

Quick Service Restaurant Opportunity

- 102 Interstate 20 East, Colorado City, TX 79512



Property Description

- Former Exxon convenience store
- 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

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Basic Details

Property Title: **Quick Service Restaurant Opportunity**

Property Type: **Redevelopment**

Listing Type: **For Sale**

Price: **Call for Pricing**

Lot Area: **0.68 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	2,191	5,582	6,817	10,098
2010 Census	1,953	6,723	7,079	9,801
2019 Estimate	1,844	5,772	6,108	8,867
2024 Projection	1,788	5,633	5,958	8,709
Income				
Average Household Income	\$70,169	\$69,434	\$70,599	\$75,037
Median Household Income	\$55,774	\$56,158	\$56,910	\$56,386
Per Capita Income	\$27,314	\$27,461	\$28,067	\$30,214
Age				
Median Age	37.85	33.67	34.14	36.03

Category	1 Mile	3 Mile	5 Mile	Retail Trade Area
Average Age	39.11	36.95	37.29	38.55
9 Years and Under	15.24%	11.37%	11.36%	11.87%
10 - 17 Years	11.71%	8.87%	8.91%	9.27%
18 - 24 Years	9.33%	13.55%	13.20%	11.85%
25 - 34 Years	10.41%	18.40%	17.90%	15.59%
35 - 44 Years	11.77%	14.33%	14.11%	12.90%
45 - 54 Years	11.33%	11.38%	11.44%	11.64%
55 - 64 Years	10.74%	8.87%	9.40%	11.13%
65 Years and Older	19.42%	13.25%	13.67%	15.77%
Race				
White Alone	78.15%	58.30%	59.61%	67.60%
Black or African American Alone	6.29%	13.10%	12.46%	9.52%
American Indian and Alaska Native Alone	1.46%	0.97%	0.97%	1.04%
Asian Alone	0.27%	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	10.95%	24.58%	23.89%	18.88%
Two or More Races	2.87%	2.58%	2.59%	2.47%
Hispanic or Latino of Any Race	44.69%	47.78%	46.48%	39.89%
Educational Attainment				
Graduate or Professional Degree	2.0%	1.9%	1.9%	2.5%
Bachelor's Degree	10.7%	7.4%	7.8%	9.3%
Associate Degree	8.3%	6.8%	7.2%	6.8%
Some College, No Degree	21.5%	21.5%	21.8%	23.1%
High School Graduate or GED	35.1%	33.4%	33.2%	34.1%
Some High School, No Diploma	10.3%	15.1%	14.6%	12.1%
Less than 9th Grade	12.1%	13.9%	13.6%	12.0%



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