

MCSC Land Company Development Site 2

- Interstate 20 East, Colorado City, TX 79512



Property Description

- Development Opportunity
- Close proximity to Mitchell County Hospital
- Favorable traffic counts
- Visibility from highly traveled I-20
- Serves a consumer market of almost 9,000

Colorado City EDC
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Basic Details

Property Title: **MCSC Land Company Development Site 2**

Property Type: **Undeveloped Land**

Listing Type: **For Sale**

Price: **Call for Pricing**

Lot Area: **8.26 Acre**

Neighborhood

Shopping Center: **5 Minutes**

Town Center: **5 Minutes**

Hospital: **3 Minutes**

Police Station: **5 Minutes**

Airport: **7 Minutes**

Coffee Shop: **5 Minutes**

Cinema: **6 Minutes**

Tourist Site: **5 Minutes**

Community Details

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

Demographic Info:

Category	1 Mile	3 Mile	5 Mile	Retail Trade Area
	Population			
2000 Census	10,098	2,258	5,574	6,889
2010 Census	9,801	2,020	6,721	7,099
2019 Estimate	8,867	1,898	5,770	6,127
2024 Projection	8,709	1,840	5,631	5,976
Income				
Average HouseHold Income	\$75,037	\$68,938	\$69,425	\$70,668
Median HouseHold Income	\$56,386	\$54,967	\$56,163	\$56,931
Per Capita Income	\$30,214	\$27,137	\$27,454	\$28,118

Category	1 Mile	3 Mile	5 Mile	Retail Trade Area
Age				
Median Age	36.03	38.26	33.68	34.17
Average Age	38.55	39.62	36.94	37.31
9 Years and Under	11.87%	15.17%	11.35%	11.38%
10 - 17 Years	9.27%	11.64%	8.84%	8.90%
18 - 24 Years	11.85%	9.33%	13.55%	13.17%
25 - 34 Years	15.59%	10.38%	18.41%	17.86%
35 - 44 Years	12.90%	10.91%	14.32%	14.10%
45 - 54 Years	11.64%	11.17%	11.39%	11.46%
55 - 64 Years	11.13%	10.91%	8.87%	9.42%
65 Years and Older	15.77%	20.55%	13.26%	13.69%
Race				
White Alone	67.60%	78.82%	58.30%	59.69%
Black or African American Alone	9.52%	6.16%	13.10%	12.44%
American Indian and Alaska Native Alone	1.04%	1.69%	0.97%	0.96%
Asian Alone	0.52%	0.21%	0.45%	0.47%
Native Hawaiian and other Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%
Some Other Race Alone	18.88%	10.70%	24.59%	23.86%
Two or More Races	2.47%	2.42%	2.58%	2.58%
Hispanic or Latino of Any Race	39.89%	46.37%	47.80%	46.40%
Educational Attainment				
Graduate or Professional Degree	2.5%	2.0%	1.9%	1.9%
Bachelor's Degree	9.3%	10.6%	7.4%	7.8%
Associate Degree	6.8%	8.3%	6.8%	7.2%
Some College, No Degree	23.1%	22.3%	21.5%	21.8%
High School Graduate or GED	34.1%	34.4%	33.4%	33.2%
Some High School, No Diploma	12.1%	10.5%	15.1%	14.6%
Less than 9th Grade	12.0%	12.2%	13.9%	13.5%



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