

PALMVIEW, TX PAD SITES

FOR SALE

295 N FM 492 Palmview, TX 78572



SALE PRICE

\$25.00 PSF

Daniel Galvan, SIOR, CCIM

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Michael Pacheco

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

295 N. FM 492

Palmview, TX 78572



OFFERING SUMMARY

Sale Price:	\$25/SF/YR
Pad Site #1:	0.70 Acre
Pad Site #3:	1 Acre
Lot 17 Size:	0.82 Acre
Market:	Rio Grande Valley
Submarket:	Palmview

PROPERTY OVERVIEW

Three pad sites available off the expressway, ideal for retail or mixed-use development. Anchored by H-E-B, these sites benefit from high visibility, strong traffic counts, and excellent accessibility. Perfect for investors or businesses looking to capitalize on a thriving commercial corridor.

PROPERTY HIGHLIGHTS

- Shadow anchored by H-E-B
- Excellent expressway frontage and visibility
- High-traffic retail corridor
- Ideal for retail, dining, or service-oriented businesses

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AERIAL

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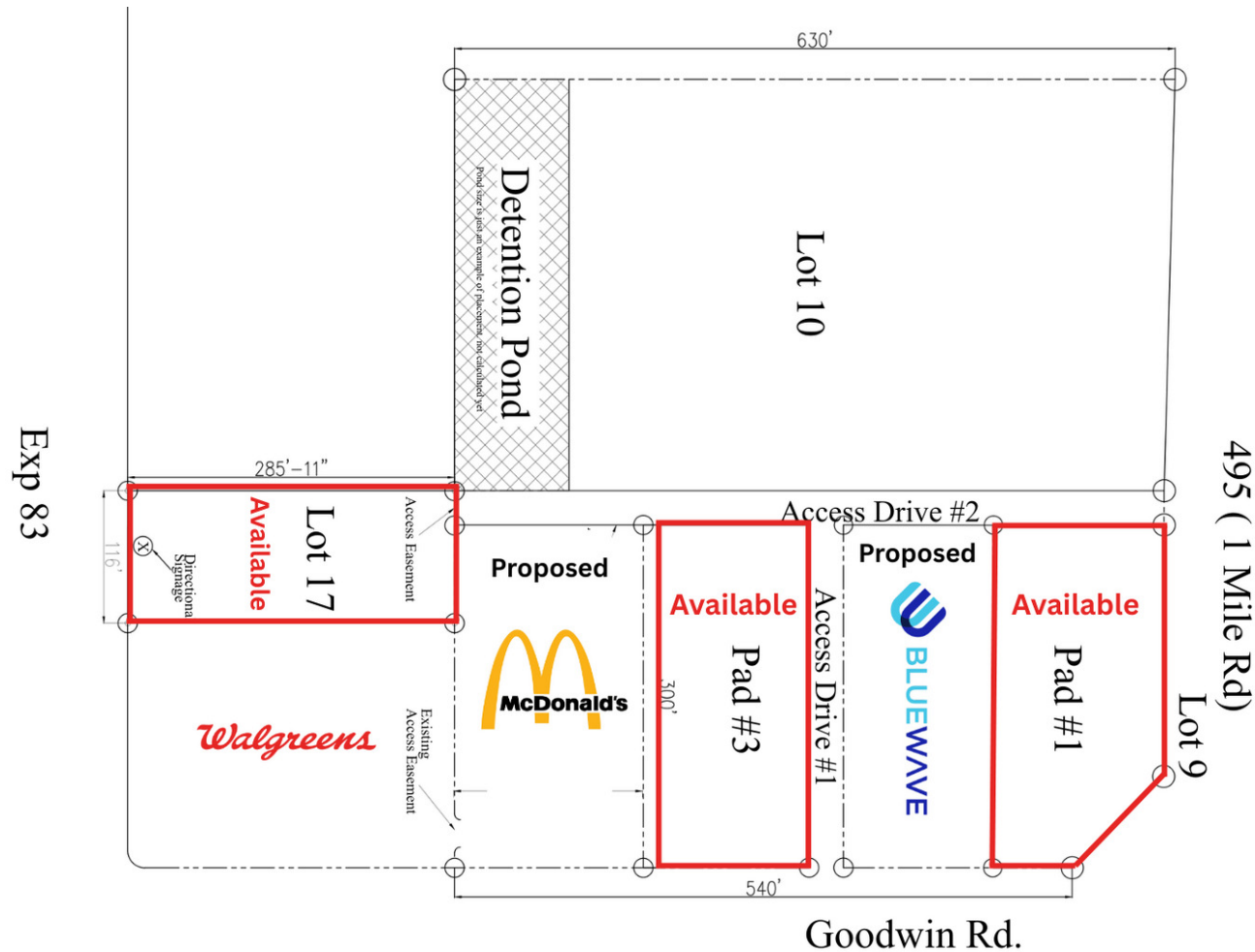


