

COMMERCIAL FOR SALE

DEVELOPMENT LAND OPPORTUNITY | MILAM COUNTY, TX

FARM TO MARKET ROAD 2116, PRAESEL, 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

FARM TO MARKET ROAD 2116



Property Summary

Lot Size: 17.77 Acres
Zoning: No Zoning

Property Overview

Presenting a unique real estate opportunity, this 17.77 Acre property for sale is strategically situated in close proximity seamlessly bordering the Rockdale Country Club and the burgeoning development of the 3,500 SLR development. Surrounded by the natural beauty of a pond stocked with bass and perch, a charming pier extends over the water providing the perfect vantage point. This parcel offers vast potential for residential or commercial development with the allure of the country club and stands as an attractive investment. Explore the possibilities of crafting a distinctive project that harmonizes with the upscale surroundings and taps into the momentum of the area's expansion. Over 2,000 SSF of FM Road Frontage! Your next opportunity is calling you!

Location Overview

In Rockdale, on Hwy 79 at the intersection of W Cameron Ave., and Wilcox (S FM 487) turn right and go approximately 2.5 miles. Turn Right. Go 1.8 miles and destination is on your right. It's between the Country Club Estates and The Rockdale Country Club.

AERIAL VIEW

FARM TO MARKET ROAD 2116



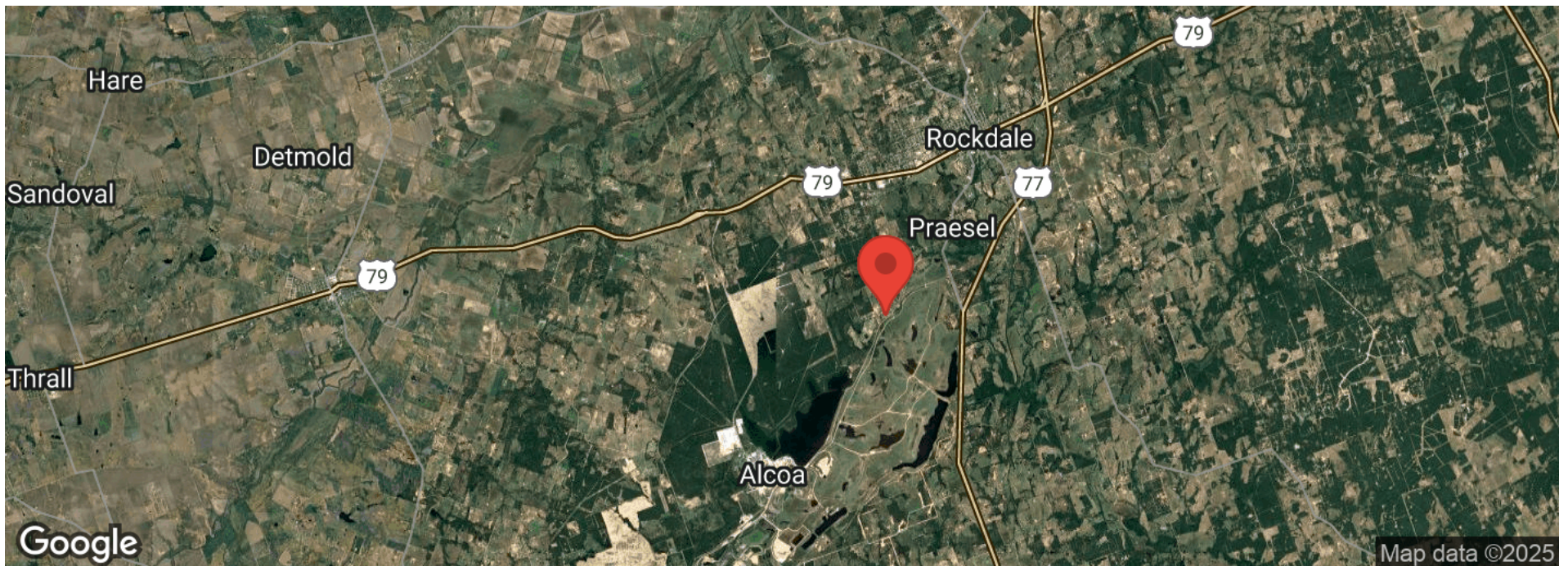
PROPERTY

FARM TO MARKET ROAD 2116



LOCATION MAPS

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BUSINESS MAP

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Tiger Stadium

Rockdale High School

Rockdale Elementary School

R Rockdale Fire Department

Murphy USA

Walmart Supercenter

CEFCO Convenience Store

Exxon

Dollar General

McDonald's

R Rockdale Airport

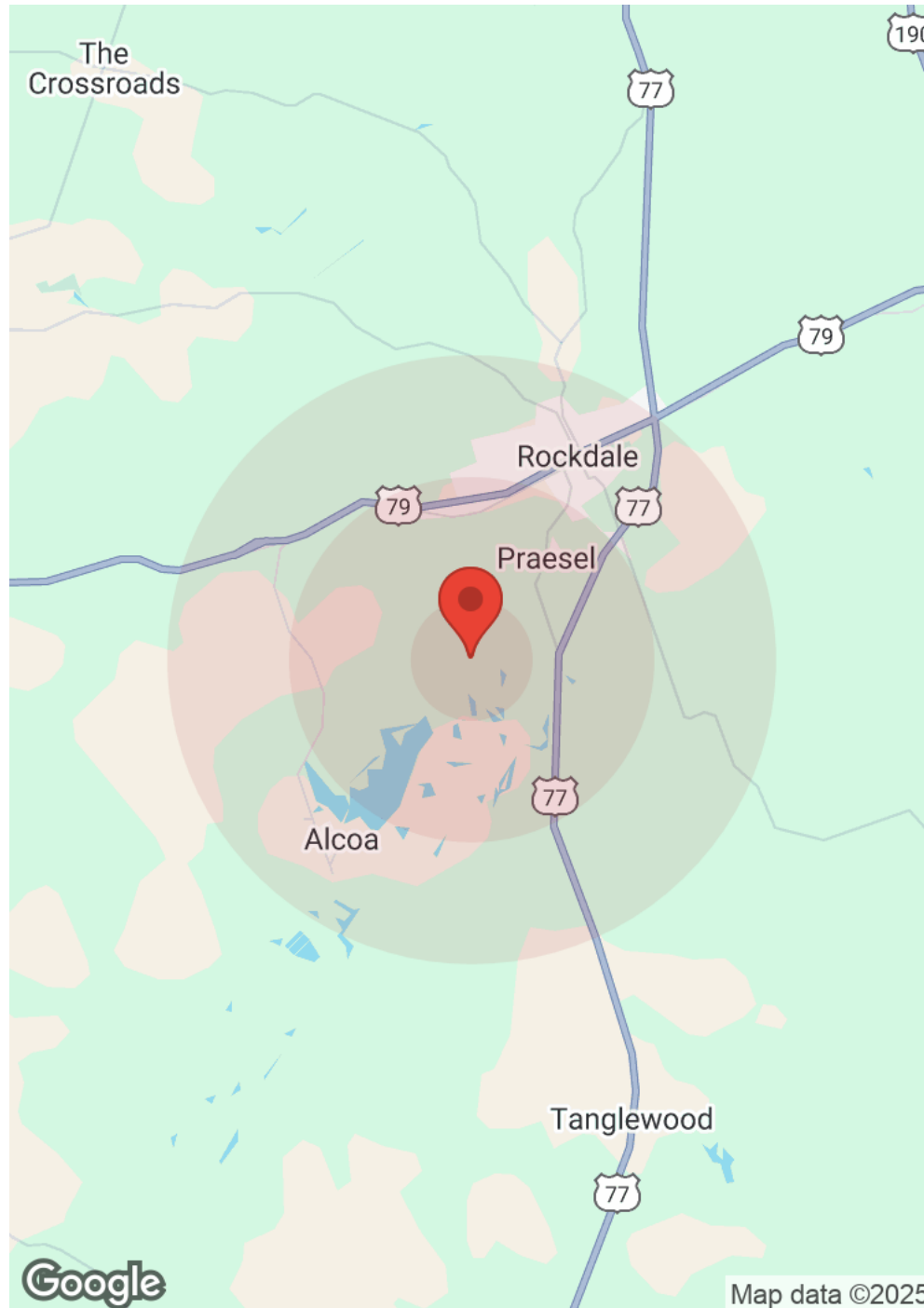
Praesel

Alcoa

Alcoa Lake

DEMOGRAPHICS

FARM TO MARKET ROAD 2116



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	75	764	3,726
	Female	70	789	3,730
	Total Population	145	1,553	7,456
Age	Ages 0-14	25	299	1,488
	Ages 15-24	17	193	1,042
	Ages 25-54	50	553	2,629
	Ages 55-64	20	199	882
	Ages 65+	32	308	1,414
Income	Median	\$88,132	\$59,568	\$54,468
	< \$15,000	1	25	234
	\$15,000-\$24,999	10	81	268
	\$25,000-\$34,999	3	38	271
	\$35,000-\$49,999	8	134	548
	\$50,000-\$74,999	2	79	497
	\$75,000-\$99,999	8	54	280
	\$100,000-\$149,999	18	146	515
	\$150,000-\$199,999	6	35	79
> \$200,000	N/A	30	185	
Housing	Total Units	63	703	3,270
	Occupied	55	620	2,876
	Owner Occupied	45	441	1,873
	Renter Occupied	10	179	1,003
	Vacant	8	83	394

DISCLAIMER

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