

DONNA TEXAS DEVELOPMENT SITE

FOR SALE

North Victoria Road Donna, TX 78537



SALE PRICE

\$1,250,000

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcgrandvalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

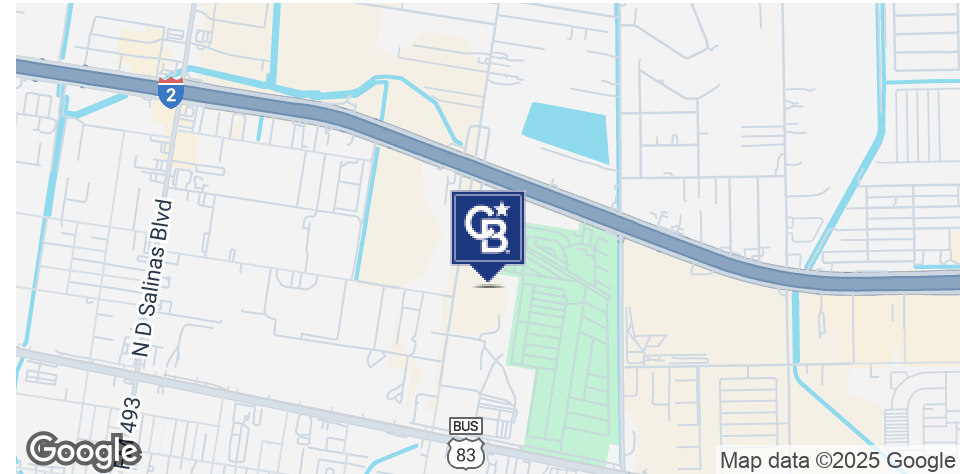


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

NORTH VICTORIA ROAD

Donna, TX 78537



PROPERTY DESCRIPTION

This prime 7.79-acre tract on Victoria Road offers exceptional visibility and convenient access to Interstate 2. Surrounded by major national retailers, the site sits just minutes from Cinemark, Walmart, and multiple high-traffic shopping plazas. Its strategic location puts it at the heart of a bustling commercial corridor, making it ideal for retail, mixed-use, or future development.

PROPERTY HIGHLIGHTS

- Surrounded by high-traffic retail plazas
- Prime spot for commercial or mixed-use development
- Easy access to Interstate 2

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	7.79 Acres
Market:	Rio Grande Valley
Submarket:	Donna

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcrgvalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

NORTH VICTORIA ROAD
Donna, TX 78537

[illegible]

COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

EAST FACING AERIAL

NORTH VICTORIA ROAD

Donna, TX 78537



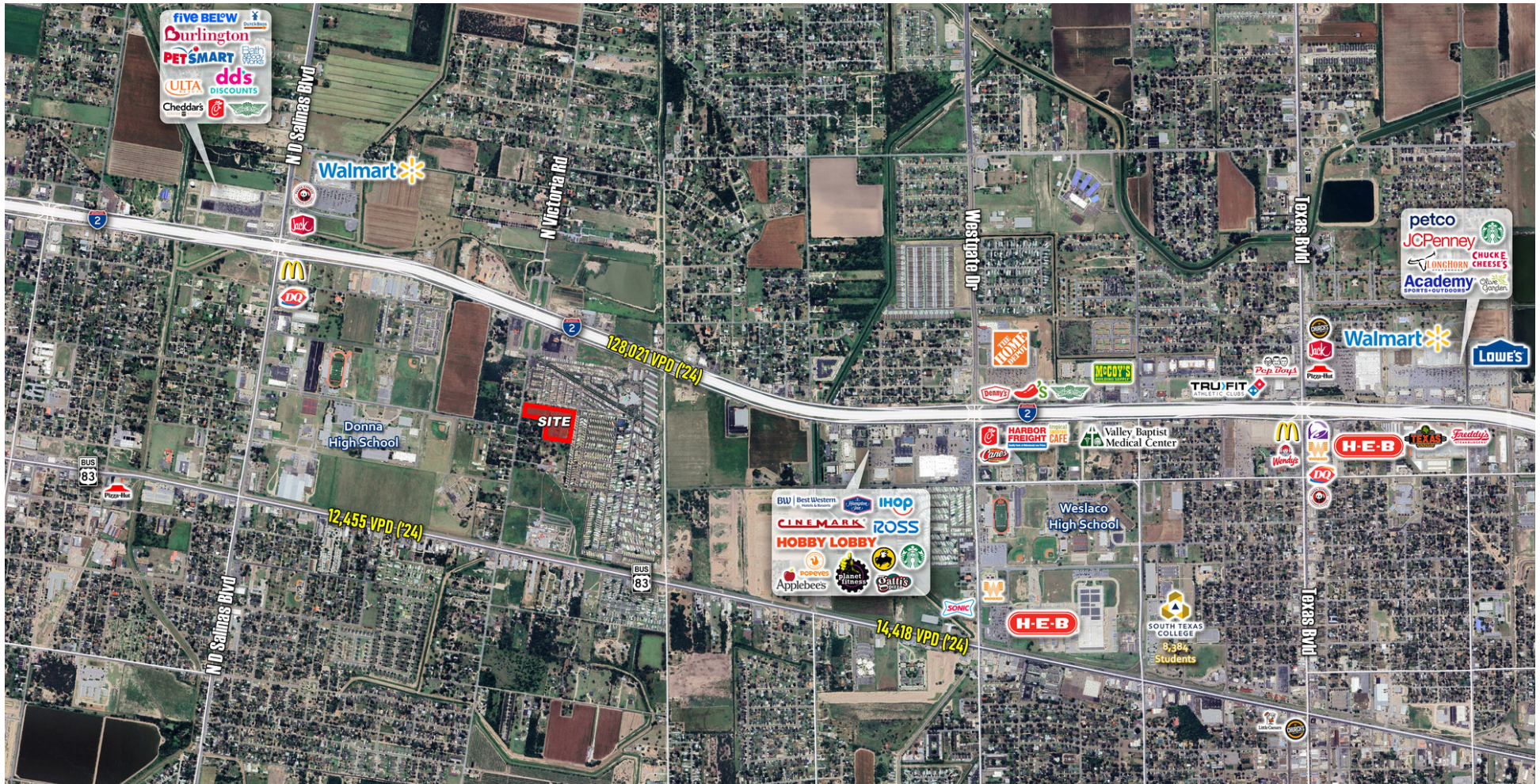
Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com



