

DONNA TEXAS DEVELOPMENT SITE

FOR SALE

208 North Victoria Road Donna, TX 78537



SALE PRICE

\$3,750,000

Daniel Galvan, SIOR, CCIM

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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

208 NORTH VICTORIA ROAD

Donna, TX 78537



PROPERTY DESCRIPTION

This prime 28.23-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:	\$3,750,000
Lot Size:	28.23 Acres
Market:	Rio Grande Valley
Submarket:	Donna

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**COLDWELL BANKER
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RIO GRANDE VALLEY

WEST FACING AERIAL

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**COLDWELL BANKER
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EAST FACING AERIAL

208 NORTH VICTORIA ROAD

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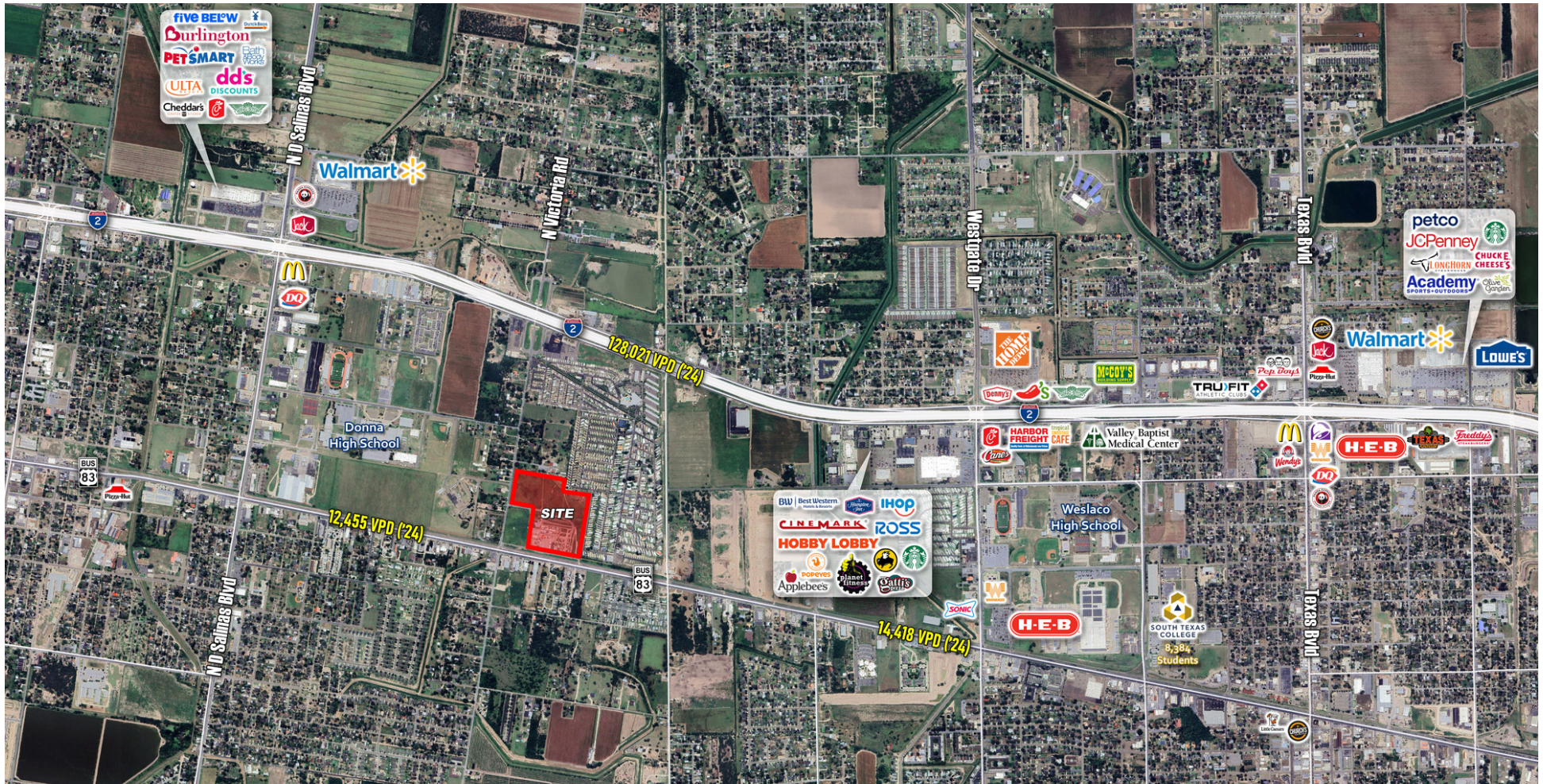


