

# Rockdale Retail Pads

Rockdale, TX, 76567



For Lease

## ROCKDALE

- Located along US-79
- Shadow anchored by Walmart

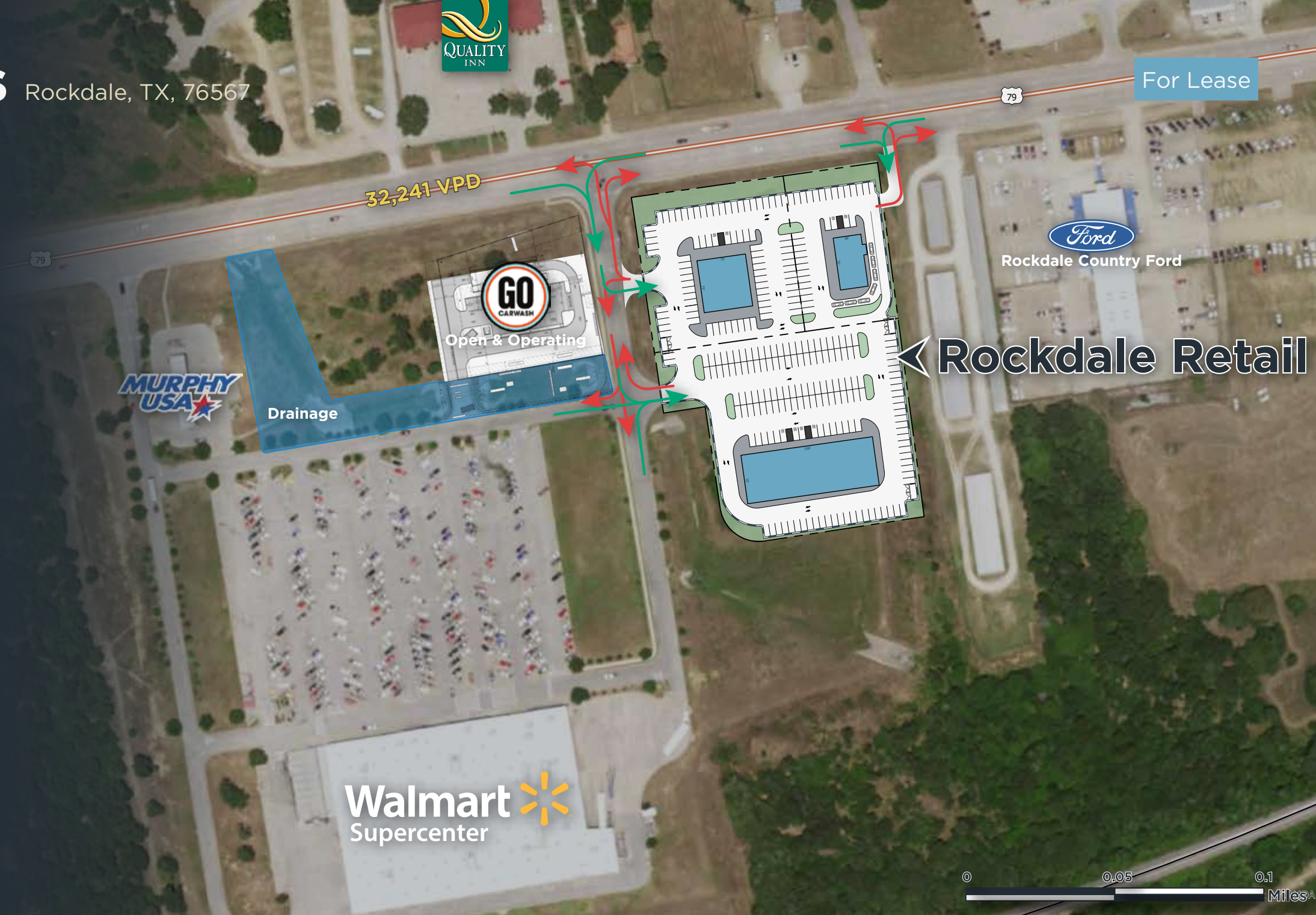
## SPACE AVAILABLE

- Pad Sites: 1-2 ac.
- Retail Space: 1,200 - 8,000 SF

## RATES

- Please call for pricing

## NEARBY RETAILERS



## DEMOGRAPHICS (2023)



### POPULATION ESTIMATE

3 mi	5 mi	7.5 mi
6,602	7,781	9,227



### DAYTIME POPULATION

3 mi	5 mi	7.5 mi
7,792	8,409	9,178



