



AVAILABLE FOR SALE

21 ACRES

1111 EAST 3<sup>RD</sup> AVE.

ROCKDALE, TX 76567

PRIME 20-ACRE PARCEL OFFERING HIGH VISIBILITY AND ACCESSIBILITY. SITUATED WITHIN THE BURGEONING TEXAS TRIANGLE, ROCKDALE IS PRIMED FOR SIGNIFICANT GROWTH, MAKING THIS AN IDEAL INVESTMENT FOR FORWARD-THINKING DEVELOPERS. THIS PROPERTY OFFERS VERSATILE DEVELOPMENT POTENTIAL, INCLUDING RETAIL, HOSPITALITY, INDUSTRIAL, AND MIXED-USE.

ASKING PRICE: \$1.3M

#### Property Details

- Rockdale ETJ
- Opportunity Zone
- Adjacent 19 acres available

#### Utility Providers

- SW Milam Water Supply
- City of Rockdale Sewer
- Oncor Electric

**TURNER COMMERCIAL**  
PROPERTIES

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1111 EAST 3<sup>RD</sup> AVE.  
ROCKDALE, TEXAS 76567  
SWC OF HWY 79 & HWY 77



## PROPERTY FEATURES:

- Rockdale ETJ
- Qualified Opportunity Zone
- SFH Improvement total 3,060 SQ FT
- Contact Broker for less acreage options

## UTILITIES:

- SW Milam 6" Water Line on E 3<sup>rd</sup> Ave.
- Rockdale Sewer Line- 100' north of the property line.
- Oncor Electric

## FRONTAGE:

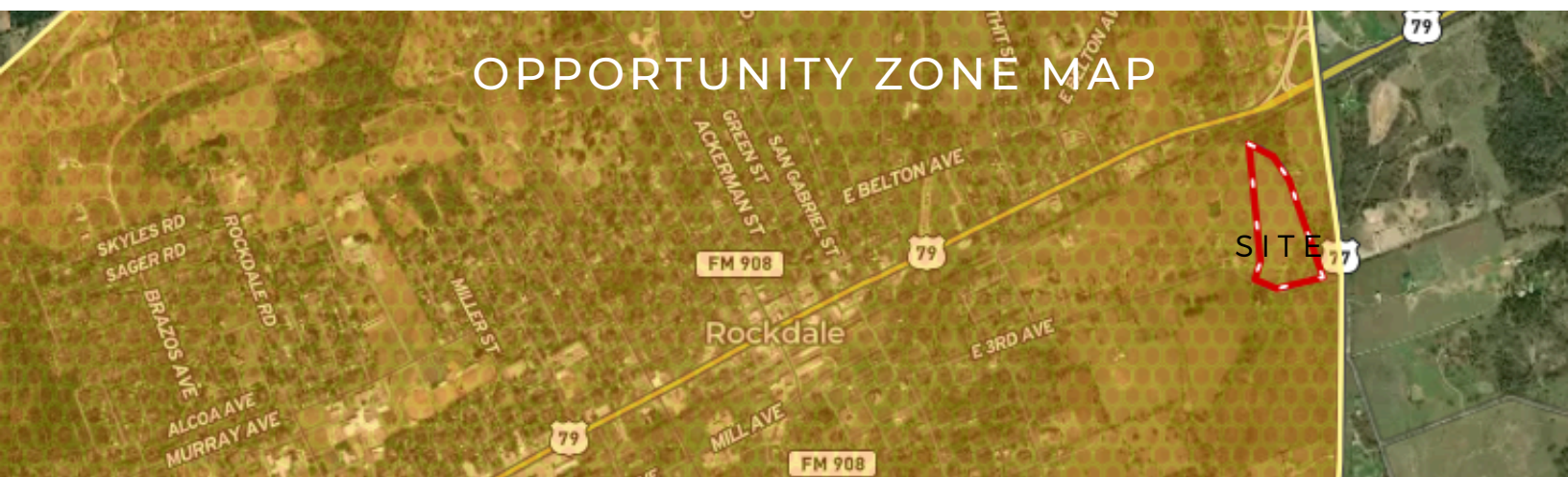
- East 3<sup>rd</sup> Ave.: Approx. 920'

## TRAFFIC COUNTS:

- HWY 79: 10,428 VPD (TxDOT 2023)
- HWY 77: 2,980 VPD (TxDOT 2023)



