

# DEVELOPMENT LAND-PALMVIEW, TX

401 W. PALMA VISTA DRIVE

Palmview, TX 78572



## PAD SITES AVAILABLE

**Michael Pacheco**  
956 739 5172  
michael.pacheco@cbcworldwide.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.

# PROPERTY OVERVIEW

401 W. PALMA VISTA DRIVE

Palmview, TX 78572



### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	8.64 Acres
Market:	Rio Grande Valley
Submarket:	Palmview

### PROPERTY OVERVIEW

Palmview, TX is set to welcome a new mixed-use development that promises to transform the city's landscape. The development, which is being built on an 8-acre site, will feature a range of retail, office, and commercial pad sites. The project is set to include various sizes of pad sites. The project is expected to create a significant number of jobs and attract new businesses to the area, making Palmview an even more attractive place to live and work.

### PROPERTY HIGHLIGHTS

- Expressway Frontage
- Excellent Visibility
- Proximity to Hospitals and National Retailers
- All or Part

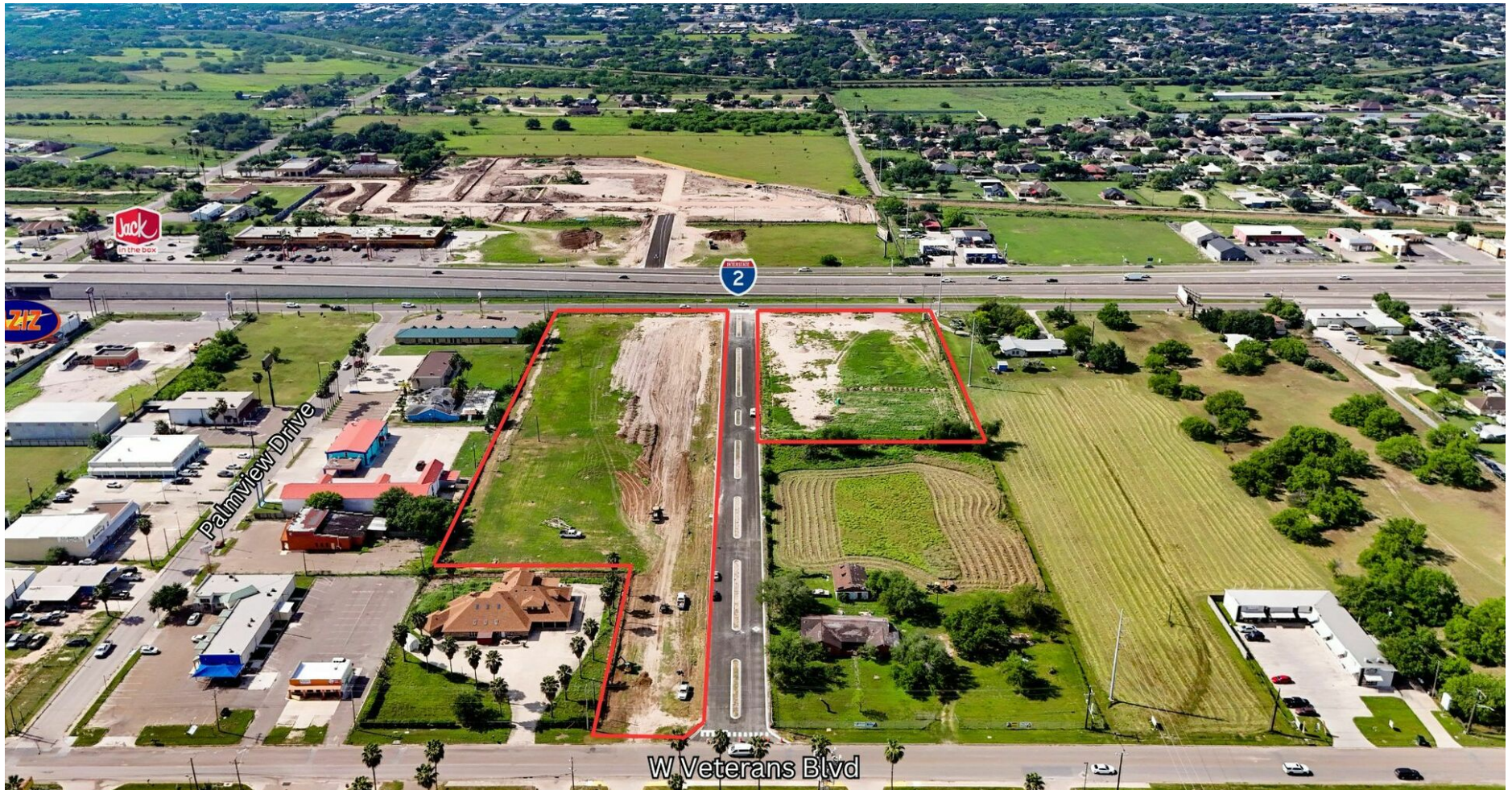
**Michael Pacheco**  
956 739 5172  
michael.pacheco@cbcworldwide.com



