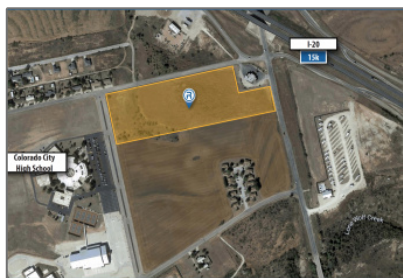


Colorado City Development Site

- 17th Street, Colorado City, TX 79512



Property Description

- Development Opportunity across from Colorado City High School
- Favorable traffic counts
- Visibility from highly traveled I-20
- Serves a consumer market of almost 9,000

Listing Contact Information

Caldwell Banker Commercial

Agent - Beau Tucker

Phone - 806.784.3298

Email - BTucker@CBCWorldwide.com

Colorado City EDC

Rayanna McGaha, Economic Development Director

Phone - 325.728.2072

Email - edo@cityofcoloradocity.org

Basic Details

Property Title: **Colorado City Development Site**

Property Type: **Undeveloped Land**

Listing Type: **For Sale**

Price: **Call for Pricing**

Lot Area: **18.63 Acre**

Neighborhood

Shopping Center: **5 Minutes**

Town Center: **7 Minutes**

Hospital: **4 Minutes**

Airport: **13 Minutes**

Coffee Shop: **7 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	1,853	5,665	6,667	10,098
2010 Census	1,652	6,747	7,032	9,801
2019 Estimate	1,573	5,794	6,063	8,867

Cinema:	7 Minutes
School:	5 Minutes
Tourist Site:	5 Minutes

Category	1 Mile	3 Mile	5 Mile	Retail Trade Area
2024 Projection	1,525	5,654	5,914	8,709
Income				
Average HouseHold Income	\$72,101	\$69,525	\$70,466	\$75,037
Median HouseHold Income	\$57,273	\$56,253	\$56,796	\$56,386
Per Capita Income	\$29,026	\$27,519	\$27,997	\$30,214
Age				
Median Age	36.91	33.71	34.08	36.03
Average Age	37.79	36.97	37.25	38.55
9 Years and Under	15.58%	11.36%	11.38%	11.87%
10 - 17 Years	11.89%	8.85%	8.91%	9.27%
18 - 24 Years	9.28%	13.53%	13.25%	11.85%
25 - 34 Years	10.74%	18.36%	17.96%	15.59%
35 - 44 Years	13.73%	14.31%	14.15%	12.90%
45 - 54 Years	11.70%	11.39%	11.45%	11.64%
55 - 64 Years	10.49%	8.91%	9.34%	11.13%
65 Years and Older	16.59%	13.29%	13.62%	15.77%
Race				
White Alone	76.16%	58.39%	59.44%	67.60%
Black or African American Alone	6.48%	13.05%	12.55%	9.52%
American Indian and Alaska Native Alone	1.02%	0.97%	0.97%	1.04%
Asian Alone	0.45%	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	12.02%	24.54%	23.98%	18.88%
Two or More Races	3.88%	2.59%	2.59%	2.47%
Hispanic or Latino of Any Race	41.70%	47.71%	46.64%	39.89%
Educational Attainment				
Graduate or Professional Degree	2.2%	1.9%	1.9%	2.5%
Bachelor's Degree	10.9%	7.4%	7.7%	9.3%
Associate Degree	8.3%	6.8%	7.1%	6.8%
Some College, No Degree	19.9%	21.5%	21.7%	23.1%
High School Graduate or GED	36.3%	33.4%	33.3%	34.1%
Some High School, No Diploma	10.3%	15.1%	14.7%	12.1%
Less than 9th Grade	12.2%	13.9%	13.6%	12.0%



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