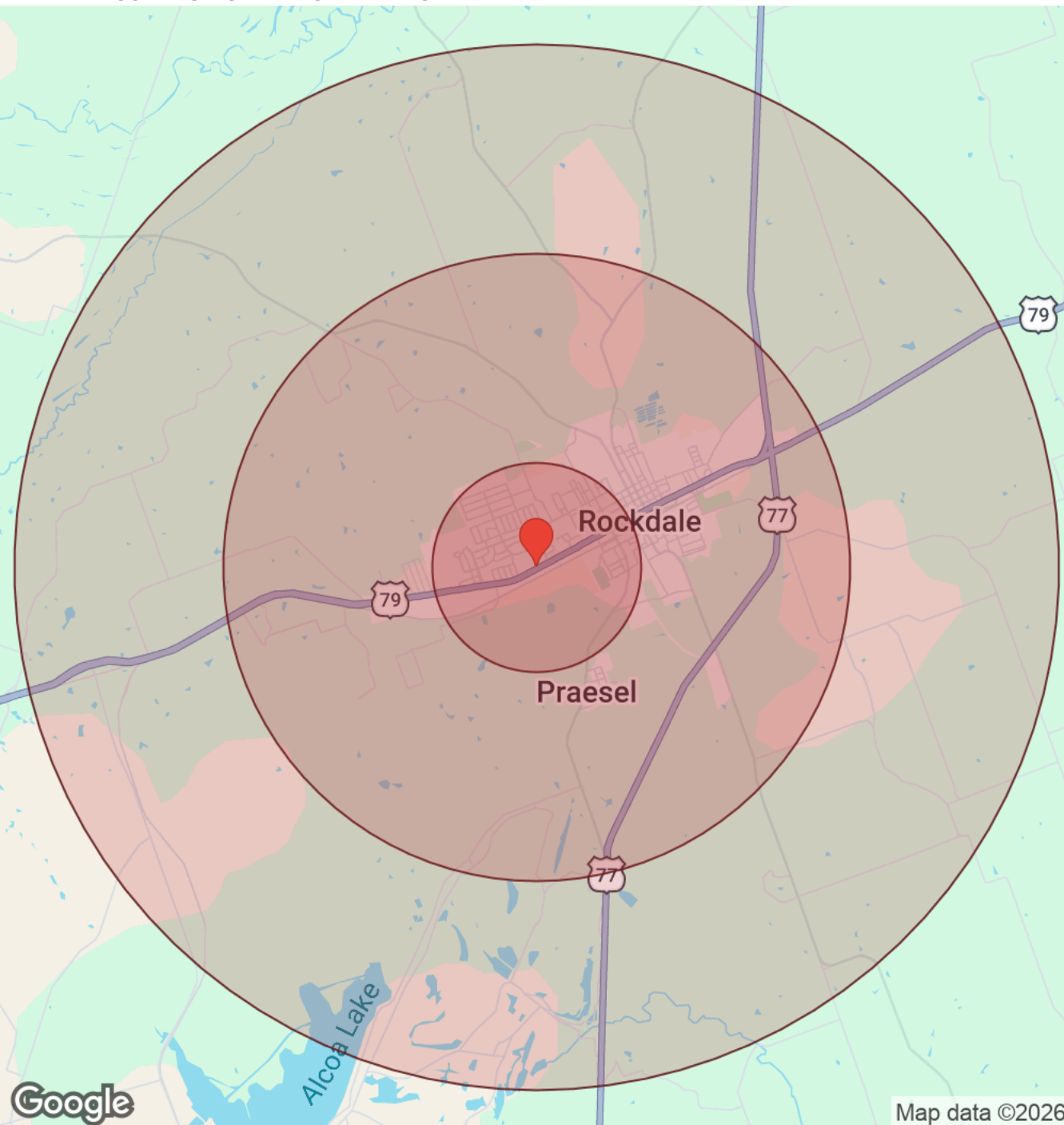
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Map data ©2026

DEMOGRAPHICS

1400 WEST CAMERON AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	1,599	3,427	3,905
Female	1,758	3,453	3,948
Total Population	3,357	6,881	7,853

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,496	3,020	3,456
Occupied	1,329	2,658	3,044
Owner Occupied	835	1,690	2,009
Renter Occupied	494	968	1,035
Vacant	167	362	412

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	707	1,392	1,570
Ages 15 - 24	456	975	1,079
Ages 25 - 54	1,210	2,426	2,738
Ages 55 - 64	379	800	952
Ages 65+	605	1,287	1,513

Income	1 Mile	3 Miles	5 Miles
Median	\$60,335	\$53,239	\$53,957
Under \$15k	58	220	256
\$15k - \$25k	101	240	270
\$25k - \$35k	102	260	287
\$35k - \$50k	284	524	604
\$50k - \$75k	271	486	499
\$75k - \$100k	90	245	350
\$100k - \$150k	265	446	500
\$150k - \$200k	22	58	73
Over \$200k	137	180	206

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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DISCLAIMER

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