



Aldrich-Thomas Group Realtors®

Commercial • Industrial & Investment Properties • Land Sales & Development

NEC of HWY 36 and Fannin Ave

Cameron, Milam County, Texas

Aldrich-Thomas Group Realtors

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NEC of HWY 36 and Fannin Ave

Profile: Great tract of land located at the NEC of HWY 36 and Fannin Avenue in Cameron, Texas. This property has road frontage on four sides and encompasses an entire city block. The intersection of HWY 36 and Fannin Avenue is a signaled intersection. This is a great retail/commercial site for a user needing the hard corner.

Land Size: 36,540 SF

Dimensions: 174 feet on HWY 36 by 210 feet on Fannin Avenue

Utilities: City Water and Sewer

Zoning: Commercial

Price: Call for Details



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Demographic Study

Data for local communities come from government and private sources, and each source has its strengths and weaknesses.

The U.S. Census is the most well known source of demographic data sources. Census data have many advantages. First the census has had a fairly standard set of questions and categories as well as a consistent methodology over many decades, which allows good long-term perspectives. Census data reflect a hierarchy of geography, with smaller areas accumulated in larger areas. The nation, states, regions, counties, cities, towns, places, census tracts, and census blocks are some of the most important categories.

Summary

Summary Demographics	2000	2005	2010
Population	5,637	5,714	5,795
Households	2,091	2,113	2,148
Families	1,432	1,441	1,457
Average Family Size	3.30	3.26	3.26
Owner-occupied housing units	1,385	1,447	1,459
Renter-occupied housing units	706	667	689
Median Age	37.9	38.3	38.6
Median Home Value	\$126,675	\$152,601	\$185,119
Median Household Income	\$25,661	\$31,394	\$36,007
Avg. Household Income	\$40,750	\$48,334	\$59,051
Race & Ethnicity			
White Alone	67%	69%	67%
Black Alone	21%	18%	18%
Hispanic Origin	27%	27%	31%

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Education Level	Percent of Population
Less than 9 th grade	14.4%
9 th - 12 th grade	17.8%
High School graduate only	31.5%
Some College only	19.1%
Associates Degree	3.5%
Bachelors Degree	11.3%
Masters/Doctorate	2.4%

Tax Rate

(PER \$100 ASSESSED VALUE) - Oct. 2006

Milam County:	0.63000
Cameron, City	0.670954
Cameron ISD	1.58000
Special Districts:	(Hospital, College, etc.)
TOTAL	\$ 2.880954

Municipal Sales Tax:	1%
State Sales Tax:	6-1/4%
Econ. Dev. Sales Tax:	1/2%
Other Sales Taxes:	1/2%

Largest Employers

Businesses in Cameron with over 25 employees are listed below. These seven employers account for 48% of the total employment.

Name	SIC Code	NAICS Code	Employees
ROYAL SEATING CORP	259901	33712709	300
WINNIE L NURSING FACILITY	805101	62311016	95
BROOKSHIRE BROTHERS	541105	44511003	80
LL SAMS INC	253102	33712705	75
CENTRAL TEXAS HOSPITAL	806202	62211002	73
BEN MILAM ELEMENTARY SCHOOL	821103	61111007	64
CAMERON NURSING CTR	805101	62311016	60
CHARLOTTE PIPE & FOUNDRY	308401	32612201	49
CAMERON WATER DEPT	494102	22131003	48
CAMERON ELEMENTARY SCHOOL	821103	61111007	46
CAMERON JUNIOR HIGH SCHOOL	821103	61111007	45
YOE HIGH SCHOOL	821103	61111007	45
KEITH'S MINIMAX	541105	44511003	32
CITIZENS NATIONAL BANK-MILAM	602101	52211002	30
FIRST NATIONAL BANK	616201	52229202	30

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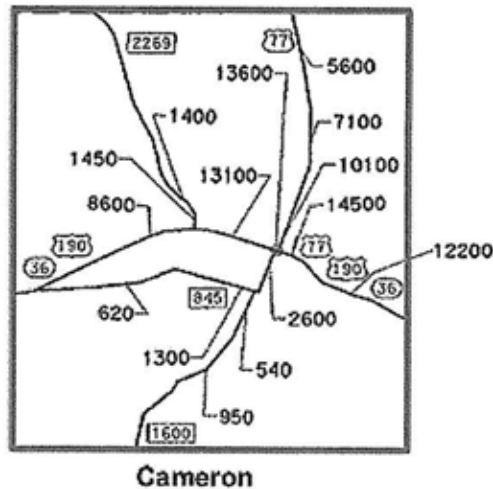


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Traffic Counts

This map shows the traffic counts as of the Texas Department of Transportation last update for the Cameron and Milam County area which was in 2002.



Tx DOT estimates a 3% increase in traffic per year. The following table illustrates possible traffic counts on Highway 190/36 near the Cameron Business Park.

Year	Traffic Count
2004	12200
2005	12566
2006	12943
2007	13331
2008	13731
2009	14143
2010	14567
2011	15004
2012	15455
2013	15918
2014	16396
2015	16888

Tx DOT is working on a highway widening project on 190/36 from the Highway 77 intersection east through Cameron. It is anticipated that upon completion of this project that traffic counts will increase.

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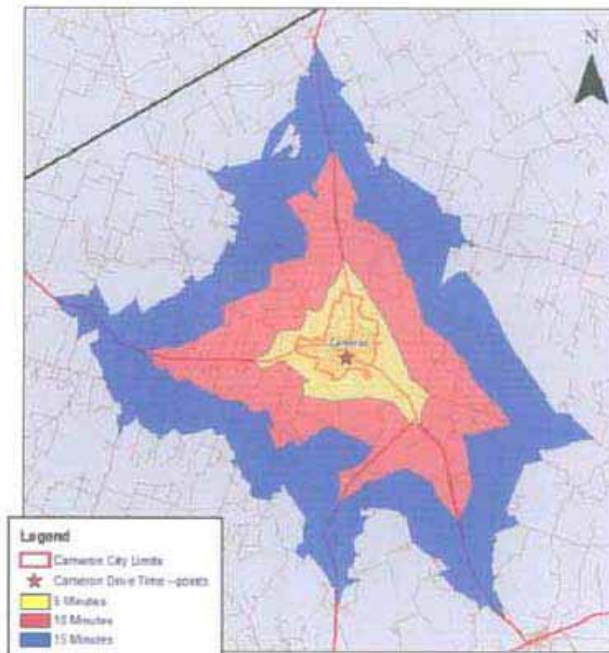
Drive Time Analysis

Drive Time Analysis is a tool which can be used to depict the number of potential customers. The map below is centered on the Cameron city hall, see the red star. The pale yellow area represents the geographic area which can be reached in a 5 minute drive from city hall. The red area expands the reach out to 10 minutes and the blue indicates a 15 minute drive.

This can be used to target potential customers for Cameron businesses. Direct marketing could be targeted at all areas that contain households with a history of spending on a specific product. The targeted households could also be within a 10 minute drive. A summary of the demographics for each drive time window is below. Full details are in the appendix.

This information is very valuable to a firm looking to locate in Cameron.

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Population	5,853	6,636	8,228
Households	2,168	2,473	3,086
Avg. HH Income	\$48,245	\$47,884	\$48,800
Annual Spending on Clothing	\$4,147,937	\$4,685,395	\$5,897,888



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