

# Pad Site Opportunity



FM 492

12,814 VPD

2.2 M VISITS  
(ANNUAL) PLACER.AI

W PALMA VISTA DR

15,290 VPD

±1.4 AC

W Palma Vista Dr. | Palmview TX 78572



**SOUTHERN  
COMMERCIAL**  
REAL ESTATE GROUP

**Southern Commercial Real Estate Group**  
414 W. Harrison St. Harlingen Tx. 78550  
956.412.7273 | [www.screg.net](http://www.screg.net)

**Lupita-Gutierrez Garza**  
956.536.9596  
[Lupita@screg.net](mailto:Lupita@screg.net)

**Christian Gutierrez**  
956.367.5043  
[Chris@screg.net](mailto:Chris@screg.net)

**Pete Torres**  
956.536.8994  
[Ptorres@screg.net](mailto:Ptorres@screg.net)





For Lease

## PROPERTY OVERVIEW

Now available for **ground lease**: a prime **1.4-acre pad site** strategically located on W Palma Vista Dr. (Expressway 83/Frontage Rd.) in Palmview, TX, adjacent to the high-traffic **H-E-B** at 6010 W Expy 83, which attracts over **2.2 million annual visits** (Placer.ai). This site offers exceptional visibility with daily **traffic counts of ±15,290 on W Palma Vista Dr. (Expressway 83/Frontage Rd.)** and **±12,814 on FM 492**.

Situated in a rapidly growing area, this pad site is ideal for retail, quick-service restaurants, or service-oriented businesses seeking maximum exposure and accessibility. Palmview, a rapidly growing city in Hidalgo County, has experienced significant **population growth**, increasing from **5,546 in 2010 to 15,830 in 2020**. The city is investing over **\$10 million in infrastructure improvements**, including a new fire station and an all-inclusive park, to support its expanding community. ([source: cityofpalmview.gov](https://www.cityofpalmview.gov))

## PROPERTY HIGHLIGHTS

- 1.4-acre ground lease pad
- Next to high-traffic H-E-B (2.2M+ visits/year)
- Adjacent to new Wingstop-anchored retail plaza
- 27K+ combined daily traffic (Expy 83 & FM 492)
- Strong visibility in fast-growing area



