RIVERSTONE
LAND AND RANCH

1226 TEXAS ST
ROCKDALE, TX 76567
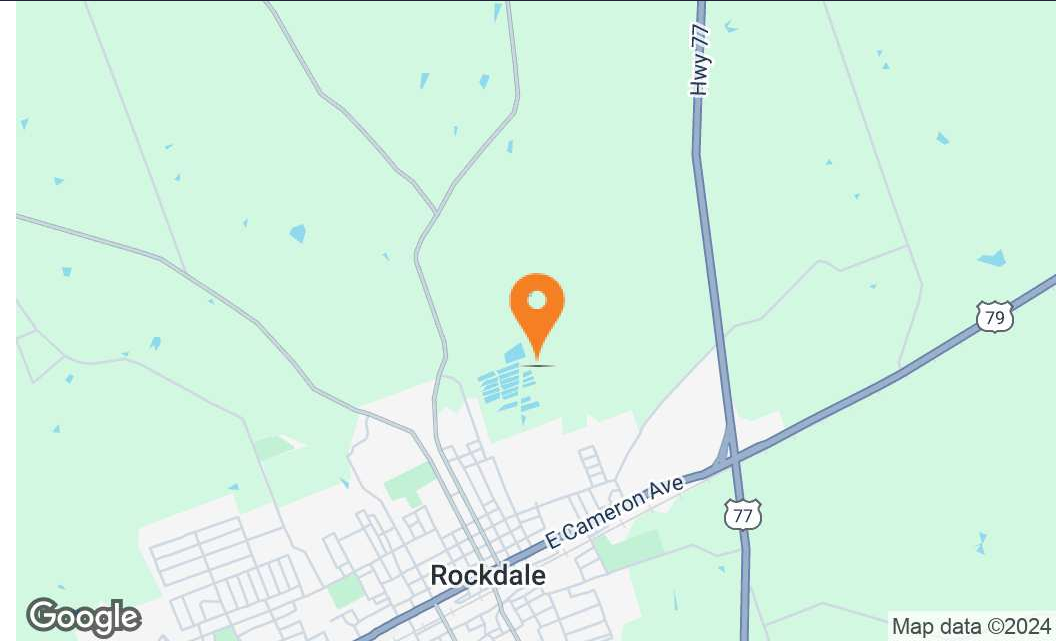
PROPERTY DESCRIPTION

Unlock the potential of this expansive 196-acre property located in the rapidly growing region of Rockdale, Texas. With frontage on both Texas Street and Highway 77, this parcel offers unmatched access and visibility, making it an ideal opportunity for developers and investors alike. This large acreage offers immense potential for a wide range of uses, from residential subdivisions to commercial or industrial projects. With the ongoing growth in the nearby Austin and Taylor areas, this property is positioned to benefit from the increasing demand for land and development in Central Texas. Don't miss this opportunity to invest in one of Texas' most promising regions!

OFFERING SUMMARY

Sale Price:	$25,000 / acre
Gross Price:	$4,903,300.00
Lot Size:	196.132 Acres

PROPERTY HIGHLIGHTS

- 196 acres of prime land suitable for a variety of development opportunities, from residential to commercial projects.
- Oncor 69KV and 138KV Transmission Lines across property
- City water access, making utility setup convenient for future developments.
- Frontage on Texas Street and Highway 77, providing excellent road access and high visibility.
- Minutes Away from Sandow Lake Megasite Development
- Close proximity to schools, businesses, and community amenities in Rockdale.
- Easy access to Highway 79 and surrounding major highways.
- Proximity to major growth areas, including:
- Samsung's new manufacturing facility in Taylor.
- Just a short drive to Austin, a booming hub for tech and business.
- Easy access to College Station, home of Texas A&M University.