# AERIAL

401 W. PALMA VISTA DRIVE

Palmview, TX 78572



Michael Pacheco

956 739 5172

michael.pacheco@cbcworldwide.com

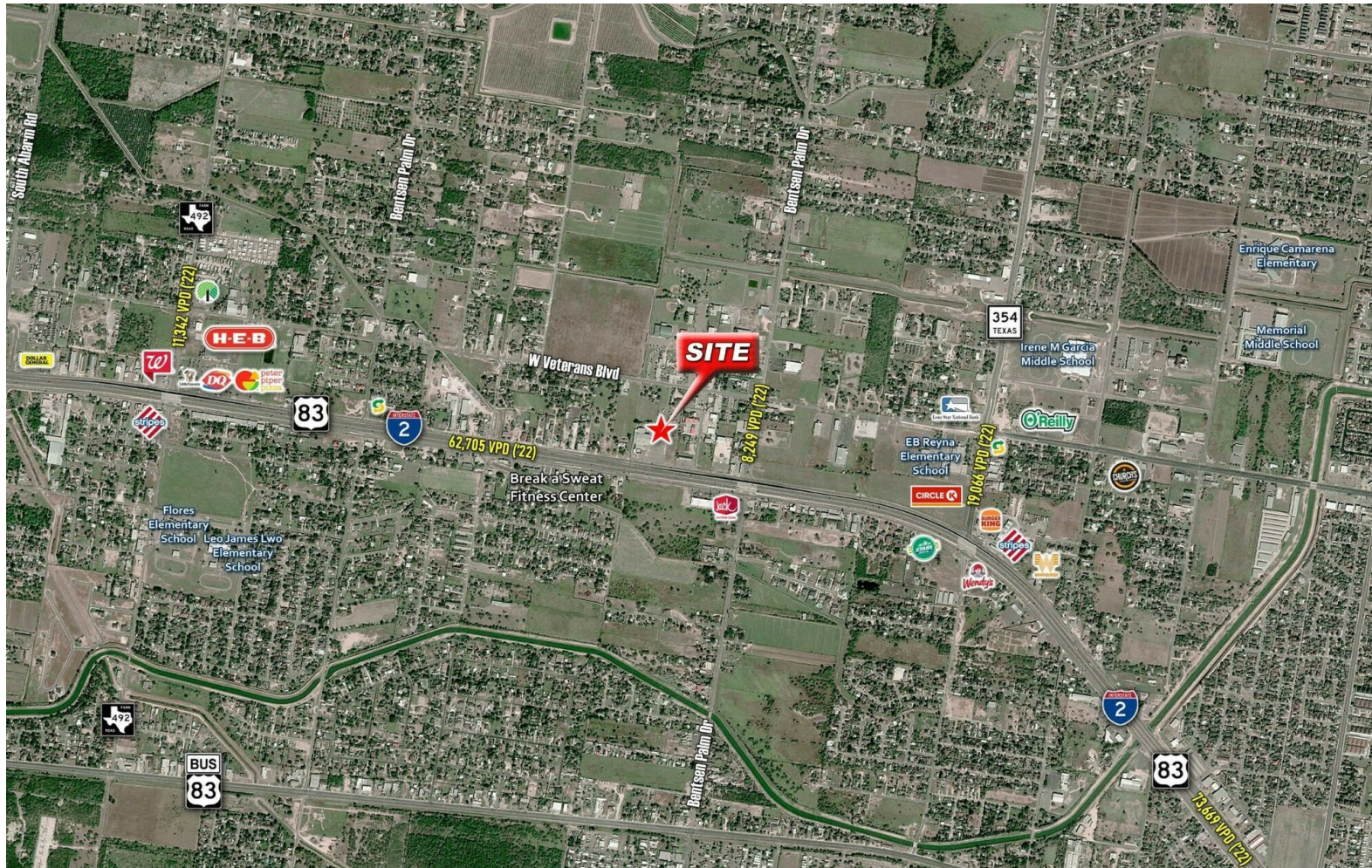


COLDWELL BANKER  