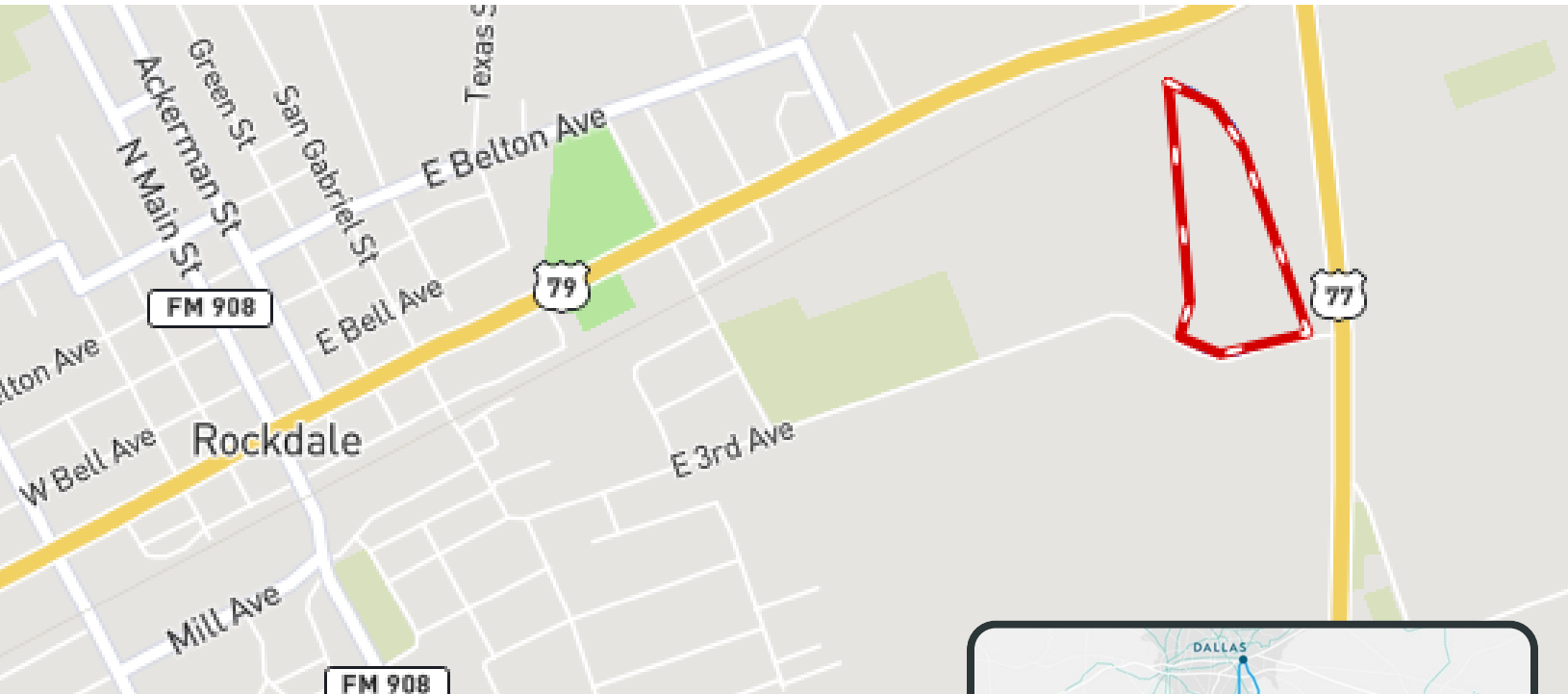
## OPPORTUNITY ZONE MAP





## AREA OVERVIEW

### ROCKDALE, TEXAS



ROCKDALE, TEXAS, IS LOCATED IN MILAM COUNTY, TEXAS, IN THE HEART OF THE TEXAS TRIANGLE. IT IS APPROXIMATELY 60 MILES NORTHEAST OF AUSTIN, 100 MILES SOUTHEAST OF WACO, AND 120 MILES NORTHWEST OF HOUSTON.