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LANDON ALLEN
Partner

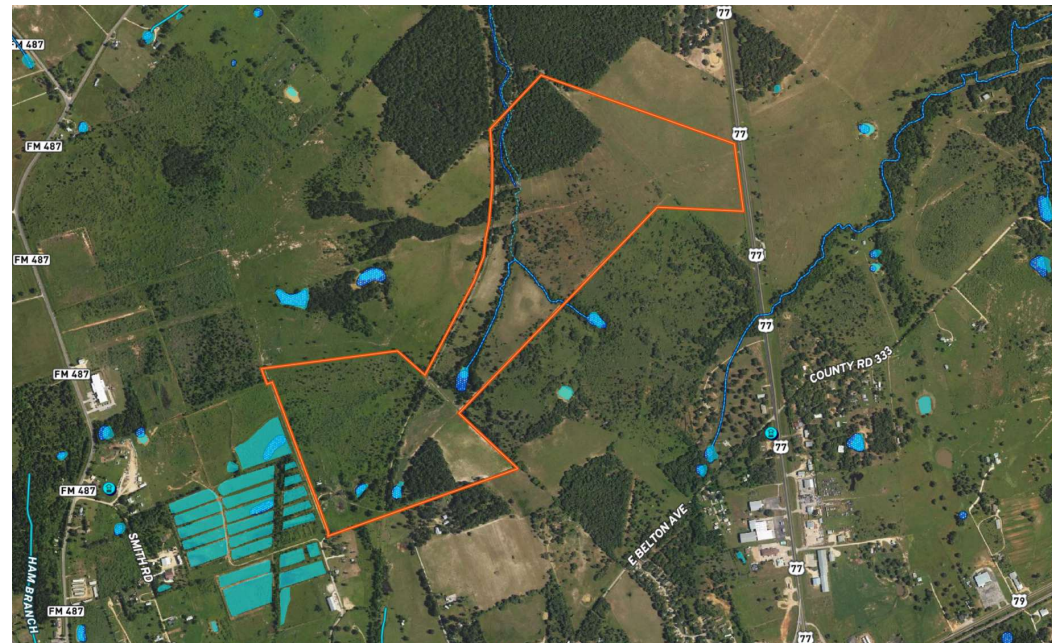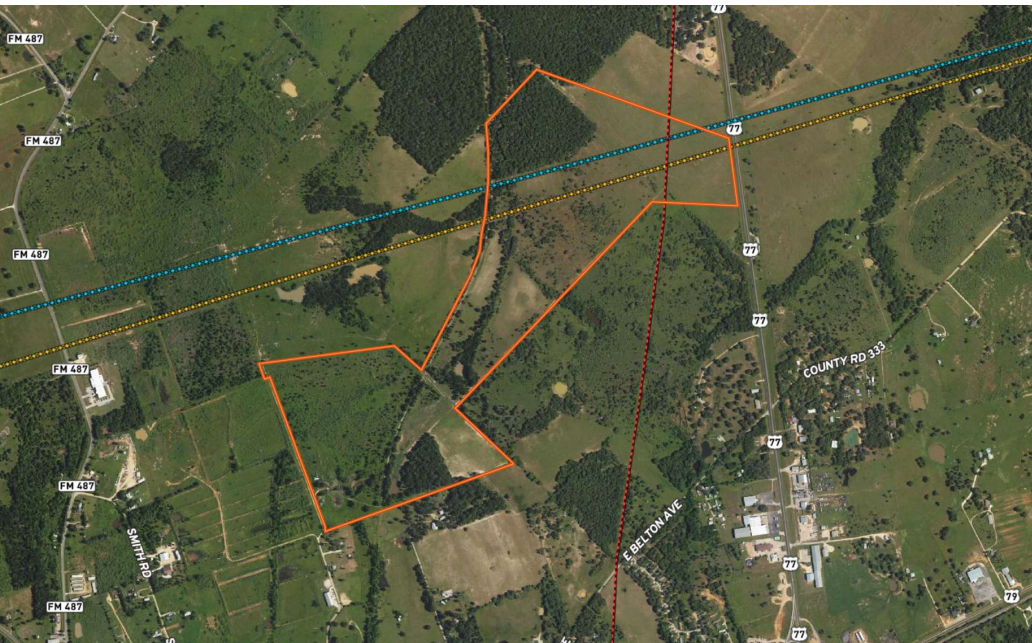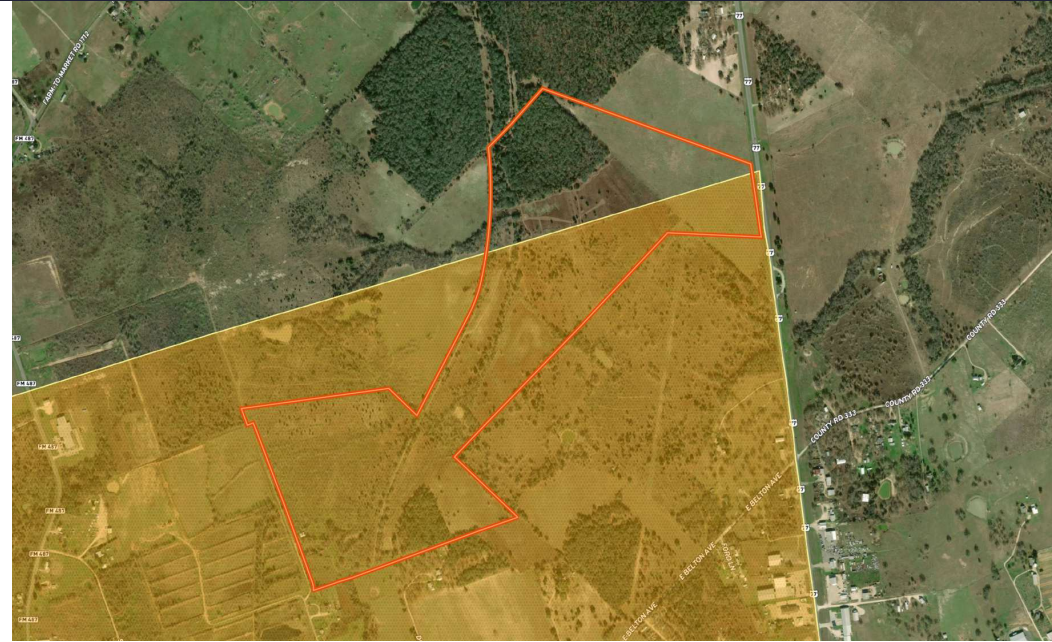903.875.9798 | landon@riverstonecos.com

RETAILER MAP

SureStay HOTEL by BEST WESTERN · Days Inn & Suites

18,941 VPD

4,989 VPD

Rockdale Junior High School — Tigers
Rockdale Elementary School
alpha one CHEVROLET

Rockdale

Rockdale Tigers

McDonald's · TSC TRACTOR SUPPLY CO
CEFCO · SONIC · JOE'S ITALIAN GRILL
Domino's · Mr. Gatti's Pizza · Oriental Kitchen · Quality INN BY CHOICE HOTELS

Rockdale Intermediate School

Rockdale FD

TX BURGER Est. 1973 · SUBWAY · Pizza Hut · O'Reilly AUTO PARTS
DOLLAR GENERAL · DQ · BROOKSHIRE BROTHERS · MOON BREW

Rockdale General Store

Walmart Save money. Live better. · GO CARWASH · RANCH 512-446-7005
ROCKDALE COUNTRY FORD · CLASSIC BANK

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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Sandow Lake Megasite Development

Riot Platforms Bitcoin

Bitdeer Bitcoin Mining

Samsung Semiconductor Facility

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Waco, TX
Population: 143,984
~60.1 Miles

Milano, TX
Population: 425
~7.8 Miles

Bryan, TX
Population: 84,000
~35.8 Miles

Sam Houston National Forest

Lake Granger

Austin, TX
Population: 974,447
~52.1 Miles

College Station, TX
Population: 121,000
~37.5 Miles

Caldwell, TX
Population: 4,350
~15.6 Miles

Houston, TX
Population: 2,305,000
~122 Miles

Lake Bastrop

Lake Somerville

Bastrop State Park

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Riverstone Companies, LLC	**9008522**	**info@riverstonecos.com**	**(979) 431-4400**
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Jones	**545598**	**jim@riverstonecos.com**	**(979) 431-4400**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Landon Allen	**0668938**	**Landon@riverstonecos.com**	**(903) 875-9798**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**
TXR-2501   IABS 1-0 Date