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SITE PLAN

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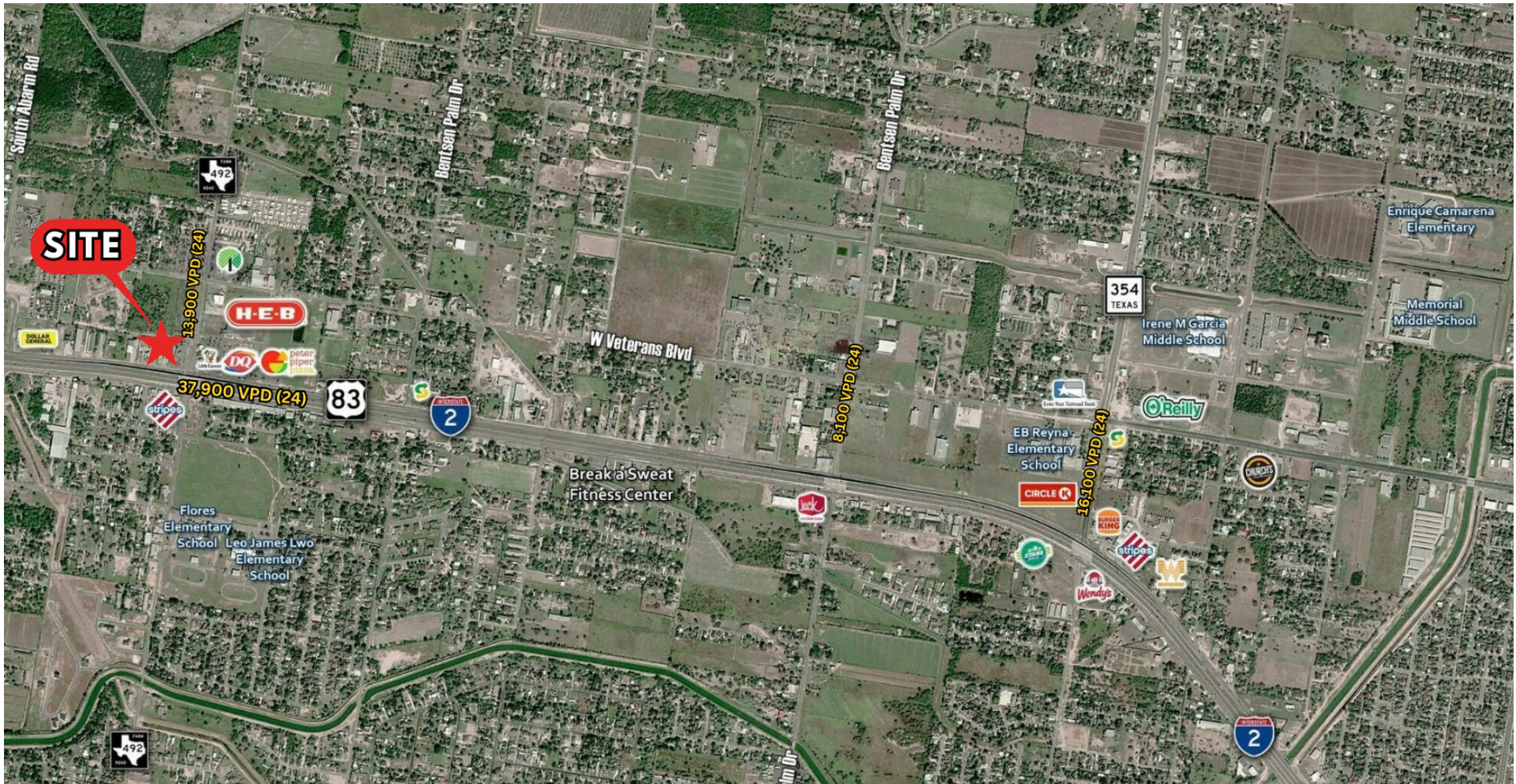