**COMMERCIAL**  
RIO GRANDE VALLEY

# WIDE AERIAL SCOPE

401 W. PALMA VISTA DRIVE

Palmview, TX 78572



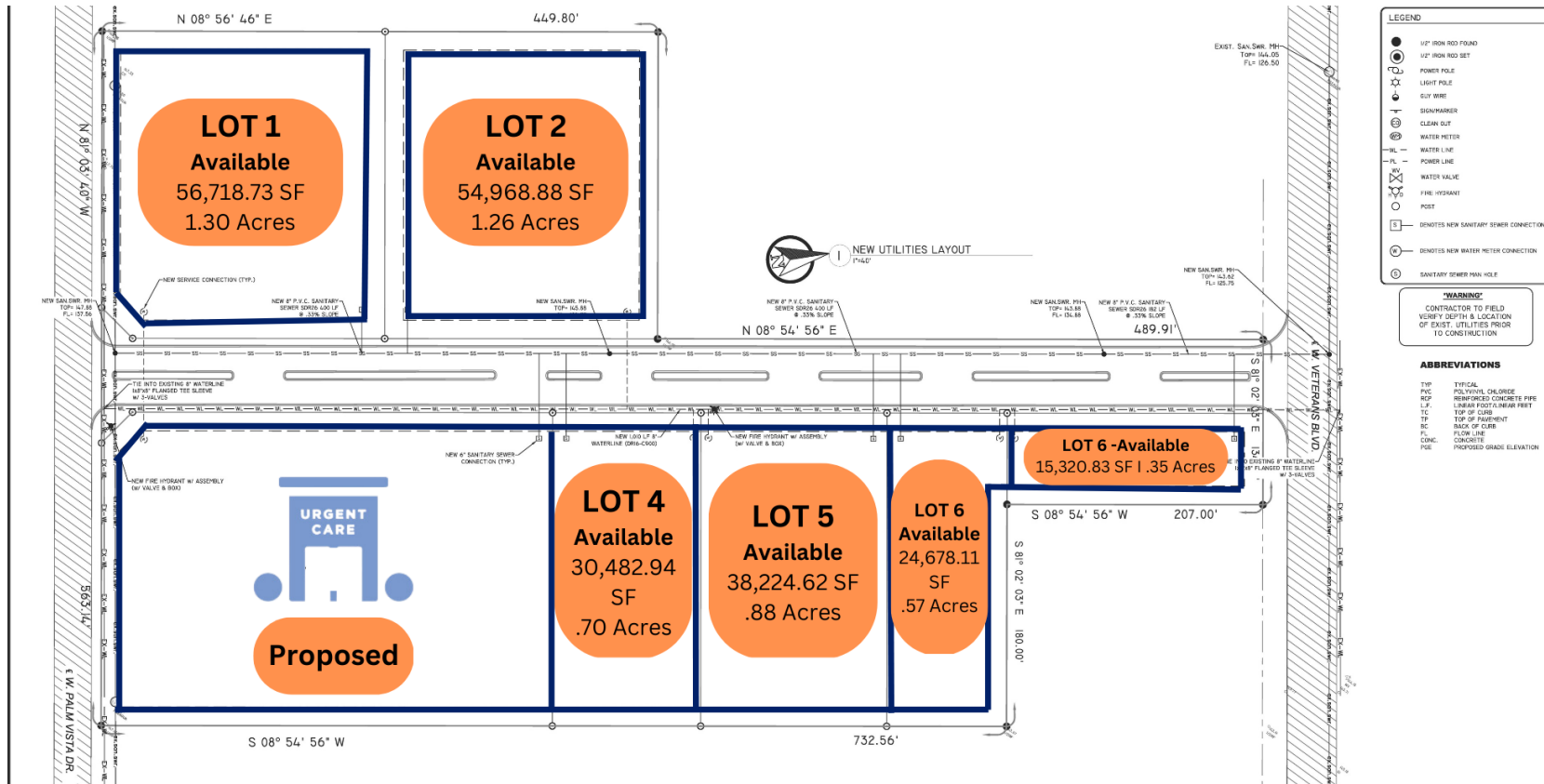
**Michael Pacheco**  
956 739 5172  
michael.pacheco@cbcworldwide.com



# SITE PLAN

401 W. PALMA VISTA DRIVE

Palmview, TX 78572



**UTILITY PLAN NOTES**

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINES.
- IN THE EVENT OF A MECHANICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 5 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THROTTLE BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 48" CLEARANCE. MEETING REQUIREMENTS OF ANSI A10.10 OR ANSI Z39.1 (AWWA C-905) CLASS SOL. CONTRACTOR SHALL BE RESPONSIBLE FOR ADDING 40" BRANCH WATER NECESSARY TO ROUTE PROPOSED WATER LINES AROUND PROPOSED STORM SEWER.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ACHIEVE PROPER DEPTHS AS ACHIEVED AS WELL AS:
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SHIELDING, BRACING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS OUTLINED BY OSHA.
- ALL STEEL ENCASING PIPE SHALL HAVE A WALL THICKNESS OF 0.25 INCHES.
- ALL SANITARY SEWER AND WATER LINES SHALL COMPLY WITH THE REQUIREMENTS AS SPECIFIED IN THE SITE WORK SPECIFICATIONS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING TO CENTERLINE OR PARALLEL FACE OF BUILDING OR BACK OF CURB UNLESS OTHERWISE NOTED.
- IN THE EVENT OF DAMAGE TO UNDERGROUND FACILITIES, WHETHER SHOWN OR NOT
- NOTICE TO CONTRACTOR: TEXAS ONE CALL SYSTEM AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT. TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-343-2443) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR INSTALLATION OF UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE SYSTEM.
- CONTRACTOR SHALL IDENTIFY ALL UNDERGROUND LINES BEFORE COMMENCING WORK. CONTRACTOR SHALL ADJUST ANY ELECTRICAL LINES THAT CONFLICT WITH CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CONSTRUCTION PERMITS AS NEEDED FROM CITY AND/OR OTHER LOCAL AUTHORITIES. CONTRACTOR SHALL PAY ALL PERMIT FEES ASSOCIATED WITH OBTAINING PERMITS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND. ANY DISCREPANCY BETWEEN CONTRACTOR'S MEASUREMENTS AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND CONTRACTOR SHALL

**Michael Pacheco**  
956 739 5172  
michael.pacheco@cbcworldwide.com



# LOTS

401 W. PALMA VISTA DRIVE

Palmview, TX 78572



# OF LOTS: 6 | TOTAL LOT SIZE: 15,320 SF - 56,718 SF | BEST USE: RETAIL, OFFICE, PROFESSIONAL SERVICE |

STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	1	Retail-Pad	56,718 SF	\$16/SF
Available	2	Retail-Pad	54,968 SF	\$16/SF
Available	4	Retail-Pad	30,482 SF	\$16/SF
Available	5	Retail-Pad	38,224 SF	\$16/SF
Available	6	Retail-Pad	34,678 SF	\$16/SF
Available	7	Retail-Pad	15,320 SF	\$16/SF

