

PK Rock Hospitality Site

- 940 Interstate 20 East, Colorado City, TX 79512



Property Description

- Development Opportunity
- Walkable from hotel
- Directly across I-20 from 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: **PK Rock Hospitality Site**

Property Type: **Undeveloped Land**

Listing Type: **For Sale**

Price: **Call for Pricing**

Lot Area: **19.84 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 | 1,045 | 5,553 | 7,125 | 10,098 |
| 2010 Census | 3,225 | 6,714 | 7,257 | 9,801 |
| 2019 Estimate | 2,483 | 5,763 | 6,289 | 8,867 |
| 2024 Projection | 2,455 | 5,624 | 6,138 | 8,709 |
| Income | | | | |
| Average HouseHold Income | \$66,975 | \$69,404 | \$70,905 | \$75,037 |
| Median HouseHold Income | \$53,703 | \$56,094 | \$56,955 | \$56,386 |
| Per Capita Income | \$25,366 | \$27,442 | \$28,266 | \$30,214 |
| Age | | | | |
| Median Age | 31.60 | 33.68 | 34.36 | 36.03 |
| Average Age | 35.91 | 36.94 | 37.44 | 38.55 |
| 9 Years and Under | 5.32% | 11.37% | 11.42% | 11.87% |
| 10 - 17 Years | 5.11% | 8.85% | 8.92% | 9.27% |
| 18 - 24 Years | 20.06% | 13.55% | 13.02% | 11.85% |
| 25 - 34 Years | 27.59% | 18.41% | 17.65% | 15.59% |
| 35 - 44 Years | 16.31% | 14.33% | 13.99% | 12.90% |
| 45 - 54 Years | 10.91% | 11.38% | 11.50% | 11.64% |
| 55 - 64 Years | 5.20% | 8.87% | 9.62% | 11.13% |
| 65 Years and Older | 9.55% | 13.26% | 13.88% | 15.77% |
| Race | | | | |
| White Alone | 36.81% | 58.27% | 60.31% | 67.60% |
| Black or African American Alone | 23.60% | 13.12% | 12.20% | 9.52% |
| American Indian and Alaska Native Alone | 0.73% | 0.97% | 0.99% | 1.04% |
| Asian Alone | 0.36% | 0.45% | 0.48% | 0.52% |
| Native Hawaiian and other Pacific Islander Alone | 0.00% | 0.00% | 0.00% | 0.00% |
| Some Other Race Alone | 37.94% | 24.61% | 23.45% | 18.88% |
| Two or More Races | 0.52% | 2.59% | 2.59% | 2.47% |
| Hispanic or Latino of Any Race | 51.91% | 47.82% | 45.70% | 39.89% |
| Educational Attainment | | | | |
| Graduate or Professional Degree | 1.3% | 1.9% | 1.9% | 2.5% |
| Bachelor's Degree | 4.0% | 7.4% | 7.9% | 9.3% |
| Associate Degree | 5.4% | 6.8% | 7.2% | 6.8% |
| Some College, No Degree | 23.2% | 21.5% | 21.9% | 23.1% |
| High School Graduate or GED | 32.9% | 33.4% | 33.4% | 34.1% |

| Category | 1 Mile | 3 Mile | 5 Mile | Retail Trade Area |
|------------------------------|--------|--------|--------|-------------------|
| Some High School, No Deploma | 19.6% | 15.1% | 14.3% | 12.1% |
| Less than 9th Grade | 13.7% | 13.9% | 13.3% | 12.0% |



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