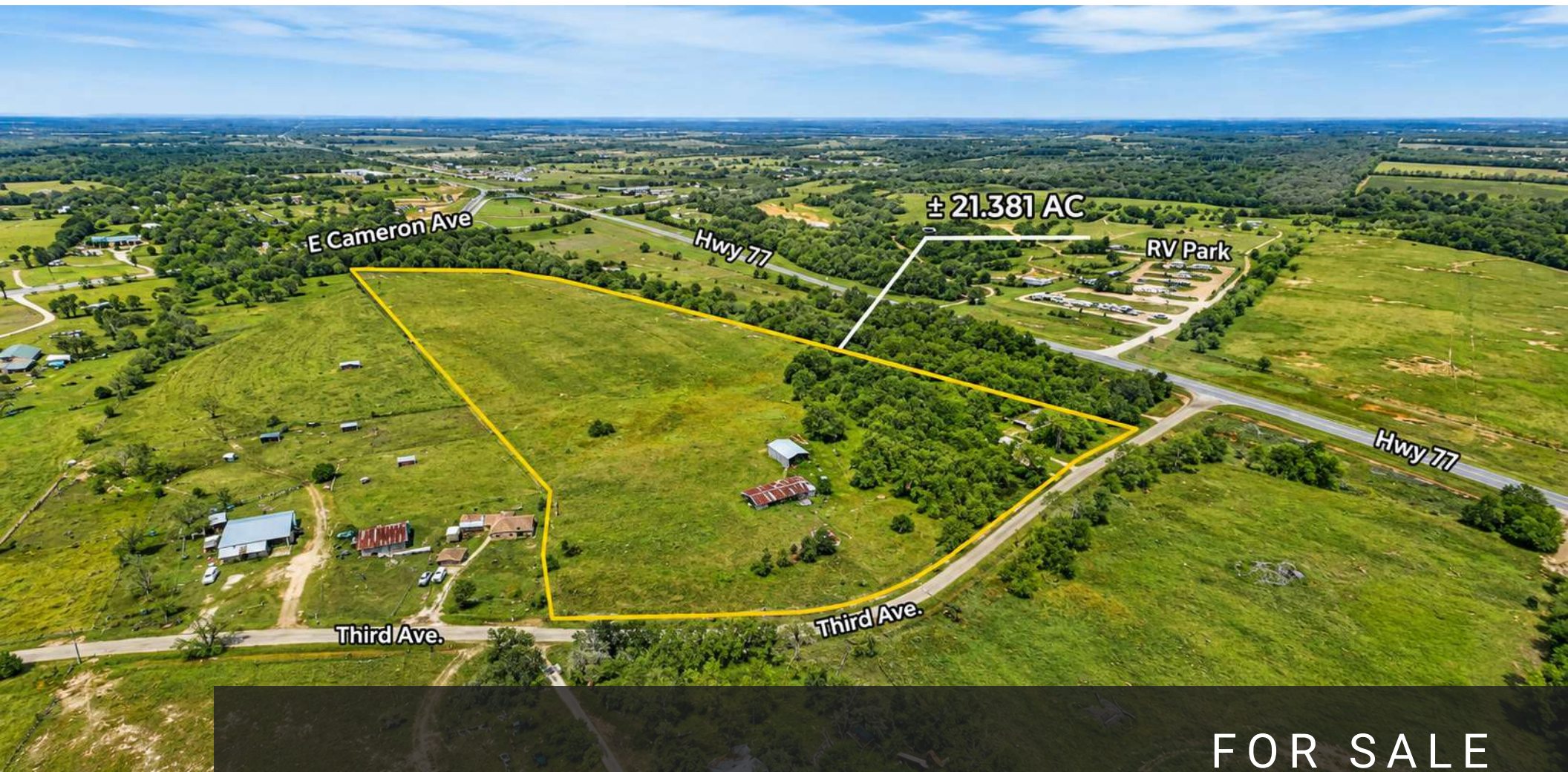


COMMERCIAL FOR SALE

DEVELOPMENT OPPORTUNITY IN ROCKDALE, TX – 21.38 ACRES

1111 EAST 3RD 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) 963-3926
jslanker@kw.com
617990, Texas