### MED. HOUSEHOLD INCOME

3 mi	5 mi	7.5 mi
\$44,750	\$47,045	\$48,872



### TRAFFIC COUNTS

- 32,241 VPD (US-79)

Evan Deitch  
512-682-5544  
edeitch@endeavor-re.com

Connor Lammert  
512-532-2181  
clammert@endeavor-re.com

Pierce Jones  
512-682-5582  
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Alexa O'Mary  
512-682-5501  
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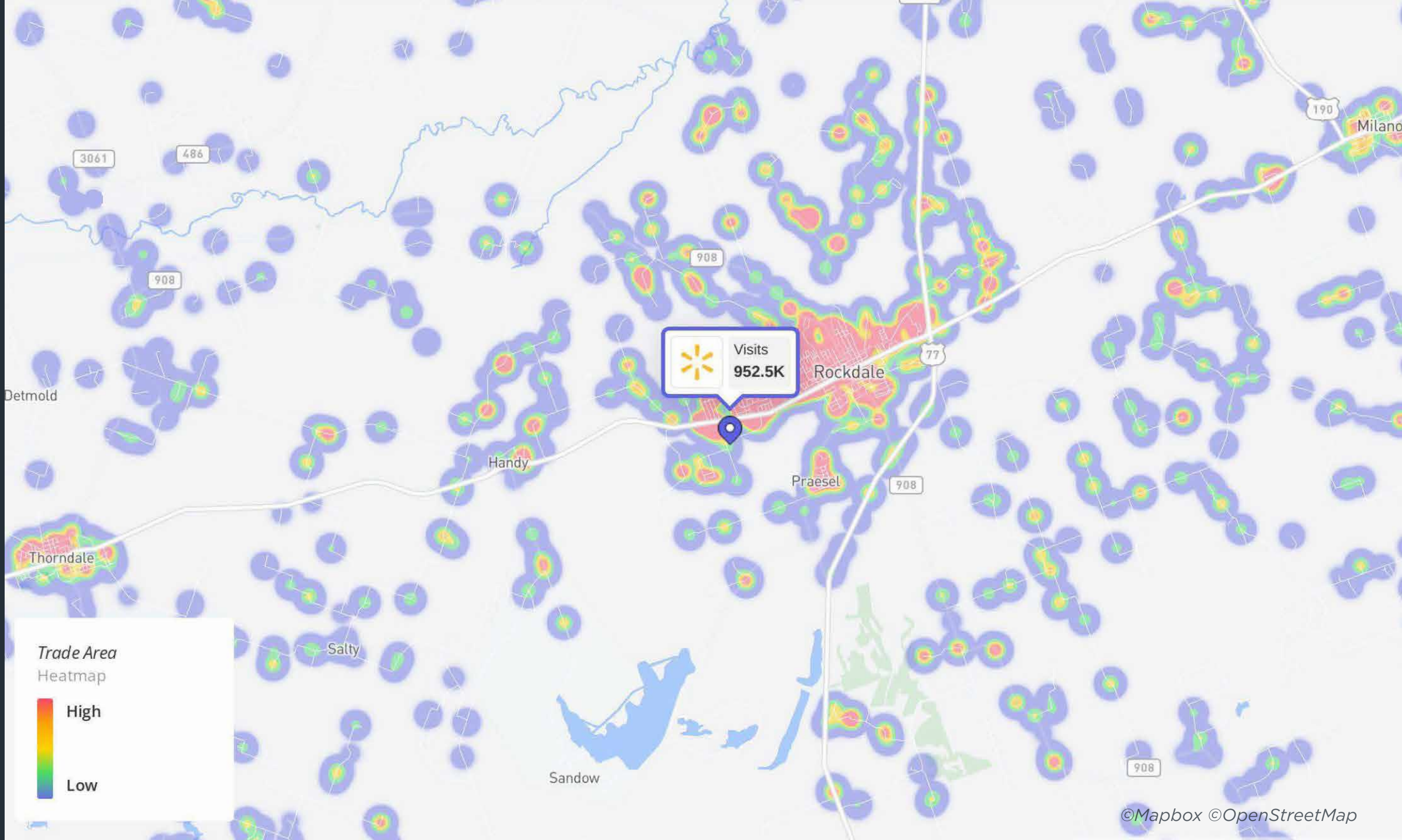
# ROCKDALE

