

LAND DEVELOPMENT

FOR SALE

4616 N Conway Ave Mission, TX 78573



SALE PRICE

\$3,700,000

Eric Lede

Associate

956 223 0586

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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

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PROPERTY DESCRIPTION

Introducing a prime real estate opportunity in the thriving city of Palmhurst – 18 Acres of strategically located land at the intersection of N Conway Ave and Buddy Owned Blvd. Nestled adjacent to major retailers such as Walmart, HEB, Applebees, Chic-Fi-La, Panda Express, and several other prominent franchises, this property offers unparalleled visibility and proximity to well-established businesses.

Boasting a high traffic count and a bustling environment with substantial foot traffic, this 18-acre parcel presents an exceptional opportunity for retail and residential development. The strategic placement of this property ensures maximum exposure and accessibility, making it an ideal investment for those looking to capitalize on the dynamic growth of Palmhurst.

OFFERING SUMMARY

Sale Price:	\$3,700,000
Lot Size:	18 Acres
APN:	W0100-00-034-0007-01

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	203	15,343	115,905
Total Population	709	58,353	342,890
Average HH Income	\$48,459	\$48,241	\$58,254

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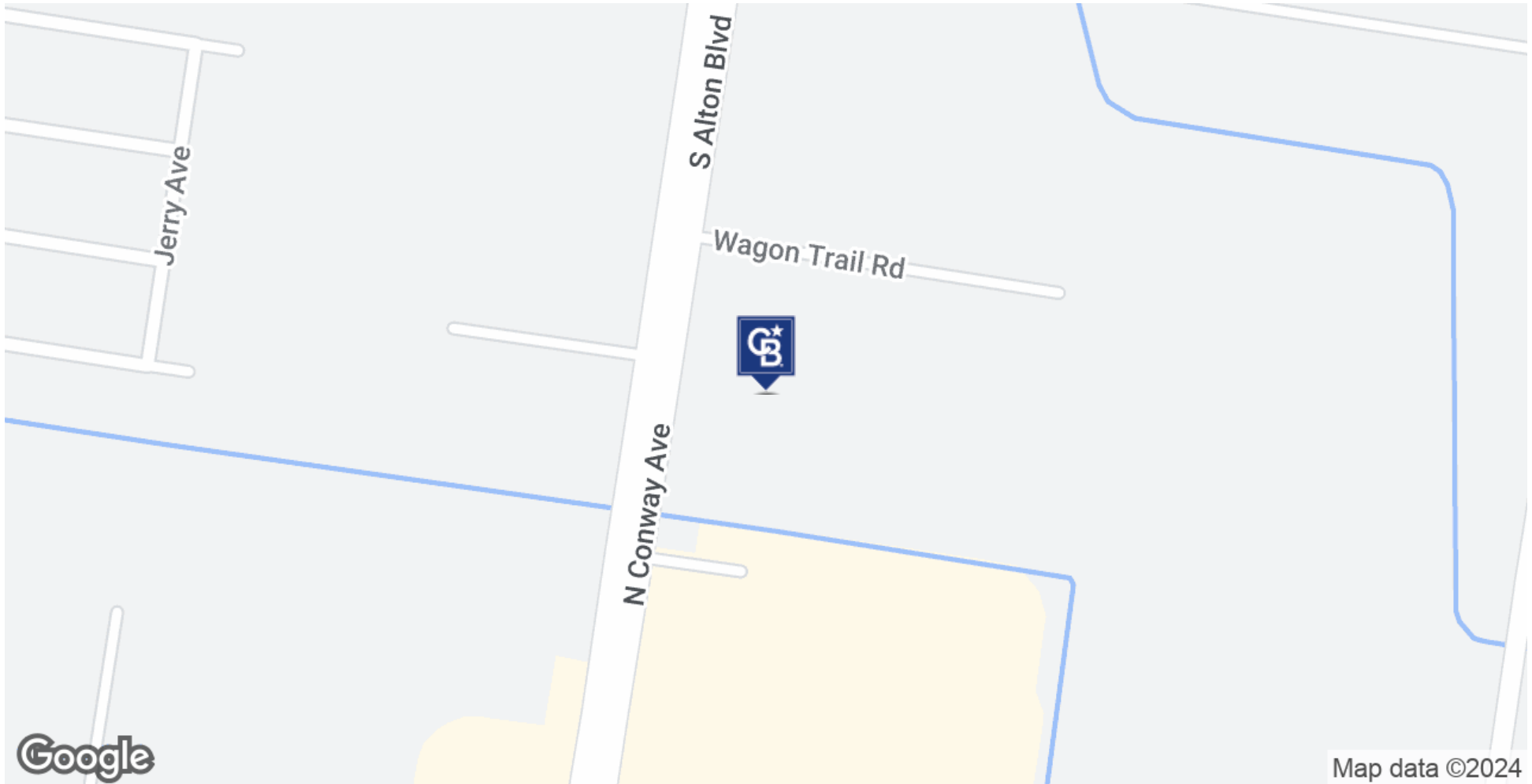


