

Development Site

- Interstate 20 East, Colorado City, TX 79512



Property Description

- Development Opportunity
- Will subdivide
- 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

Rayanna McGaha, Economic Development Director

Phone - 325.728.2072

Email - edo@cityofcoloradocity.org

Basic Details

Property Title: **Development Site**

Property Type: **Undeveloped Land**

Listing Type: **For Sale**

Price: **Call for Pricing**

Lot Area: **102.86 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: **7 Minutes**

Tourist Site: **5 Minutes**

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	205	5,482	7,108	10,098
2010 Census	2,432	6,692	7,359	9,801
2019 Estimate	1,743	5,743	6,400	8,867
2024 Projection	1,737	5,605	6,251	8,709
Income				
Average Household Income	\$67,613	\$69,331	\$70,926	\$75,037
Median Household Income	\$55,084	\$56,067	\$56,835	\$56,386
Per Capita Income	\$28,699	\$27,394	\$28,286	\$30,214
Age				
Median Age	30.69	33.64	34.47	36.03

Category	1 Mile	3 Mile	5 Mile	Retail Trade Area
Average Age	33.85	36.92	37.53	38.55
9 Years and Under	1.26%	11.35%	11.44%	11.87%
10 - 17 Years	2.35%	8.85%	8.94%	9.27%
18 - 24 Years	24.56%	13.58%	12.94%	11.85%
25 - 34 Years	35.06%	18.46%	17.52%	15.59%
35 - 44 Years	19.33%	14.33%	13.92%	12.90%
45 - 54 Years	10.96%	11.39%	11.53%	11.64%
55 - 64 Years	2.81%	8.85%	9.72%	11.13%
65 Years and Older	3.79%	13.22%	14.00%	15.77%
Race				
White Alone	18.19%	58.19%	60.75%	67.60%
Black or African American Alone	31.04%	13.15%	12.06%	9.52%
American Indian and Alaska Native Alone	0.17%	0.98%	0.98%	1.04%
Asian Alone	0.46%	0.45%	0.47%	0.52%
Native Hawaiian and other Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%
Some Other Race Alone	50.03%	24.64%	23.16%	18.88%
Two or More Races	0.12%	2.58%	2.58%	2.47%
Hispanic or Latino of Any Race	53.07%	47.88%	45.19%	39.89%
Educational Attainment				
Graduate or Professional Degree	1.0%	1.9%	1.9%	2.5%
Bachelor's Degree	1.6%	7.3%	7.9%	9.3%
Associate Degree	4.3%	6.8%	7.2%	6.8%
Some College, No Degree	23.0%	21.5%	22.1%	23.1%
High School Graduate or GED	32.7%	33.4%	33.6%	34.1%
Some High School, No Diploma	23.1%	15.1%	14.2%	12.1%
Less than 9th Grade	14.3%	14.0%	13.2%	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®