43 MILES TO TEMPLE

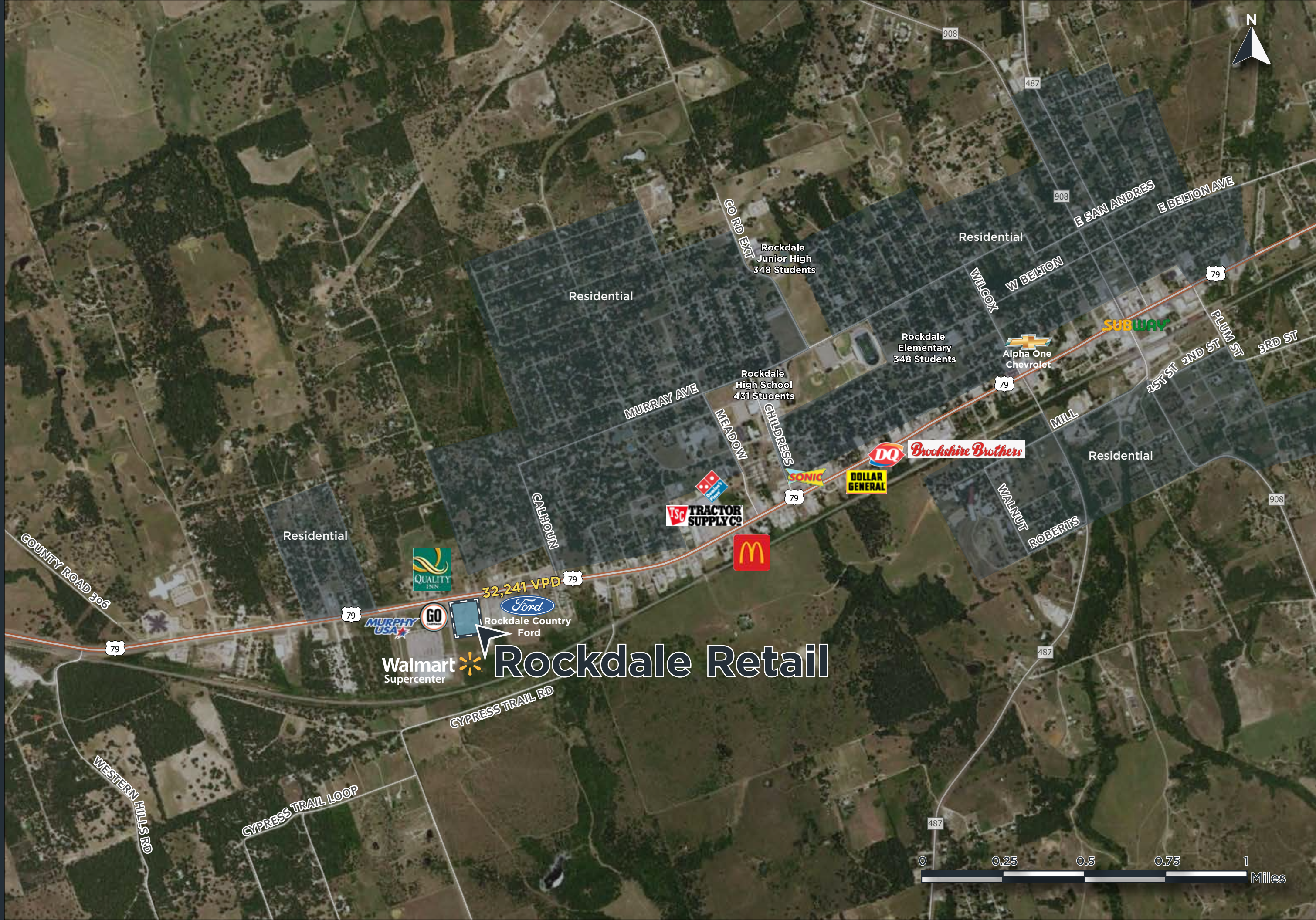
45 MILES TO COLLEGE STATION

39 MILES TO HUTTO





Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.



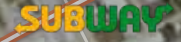
# Walmart Supercenter **Rockdale Retail**

32,241 VPD

Walmart Supercenter



Rockdale Country Ford



Residential

Residential

Residential

Residential

Rockdale Junior High  
348 Students

Rockdale Elementary  
348 Students

Rockdale High School  
431 Students

COUNTY ROAD 306

79

79

79

79

79

79

908

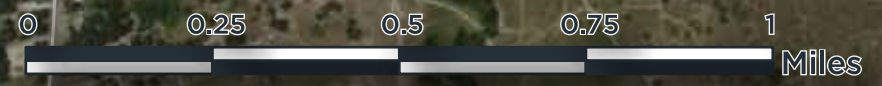
487

908

908

487

487





MURRAY AVE

MEADOW

Residential



CALHOUN

79

Residential

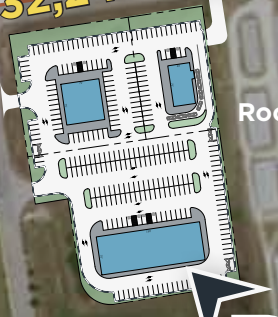


32,241 VPD

79



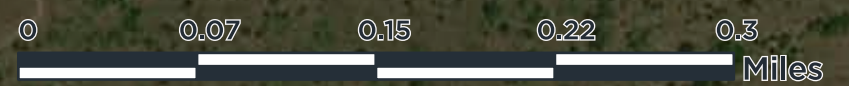
Rockdale Country Ford



Rockdale Retail



CYPRESS TRAIL RD





79

32,241 VPD

79



Rockdale Country Ford



Open & Operating

Rockdale Retail



Drainage

Walmart Supercenter

0 0.05 0.1 Miles



US-79 (32,241 VPD)

ALL DAY STREET (ROW)

110'-0"

Pad 1  
1.13 ac.  
±84 stalls

Pad 2  
0.70 ac.  
±31 stalls

Shops  
1,200 - 8,000 SF  
±157 stalls

Available
LOI Working
Negotiating Lease
Lease Executed







# 1,200-megawatt natural gas power plant revealed for old Alcoa site in Milam County

Overall vision for land 7 times bigger than Austin’s airport includes tens of millions of square feet of industrial space

Justin Sayer | Senior Staff Writer | Source: Austin Business Journal | Feb 12, 2024 | [View the Article Here](#)



Sandow Lakes Energy Company, LLC

Months after a Dallas-based developer revealed its vision for the 31,000-acre former Alcoa aluminum plant near Rockdale, officials have announced plans to build a 1,200-megawatt natural gas power plant on the site that can support the equivalent of 800,000 homes.

The Feb. 12 announcement ties together potential area-changing plans aimed at breathing new life into the site, which was an aluminum smelting plant for decades. The ranch is mostly reclaimed coal-mining land and the industrial space was in the past slated for Bitcoin mining. The site stretches across Milam and Lee counties and is located about 15 miles east of Taylor, where Samsung Electronics Co. Ltd. is building a multibillion-dollar chip factory.

