

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


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



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