AERIAL MAP

NORTH VICTORIA ROAD

Donna, TX 78537



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcgrandevalley.com

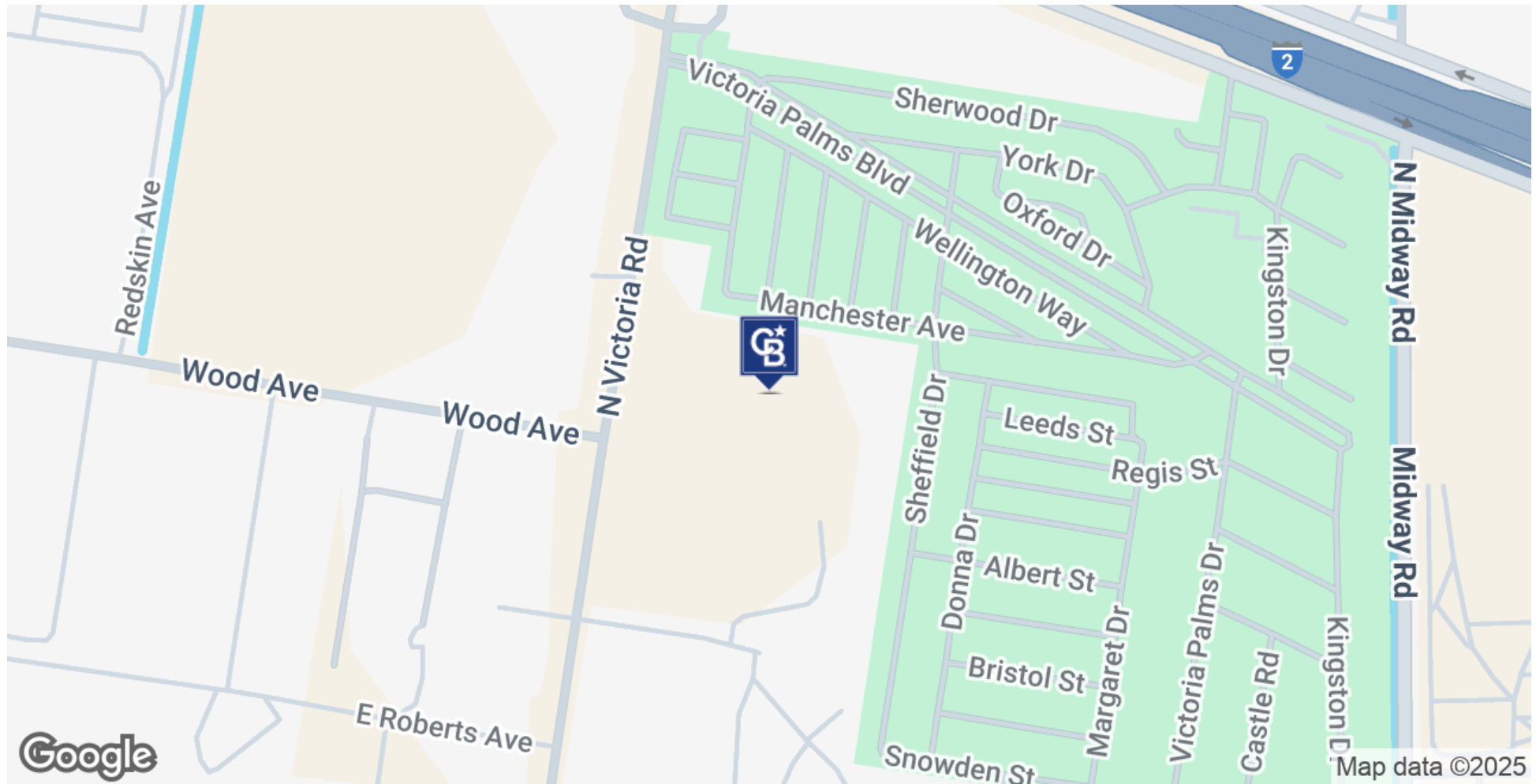


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

LOCATION MAP

NORTH VICTORIA ROAD

Donna, TX 78537



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcgrandevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

DEMOGRAPHICS

NORTH VICTORIA ROAD

Donna, TX 78537