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AERIAL MAP

SOUTH VICTORIA ROAD

Donna, TX 78537



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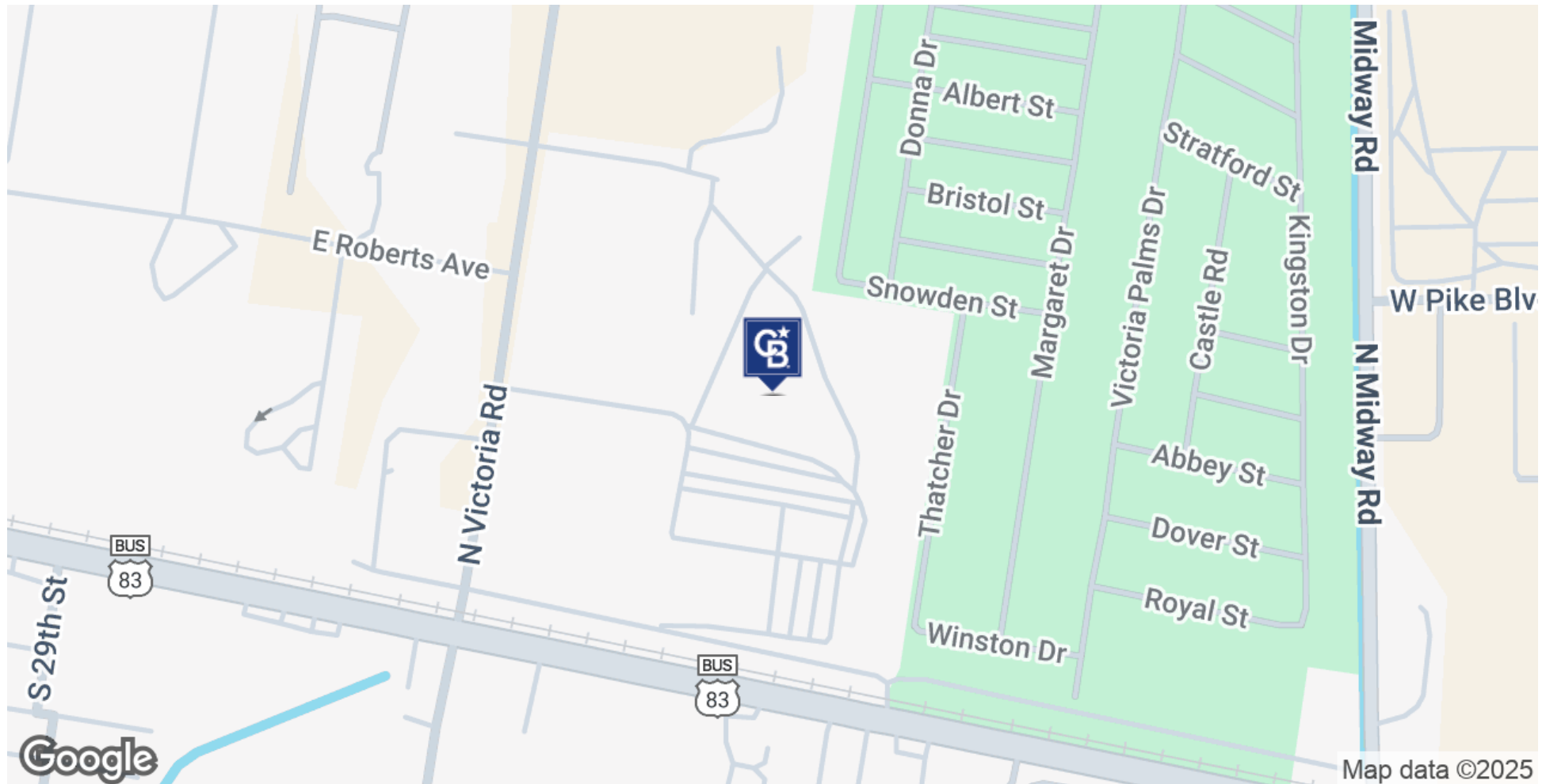