## Offering Summary

### Size

± 1.4 AC

### Lease Type

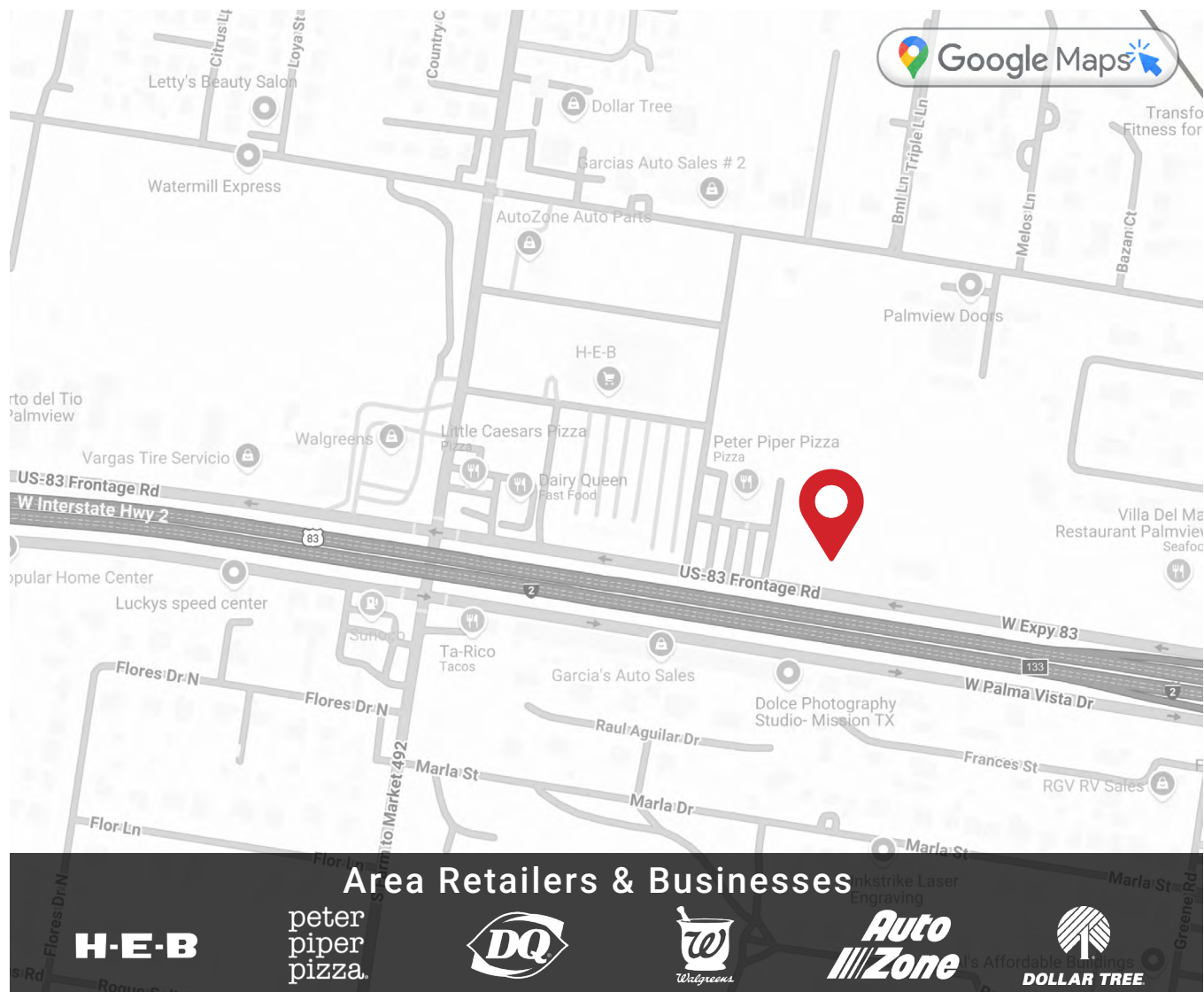
Ground Lease

### Asking Rate

Call for Rates

### Market

Palmview



### Demographics



#### MEDIAN INCOME

#### MILE 1

\$42,755

#### MILE 3

\$47,449

#### MILE 5

\$45,637



#### POPULATION

7,470

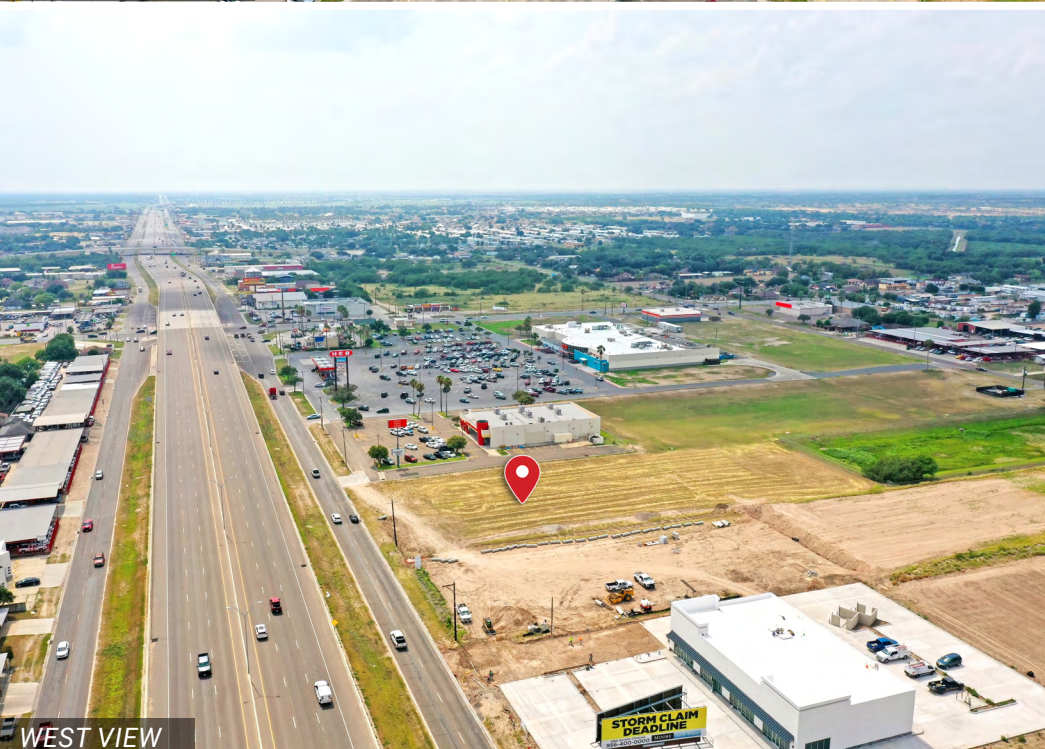
45,635

108,581

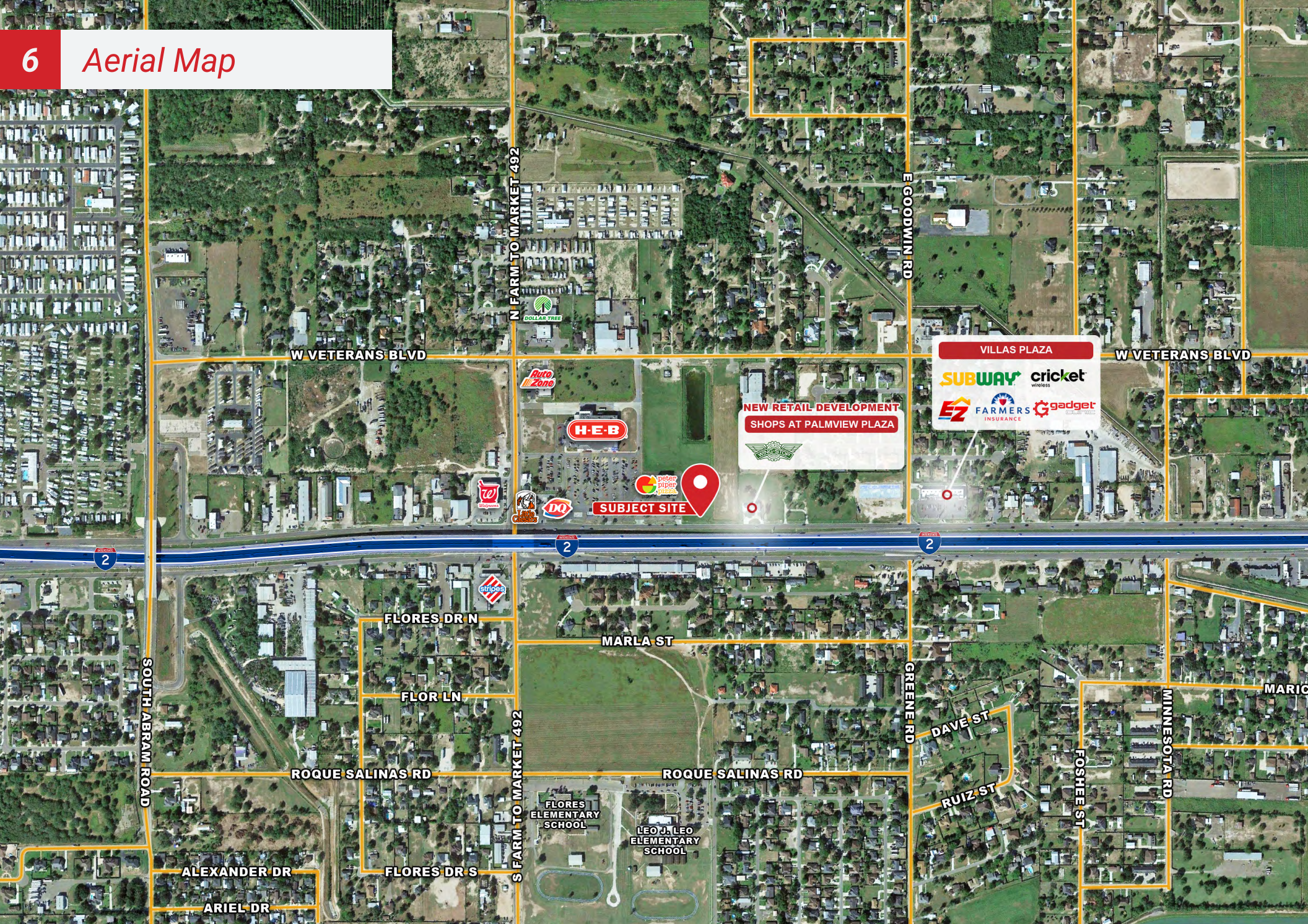




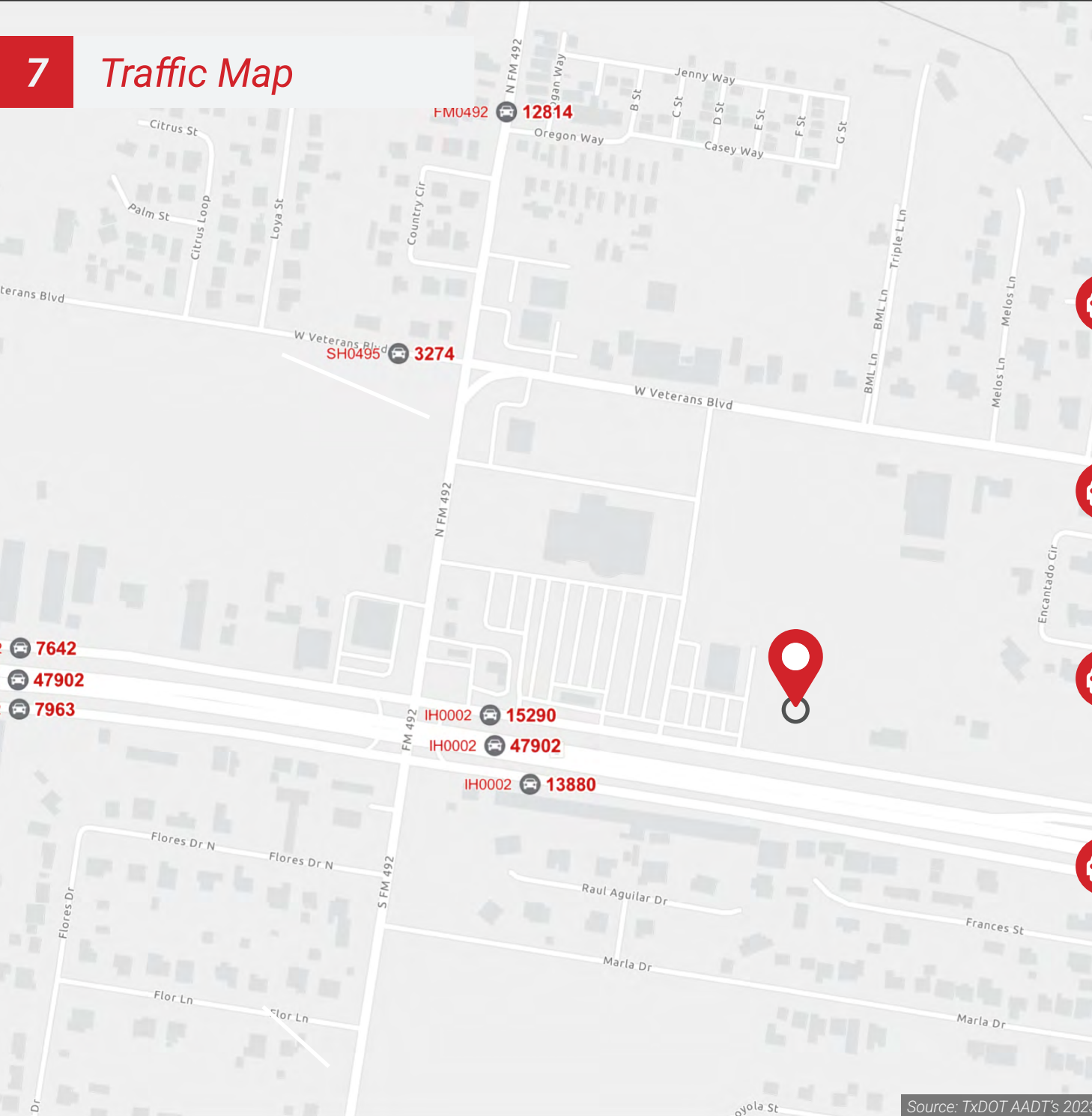













W Palma Vista Dr. Palmview, TX

**W Palma Vista Dr.  
(Frontage Rd./Expy 83)**

 15,290 VPD


FM 492

 12,814 VPD

**W Veterans Blvd.**

 3,274 VPD

## Interstate Hwy 2

 47,902 VPD

Source: TxDOT AADT's 2023





## 1 Mile

## KEY FACTS

7,470

2023 Total Population (Esri)

35.7

Median Age



Average Household Size

\$42,755

Median Household Income

## BUSINESS



188

Total Businesses



1,475

Total Employees

## INCOME



\$42,755

Median Household Income



\$17,571

Per Capita Income



\$108,978

Median Net Worth

## EDUCATION

34%

No High School Diploma

27%  
High School Graduate26%  
Some College13%  
Bachelor's/Grad/Prof Degree

## EMPLOYMENT



51%

White Collar



32%

Blue Collar



17%

Services

3.9%

Unemployment Rate

## 3 Miles

## KEY FACTS

45,635

2023 Total Population (Esri)

34.6

Median Age



Average Household Size

\$47,449

Median Household Income

## BUSINESS



683

Total Businesses



6,120

Total Employees

## INCOME



\$47,449

Median Household Income



\$19,903

Per Capita Income



\$127,946

Median Net Worth

## EDUCATION

32%

No High School Diploma

31%  
High School Graduate23%  
Some College14%  
Bachelor's/Grad/Prof Degree

## EMPLOYMENT



53%

White Collar



33%

Blue Collar



14%

Services

4.8%

Unemployment Rate

## 5 Miles

## KEY FACTS

108,581

2023 Total Population (Esri)

32.8

Median Age



Average Household Size

\$45,637

Median Household Income

## BUSINESS



1,912

Total Businesses



19,226

Total Employees

## INCOME



\$45,637

Median Household Income



\$19,010

Per Capita Income



\$111,005

Median Net Worth

## EDUCATION

34%

No High School Diploma

29%  
High School Graduate22%  
Some College16%  
Bachelor's/Grad/Prof Degree

## EMPLOYMENT



51%

White Collar



33%

Blue Collar



17%

Services

6.4%

Unemployment Rate





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Southern Commercial Real Estate Group	9010230	Info@screg.net	(956) 412-7273
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Guadalupe G. Garza	0412275	Lupita@screg.net	(956) 536-9596
Designated Broker of Firm	License No.	Email	Phone
Christian Gutierrez	582038	Chris@screg.net	(956) 367-5043
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pedro F. Torres Jr.	699448	Ptorres@screg.net	(956) 536-8994
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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REAL ESTATE GROUP

## DISCLAIMER

We obtained the information above from sources we believe to be reliable. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All information should be verified by user prior to purchase or lease.

## CONTACT US

**Lupita-Gutierrez Garza**

956.536.9596

Lupita@screg.net

**Christian Gutierrez**

956.367.5043

Chris@screg.net

**Pete Torres**

956.536.8994

Ptorres@screg.net

☎ (956) 412-7273 🌐 [www.screg.net](http://www.screg.net)

📍 414 W Harrison Ave. Harlingen TX 78550