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AERIAL MAP

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LOCATION MAP

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DEMOGRAPHICS

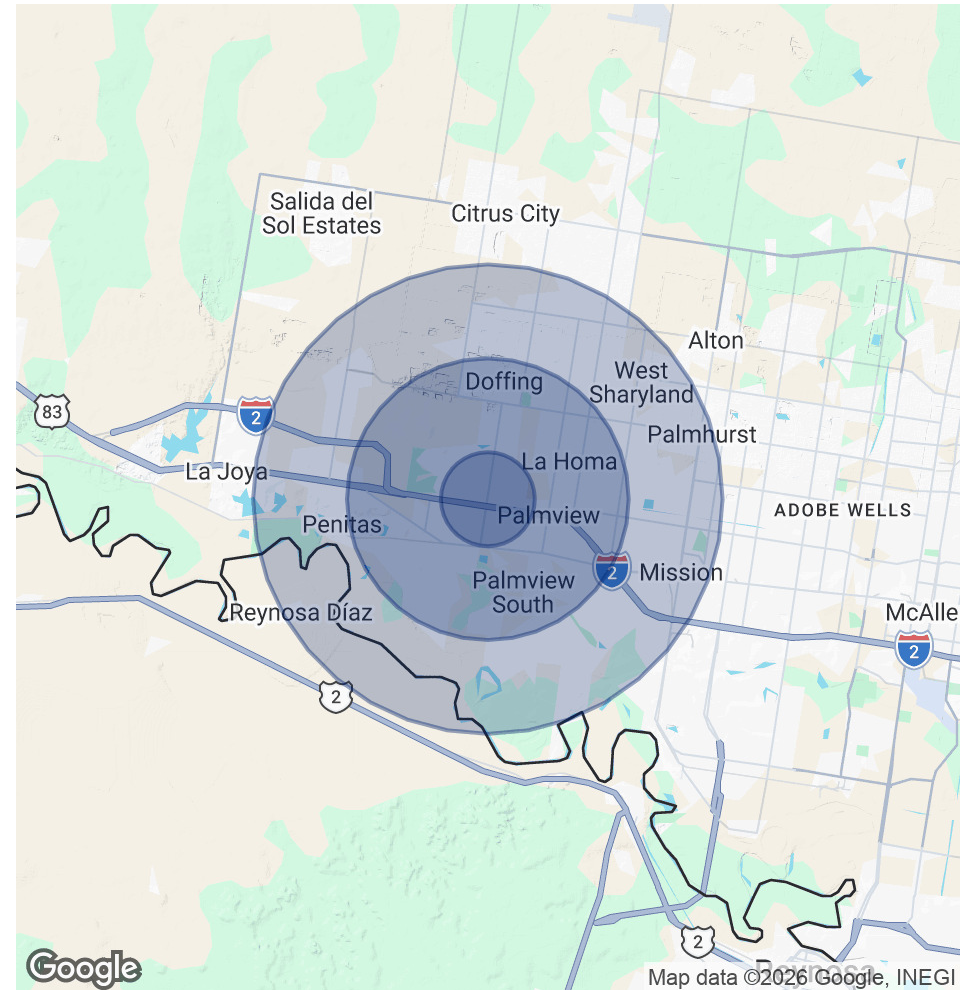
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,484	46,543	102,007
Average Age	38	37	36
Average Age (Male)	37	36	35
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,617	14,020	30,310
# of Persons per HH	3.2	3.3	3.4
Average HH Income	\$58,922	\$66,129	\$62,814
Average House Value	\$209,389	\$166,071	\$153,933

Demographics data derived from AlphaMap



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