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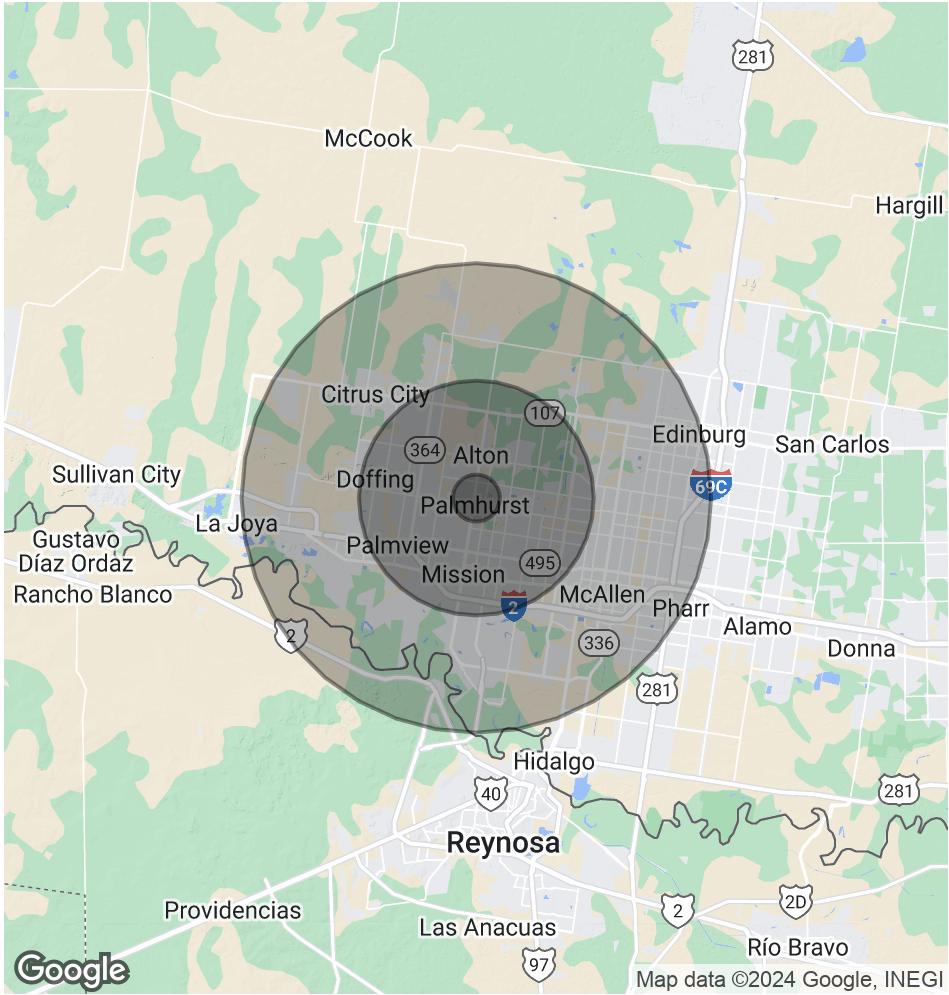
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	709	58,353	342,890
Average Age	24.3	25.2	31.3
Average Age (Male)	20.7	24.2	29.6
Average Age (Female)	30.3	27.9	33.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	203	15,343	115,905
# of Persons per HH	3.5	3.8	3
Average HH Income	\$48,459	\$48,241	\$58,254
Average House Value	\$118,511	\$91,706	\$121,465

* Demographic data derived from 2020 ACS - US Census



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