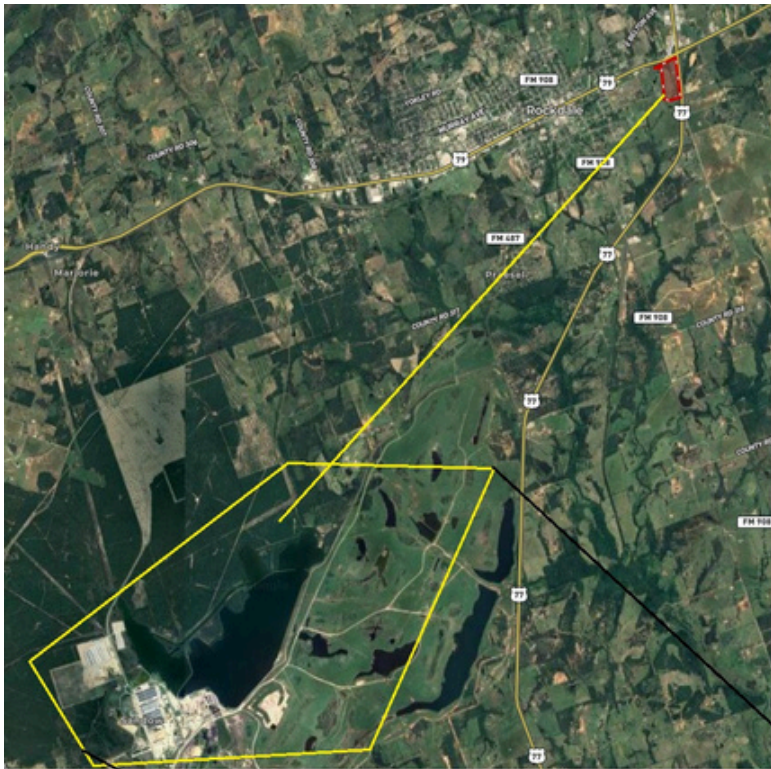
THE TEXAS TRIANGLE IS A REGION THAT ENCOMPASSES THE MAJOR METROPOLITAN AREAS OF DALLAS-FORT WORTH, HOUSTON, SAN ANTONIO, AND AUSTIN. IT IS ONE OF THE FASTEST-GROWING REGIONS IN THE UNITED STATES, WITH A POPULATION OF OVER 20 MILLION PEOPLE. THE REGION IS HOME TO A DIVERSE ECONOMY, WITH MAJOR INDUSTRIES INCLUDING ENERGY, HEALTHCARE, TECHNOLOGY, AND MANUFACTURING.

# SANDOW LAKES MASTER PLANNED COMMUNITY

## ADVANCED MANUFACTURING AND LOGISTIX CAMPUS (AMLC)

THE FEATURED 40 ACRE PROPERTY  
IS APPROXIMATELY 6 MILES  
NORTHEAST OF THE SANDOW LAKES  
DEVELOPMENT

SANDOW LAKES WILL OFFER  
ADVANCED MANUFACTURING,  
COMMERCIAL, RETAIL, LEISURE,  
AND RESIDENTIAL VILLAGES.



1<sup>ST</sup> PHASE OF THE  
SANDOW LAKES  
DEVELOPMENT WILL BE  
AN ADVANCED  
MANUFACTURING AND  
LOGISTIX CAMPUS  
(AMLC). APPROX. 35M  
SQUARE FEET.





**TURNER**  
**COMMERCIAL**  
PROPERTIES

## CONTACT

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THIS PROPERTY IS BEING OFFERED FOR SALE OR LEASE IN ITS "AS IS, WHERE IS" CONDITION. THE BROKER IS SUBMITTING THE ATTACHED INFORMATION IN ITS CAPACITY AS A REPRESENTATIVE OF THE OWNER. THE MATERIAL CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE. TURNER COMMERCIAL PROPERTIES, LLC MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL PRESENTED INFORMATION SUBMITTED IS SUBJECT TO CHANGE WITHOUT NOTICE AS REGARDS PRICE, TERMS OR AVAILABILITY. NOTHING CONTAINED HEREIN SHOULD BE RELIED UPON AS A PROMISE OR REPRESENTATION AS TO THE FUTURE. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION AND ANALYSIS OF THE TRANSACTION DESCRIBED HEREIN.

WWW.TURNERPROP.COM



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

**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.

<b>Turner Commercial Properties, LLC</b>	<b>9014779</b>	<b>info@turnerprop.com</b>	<b>(512)930-2800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mason Turner</b>	<b>663187</b>	<b>mason@turnerprop.com</b>	<b>(512)930-2800</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)