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1111 EAST 3RD STREET



JEFFREY SLANKER

C: (512) 963-3926

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



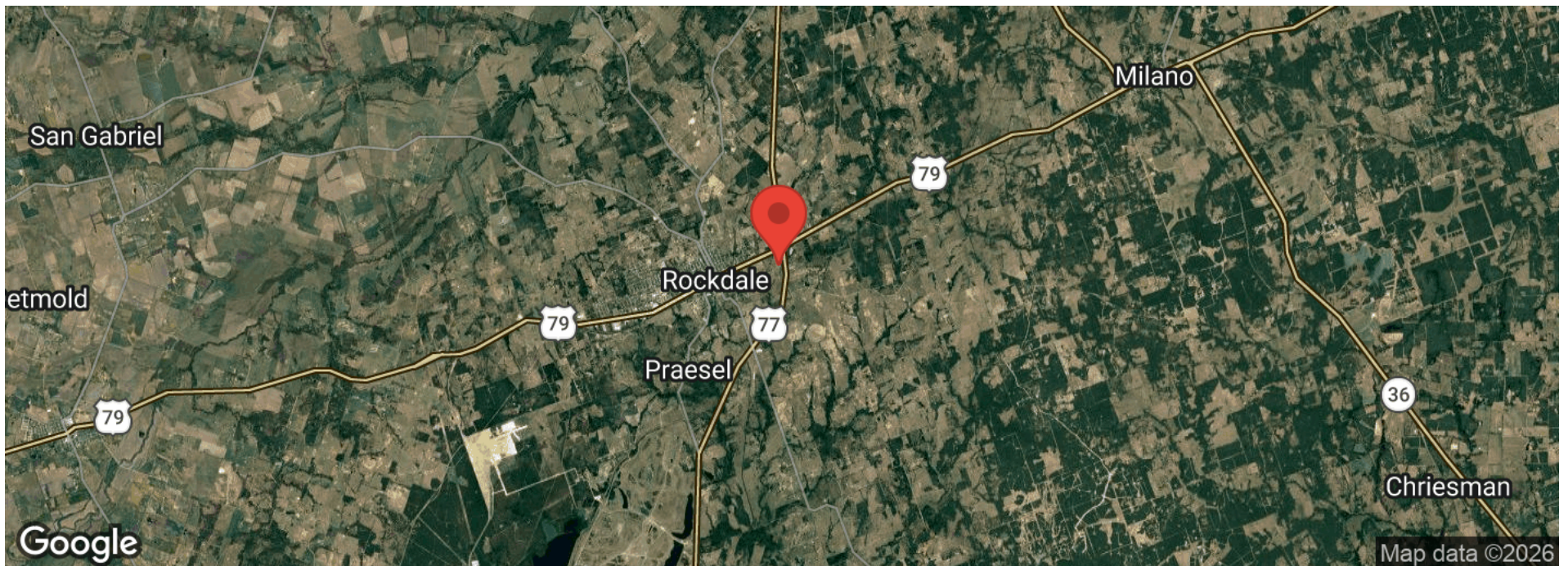
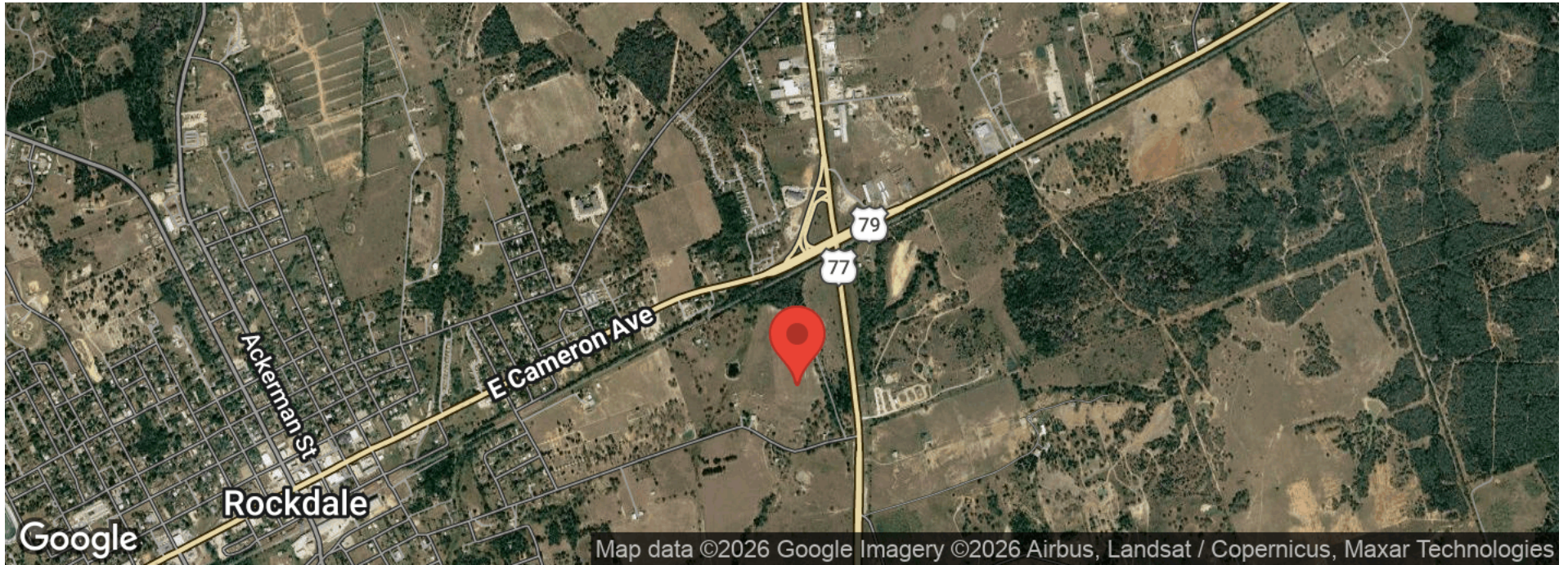
Single Family



