

JMB Site

- Interstate 20 East, Colorado City, TX 79512



Property Description

- Development Opportunity
- Walkable from La Quinta Inn & Suites
- Favorable traffic counts
- Great QSR opportunity
- Visibility from highly traveled I-20
- Serves a consumer market of almost 9,000

Colorado City EDC

Rayanna McGaha, Economic Development Director

Phone - 325.728.2072

Email - edo@cityofcoloradocity.org

Neighborhood

Shopping Center: **5 Minutes**

Town Center: **5 Minutes**

Hospital: **3 Minutes**

Police Station: **5 Minutes**

Airport: **7 Minutes**

Coffee Shop: **5 Minutes**

Cinema: **7 Minutes**

Tourist Site: **5 Minutes**

Basic Details

Property Title: **JMB Site**

Property Type: **Undeveloped Land**

Listing Type: **For Sale**

Price: **Call for Pricing**

Lot Area: **43.89 Acre**

Community Details

Traffic Counts: **Location Count**
 I - 20 15,567
Source: SitesUSA, TXDOT 2019

Demographic Info:

Category	1 Mile	3 Mile	5 Mile	Retail Trade Area
	Population			
2000 Census	138	5,551	6,496	10,098
2010 Census	70	4,445	6,998	9,801
2019 Estimate	67	4,173	6,032	8,867
2024 Projection	65	4,035	5,884	8,709
Income				
Average Household Income	\$76,978	\$69,425	\$70,356	\$75,037
Median Household Income	\$60,241	\$56,163	\$56,624	\$56,386
Per Capita Income	\$31,021	\$27,460	\$27,925	\$30,214
Age				
Median Age	38.99	37.25	34.02	36.03

Category	1 Mile	3 Mile	5 Mile	Retail Trade Area
Average Age	39.12	38.37	37.20	38.55
9 Years and Under	14.93%	15.70%	11.37%	11.87%
10 - 17 Years	11.94%	11.65%	8.90%	9.27%
18 - 24 Years	8.96%	8.82%	13.28%	11.85%
25 - 34 Years	10.45%	11.17%	18.00%	15.59%
35 - 44 Years	13.43%	12.05%	14.16%	12.90%
45 - 54 Years	11.94%	11.55%	11.42%	11.64%
55 - 64 Years	13.43%	11.50%	9.27%	11.13%
65 Years and Older	17.91%	17.57%	13.58%	15.77%
Race				
White Alone	77.61%	75.85%	59.33%	67.60%
Black or African American Alone	4.48%	5.37%	12.60%	9.52%
American Indian and Alaska Native Alone	1.49%	1.34%	0.96%	1.04%
Asian Alone	0.00%	0.43%	0.46%	0.52%
Native Hawaiian and other Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%
Some Other Race Alone	11.94%	13.44%	24.04%	18.88%
Two or More Races	4.48%	3.57%	2.59%	2.47%
Hispanic or Latino of Any Race	34.33%	45.63%	46.82%	39.89%
Educational Attainment				
Graduate or Professional Degree	2.3%	2.3%	1.9%	2.5%
Bachelor's Degree	11.4%	10.2%	7.7%	9.3%
Associate Degree	9.1%	8.0%	7.0%	6.8%
Some College, No Degree	20.5%	20.9%	21.7%	23.1%
High School Graduate or GED	34.1%	33.7%	33.3%	34.1%
Some High School, No Diploma	9.1%	11.2%	14.7%	12.1%
Less than 9th Grade	11.4%	13.7%	13.7%	12.0%



<https://www.theretailcoach.net>

662.231.0608

afarmer@theretailcoach.net

info@theretailcoach.net

800.851.0962 - 86 Clark Blvd, Tupelo, MS 38804

TheRetailCoach®