



**BUILDINGS
FOR SALE**

**AVAILABLE BUILDING
SIZES**
3,312 - 4,608 SF

ZONING
C4SC

**CALL LISTING
AGENT FOR
MORE INFORMATION**

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PROPERTY HIGHLIGHTS

Palo Verde Business Park is located between George Dieter Dr & N Zaragoza Rd. with rapid access to major highways, including Loop 375 and I-10. The business park is surrounded by professional medical offices, hospital centers, and clinics. Enjoy fee simple building ownership, in a professional office condominium environment.

Over 5 parking spaces per 1,000 SF
 Building Options: Offering 3,312 sq. ft. - 4,608 sq. ft. available for medical offices, professional office and more. Featuring a modern design, glass panels, designated covered parking, a shaded courtyard landscaping enhancement.

A Professionally Managed Business Park

Join a community of other medical and business professionals in a synergistic environment

Proximity to many dining, entertainment, and retail options

- Palo Verde Business Park, also includes:
- Hanger Clinic: Prosthetics & Orthotics
 - Care Cardiovascular Care Center
 - Early Bird Pediatric Therapy
 - Texas Medical & Psychiatric Assoc. PLLC.
 - Your Life Chiropractic
 - Piedras Rehabilitation Clinic, LLC
 - Villa Pain Institute



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2024



104,477
POPULATION
 3-MILE RADIUS



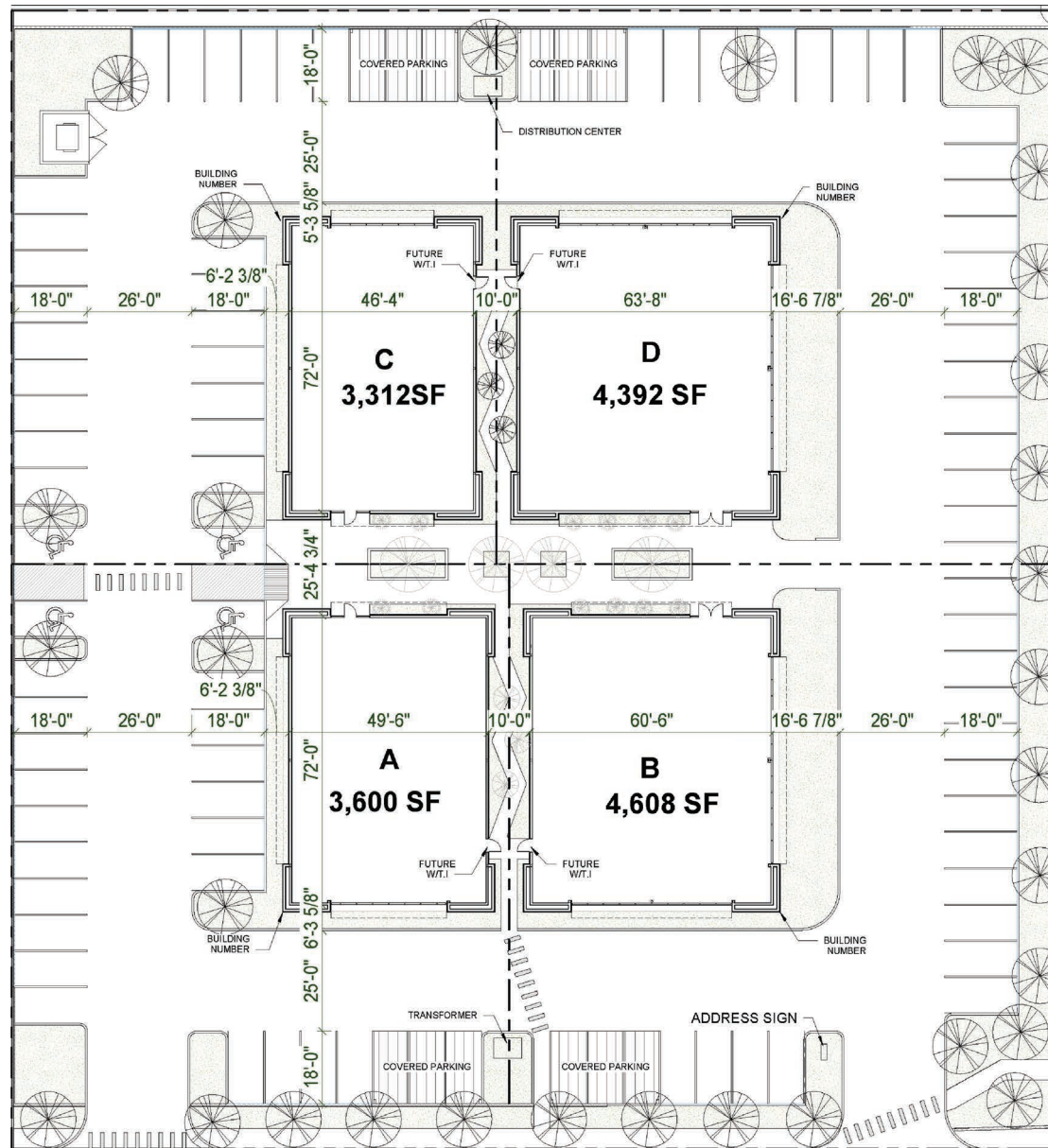
\$69,875
AVG HH INCOME
 3-MILE RADIUS



\$54,309
MEDIAN HH INCOME
 3-MILE RADIUS



TRAFFIC COUNTS
 N ZARAGOZA RD: 23,521 AADT
 ROJAS DR: 13,314 AADT
 (TDT)



N ZARAGOZA RD