Xebec Holdings LLC purchased the land in 2021 for \$240 million from Alcoa Corp. Xebec remained quiet on its redevelopment plans until last year when developers said they were aiming to build up to 50 million square feet of industrial space on 3,300 acres they called the Advanced Manufacturing and Logistics Campus.

Now, Sandow Lakes Energy Company LLC plans to build a power plant on parts of the property in Lee County, according to the recent announcement. Sandow will develop and own the plant, and it will operate within the Electric Reliability Council of Texas, which manages the state’s electric grid. Construction is expected to begin next year with a goal of generating power in 2028.

The company has executed an agreement with Siemens Energy AG to reserve manufacturing slots for two gas turbines. Officials said in the announcement that the turbines are among the most technologically advanced in the world, with high output and fuel efficiency and the capability to operate on hydrogen. The turbines are envisioned to generate over 1,200 megawatts of electricity while supporting decarbonization goals.

Gov. Greg Abbott lauded the announcement, saying it will “increase the reliability, resilience and capability” of the electric grid.

“As Texas continues to grow, increasing the capacity and reliability of our power grid is critical,” Abbott said. “Through partnerships with companies like Sandow Lakes and Siemens, our state will ensure we continue to deliver reliable power to every Texas home.”

### Power for companies

The plant should provide sufficient power to help bring Xebec’s plans for the 50-square-mile “megasite” to fruition.

Xebec’s plans include three-dozen buildings of up to 1.25 million square feet each. The entire site could eventually total 30 million to 50 million square feet of logistics space supported by rail and roads. No tenants have been announced but the developer expects the initial phase of the campus to be operational by mid-2025.

At the time, Xebec’s announcement ended months of speculation about what could be coming to the site. Some had speculated that the land — about seven times the size of Austin-Bergstrom International Airport — was being eyed by Elon Musk.

The land, located along FM 1786 just south of U.S. 79, was once marketed as Sandow Lakes Ranch and pitched as a long-shot bid for Amazon’s HQ2.

Randy Kendrick, CEO of SLR Property and founder and CEO of Xebec, previously said that “location and resources” drew Xebec to the location. Being in the heart of the Texas Triangle as well as a 20-minute drive from Taylor and 45 minutes from Tesla’s headquarters made it a “win-win,” he said, noting that the site also has an aluminum smelting plant, access to power, potable water and wastewater treatment.

Xebec has previously said that the remainder of the ranch could be used for housing, solar farms, retail, commercial, industrial, hospitalities and recreation facilities.

The Feb. 12 announcement ends months of speculation about energy plans for the site. Xebec had in recent months acknowledged demolishing parts of the 1950s coal-based power plant. Officials stated in the announcement that the legacy coal facilities and industrial facilities are being partially demolished and repurposed, “paving the way for the more contemporary and progressive combined cycle power plant.”

That will help create a potential economic driver for a region that has been starved for one since the closing of the Alcoa plant, public officials said.

State Rep. Stan Gerdes, whose House district encompasses the development, said the loss of the Alcoa plant after six decades of operation “was a blow to the entire region.”

With the new Sandow Lakes plans, however, “the folks living here have renewed enthusiasm for the area, their families and for the future,” he said.

State Sen. Charles Schwertner said he’s pleased that “Sandow Lakes continues to move forward with this important project to provide economic development for the greater Milam/Lee County region for decades to come.”

He said power generation is crucial for economic development, “and I applaud the project’s advancement of this necessary infrastructure.”



Xebec Holdings, LLC

## 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 counteroffer 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.

#### Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

#### Robert Charles Northington

Designated Broker of Firm

374763

License Number

#### Evan Gray Deitch

Licensed Supervisor of Sales Agent/Associate

662260

License Number

#### Connor Austin Lammert

Sales Agent/Associate's Name

730868

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

**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.

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