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LOCATION MAP

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DEMOGRAPHICS

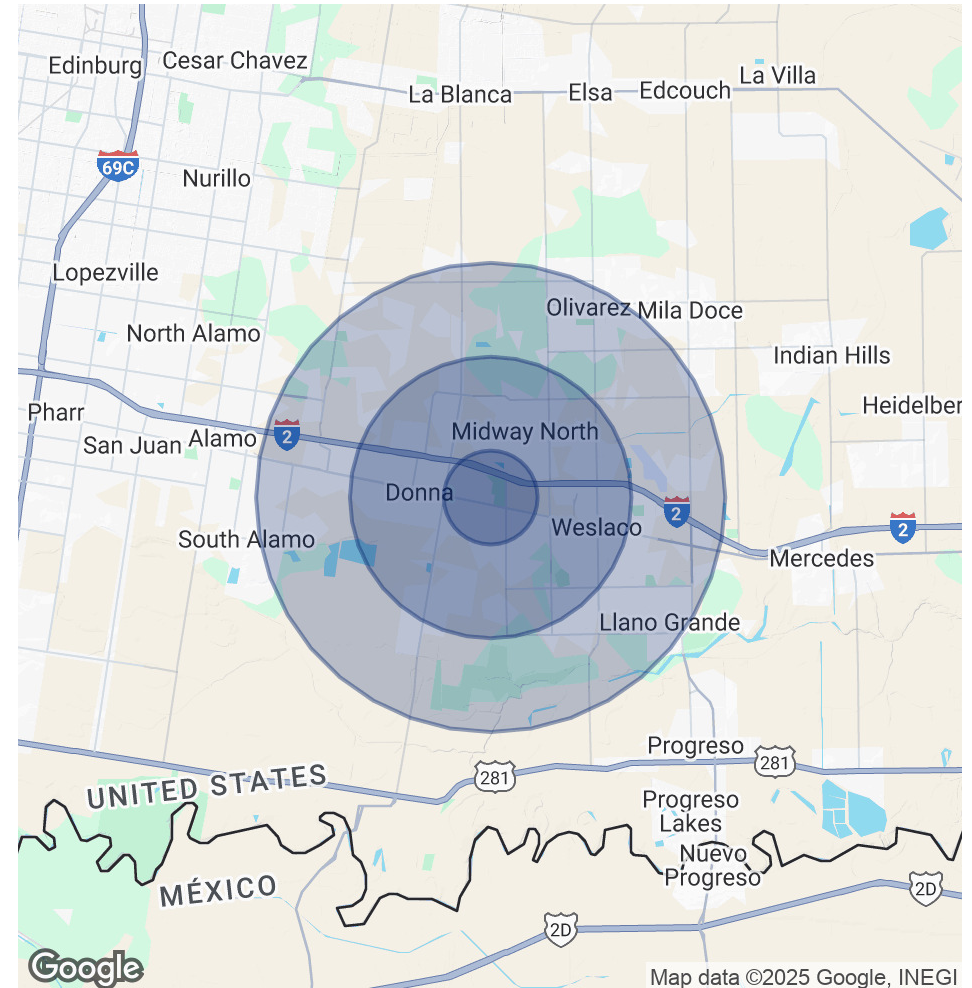
208 NORTH VICTORIA ROAD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,995	54,527	107,680
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,371	16,870	32,657
# of Persons per HH	3.4	3.2	3.3
Average HH Income	\$59,565	\$64,305	\$62,509
Average House Value	\$108,043	\$128,024	\$124,165

Demographics data derived from AlphaMap



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