Multifamily

LOCATION MAPS

1111 EAST 3RD STREET



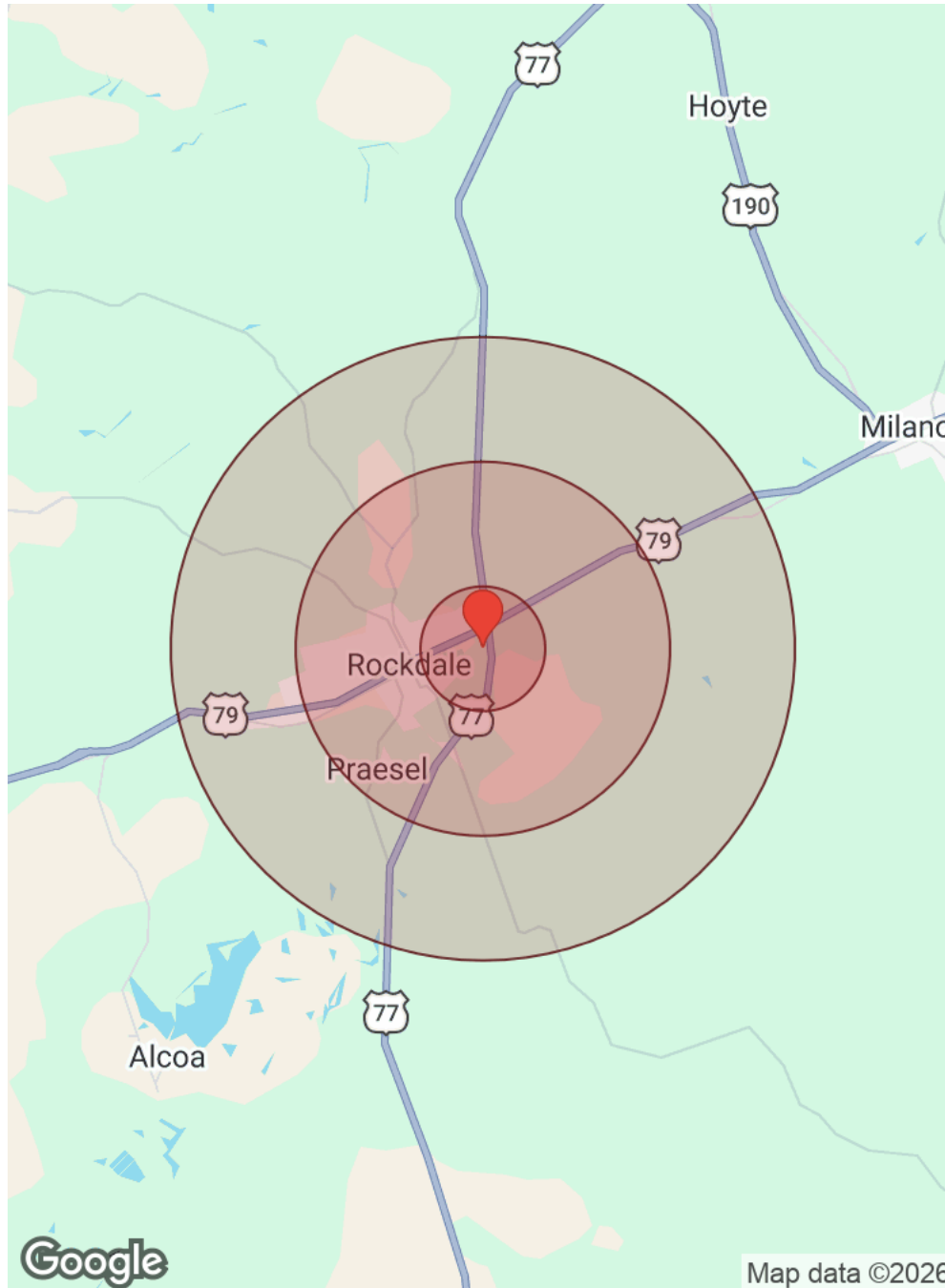
BUSINESS MAP

1111 EAST 3RD STREET



DEMOGRAPHICS

1111 EAST 3RD STREET



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	536	3,090	3,970
	Female	464	3,111	4,015
	Total Population	1,001	6,201	7,985
Housing	Total Units	437	2,737	3,536
	Occupied	381	2,418	3,131
	Owner Occupied	213	1,490	2,072
	Renter Occupied	168	928	1,059
	Vacant	57	319	405
Age	Ages 0 - 14	197	1,248	1,585
	Ages 15 - 24	156	883	1,075
	Ages 25 - 54	357	2,207	2,791
	Ages 55 - 64	114	724	992
	Ages 65+	177	1,140	1,542
Income	Median	\$59,077	\$65,187	\$69,762
	Under \$15k	17	113	159
	\$15k - \$25k	16	113	144
	\$25k - \$35k	68	310	371
	\$35k - \$50k	65	426	526
	\$50k - \$75k	60	415	469
	\$75k - \$100k	29	211	352
	\$100k - \$150k	75	476	622
	\$150k - \$200k	3	121	181
Over \$200k	48	235	306	

DISCLAIMER

1111 EAST 3RD STREET



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