

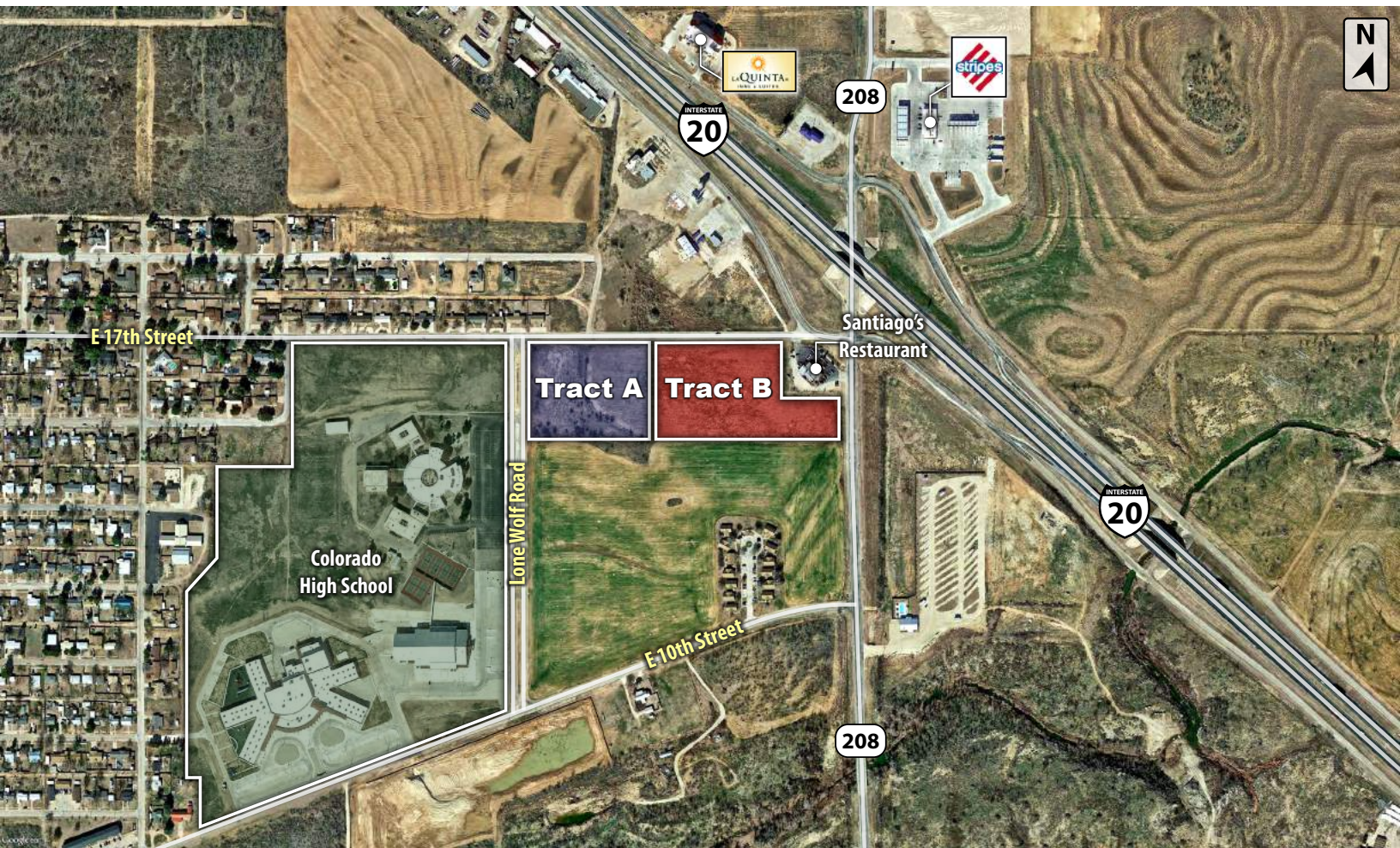
LAND

SALE



CAPITAL ADVISORS

SWQ I-20 & EAST 17TH STREET
COLORADO CITY, TX 79512



NEARBY TENANTS (1 MILE)



PROPERTY INFORMATION

LOCATION:	This property is located in northeast Colorado City at the southwest quadrant of Interstate 20 and East 17th Street which is adjacent to Colorado High School.
DESCRIPTION:	12.6 PRIME acres in Colorado City, TX, with 4.7 acres dedicated for multifamily development and 7.9 acres dedicated for commercial development. Adjacent to Colorado City's High School, and with great visibility and access to Interstate 20, these tracts are ideal and ready to sell.
ZONING:	Zoned appropriately for uses.
UTILITIES:	Available to the site with sewer and water
SIZE & PRICE:	Tract A: 4.7 Acres \$2.95 per SF Multifamily Intent Tract B: 7.9 Acres \$3.95 per SF Commercial Intent

ADDITIONAL INFORMATION

COLORADO CITY

Colorado City is located in the seat of Mitchell County, Texas with a population exceeding 4,100. Today, Colorado City boasts excellent schools, a state park, lakes, rivers, city parks, library, hospital, motels, golf course, sports complex, airport, a variety of restaurants, great local shops and many antique shops.

With the discovery of the Cline Shale Oil Play, new businesses are moving into the area. Colorado City is experiencing an exciting time in its economic development.

The Cline Shale, a huge pocket of oil below 10 West Texas counties, runs roughly 140 miles North-South and is 70 miles wide. Initial estimates indicate the Cline holds more than 30 billion barrels of recoverable oil, exceeding both the Bakken fields in North Dakota and Eagle Ford Shale. The Cline reservoir of oil is the equivalent of 10 Eagle Ford shales stacked on each other. Since its discovery, developers are working fast to build homes, apartments, restaurants and other businesses to prepare for the movement of oil companies into the area.

CLOSE AERIAL



COLORADO CITY, TX
FAR AERIAL


DEMOGRAPHICS

POPULATION	1 MILES	5 MILES	10 MILES
TOTAL POPULATION	163	4,089	9,696
MEDIAN AGE	33.5	33.4	33.8
MEDIAN AGE (MALE)	31.6	31.5	31.9
MEDIAN AGE (FEMALE)	37.6	37.5	37.7
HOUSEHOLDS & INCOME	1 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	42	1,053	2,575
# OF PERSONS PER HH	3.9	3.9	3.8
AVERAGE HH INCOME	\$45,226	\$45,097	\$45,625
AVERAGE HOUSE VALUE	\$67,106	\$66,524	\$67,568

For Additional
Information Contact:



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The Land Man

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