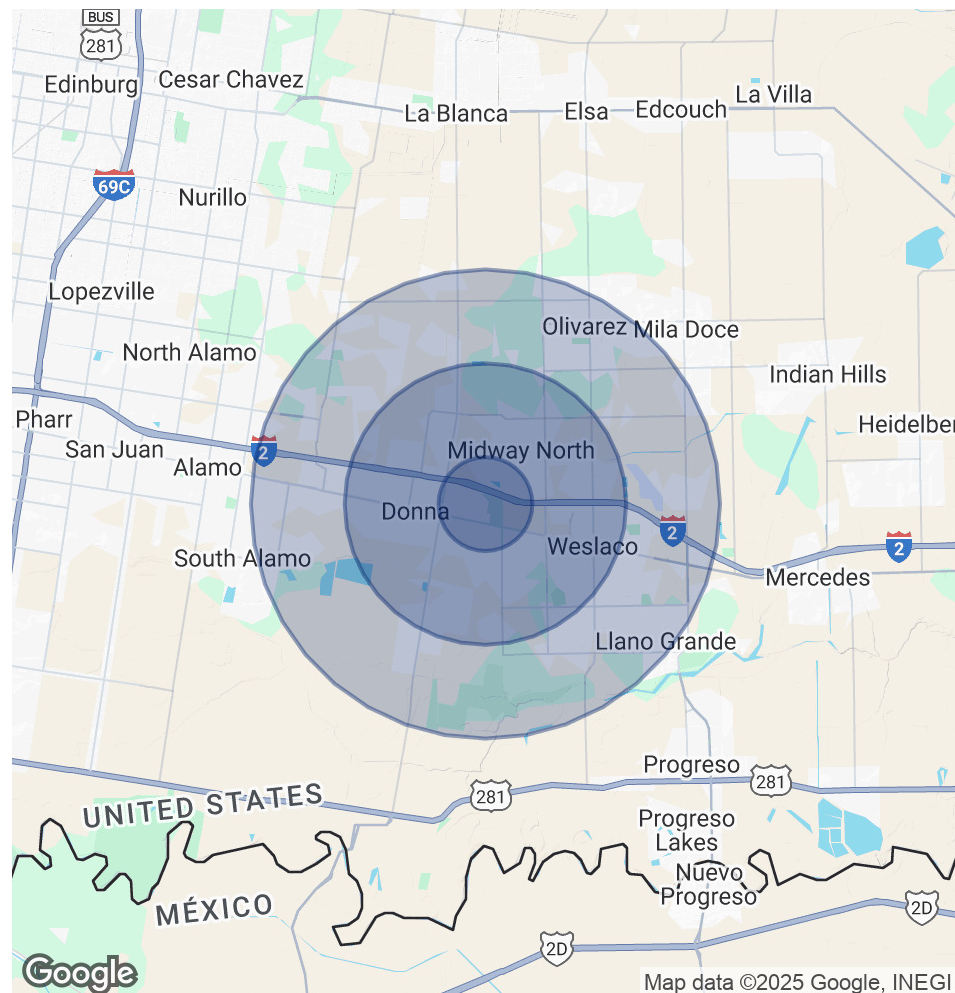
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,973	56,820	115,343
Average Age	38	36	36
Average Age (Male)	36	34	34
Average Age (Female)	39	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,532	17,462	34,573
# of Persons per HH	3.2	3.3	3.3
Average HH Income	\$62,492	\$63,720	\$62,092
Average House Value	\$111,477	\$127,531	\$123,972

Demographics data derived from AlphaMap



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY