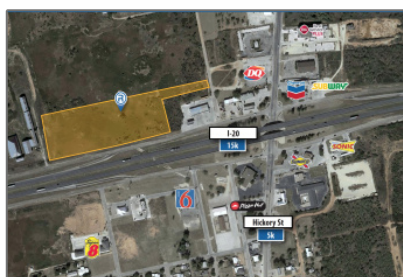


# MCSC Land Company Development Site

- Interstate 20 East, Colorado City, TX 79512



## Property Description

- Development Opportunity
- 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: **MCSC Land Company Development Site**

Property Type: **Undeveloped Land**

Listing Type: **For Sale**

Price: **Call for Pricing**

Lot Area: **8.06 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
<b>Population</b>				
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
<b>Income</b>				
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
<b>Age</b>				
Median Age	36.03	38.26	33.68	34.17

Category	1 Mile	3 Mile	5 Mile	Retail Trade Area
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%
<b>Race</b>				
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%
<b>Educational Attainment</b>				
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%



<https://www.theretailcoach.net>  
 662.231.0608  
 afarmer@theretailcoach.net  
 info@theretailcoach.net

800.851.0962 - 86 Clark Blvd, Tupelo, MS 38804

**TheRetailCoach®**