**Michael Pacheco**  
956 739 5172  
michael.pacheco@cbcworldwide.com



# DEMOGRAPHICS

**401 W. PALMA VISTA DRIVE**

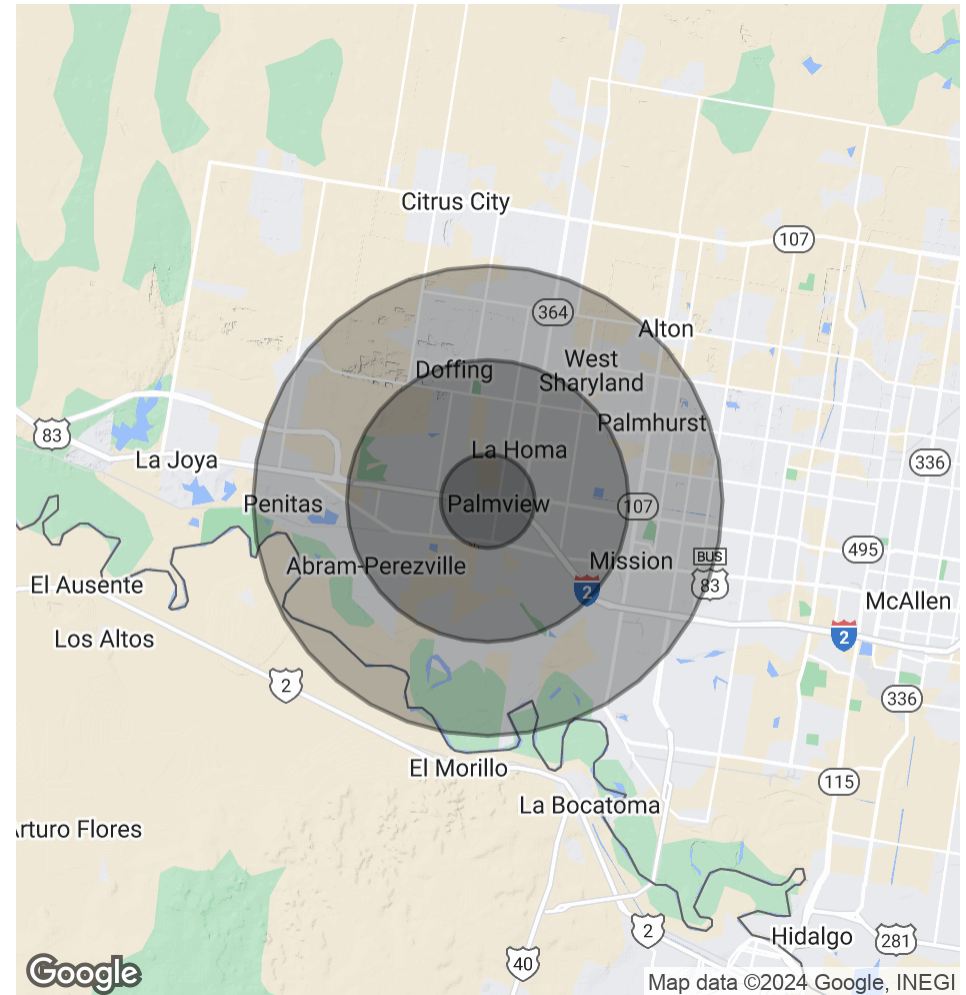
Palmview, TX 78572

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,900	60,900	117,036
Average Age	34	33	32.9
Average Age (Male)	32.8	31.5	31.7
Average Age (Female)	37.6	35.7	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,477	20,456	39,508
# of Persons per HH	3.2	3	3
Average HH Income	\$47,057	\$46,438	\$48,769
Average House Value	\$100,436	\$99,123	\$105,036

\* Demographic data derived from 2020 ACS - US Census



**Michael Pacheco**

956 739 5172

michael.pacheco@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY