

# CENTURY 21

Judge Fite Company



## 1400 W CAMERON AVENUE

ROCKDALE, TX 76567



\$900,000



1,814 sqft

## DESCRIPTION

This prime corner lot at the intersection of Hwy 79 (W. Cameron Ave & Meadow Dr.), located in the heart of Rockdale, Tx, spans almost an acre and offers an exceptional opportunity for commercial development. With 2 property IDs, this site is ideally positioned at a prominent intersection with over \$15,000 daily traffic count, providing maximum visibility and easy access. This strategic location ensures a high volume of vehicle traffic, making it perfect for retail, office spaces, or other business ventures. Adjacent property owner also has 2 parcels offering expanded development for a total combined 1.87 ACRES.

**PROPERTY TYPE:** Commercial - MixedUse  
**MLS STATUS:** Active  
**MLS:** 4430753  
**YEAR BUILT:** 1984  
**COUNTY:** Milam  
**TRACT OR SUBDIVIION:** NA  
**LIST DATE:** 09/29/2024

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**800.451.8055**

**AREA:** MC  
**SQUARE FEET:** 1,814  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.99  
**LOT SIZE (SQFT):** 42,937

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Concrete

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Outside

### SIDING:

- MetalSiding

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kathryn Roddam

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**BROKERED BY:** Keller Williams Realty