

LEASE

4322 N CONWAY

4322 N Conway Palmhurst, TX 78573

LEASE RATE

\$22.20 SF/yr



COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

Juan Pena, CCIM

956 655 2117

jpena@cbcworldwide.com

Jacob Galvan

956 363 1179

jacob.galvan@coldwellbanker.com

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker 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 Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



4322 N CONWAY PLAZA

4322 N CONWAY

4322 N Conway Palmhurst, TX 78573



PROPERTY DESCRIPTION

This clean and move-in ready retail space sits in one of Palmhurst's busiest retail trade areas and is conveniently situated at the N. Conway and Buddy Owens Blvd intersection. This retail space is anchored by Agua Dental and is shadow anchored by Walmart, Subway, Gamestop, Pizza Hut, Verizon, and Tacos Rico. With 47,000 +/- vpd in combined traffic at the Conway /Buddy Owens intersection, this location is ideal for any retail concept.

PROPERTY HIGHLIGHTS

- Excellent access and Street Presence
- Located in one of Palmhurst's main trade areas
- Shadow anchored by Walmart, Subway, Verizon, and many more

OFFERING SUMMARY

Lease Rate:	\$22.20 SF/yr (NNN)
Number of Units:	1
Available SF:	1,500 - 3,558 SF
Building Size:	3,558 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,147	15,539	42,777
Total Population	4,647	57,689	154,885
Average HH Income	\$49,375	\$53,315	\$50,795

Juan Pena, CCIM

956 655 2117

jpena@cbcworldwide.com

Jacob Galvan

956 363 1179

jacob.galvan@coldwellbanker.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

AERIAL

4322 N CONWAY

4322 N Conway Palmhurst, TX 78573



Juan Pena, CCIM

956 655 2117

jpena@cbcworldwide.com

Jacob Galvan

956 363 1179

jacob.galvan@coldwellbanker.com



COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PHOTOS

4322 N CONWAY

4322 N Conway Palmhurst, TX 78573



Juan Pena, CCIM

956 655 2117

jpena@cbcworldwide.com

Jacob Galvan

956 363 1179

jacob.galvan@coldwellbanker.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PHOTOS

4322 N CONWAY

4322 N Conway Palmhurst, TX 78573



Juan Pena, CCIM

956 655 2117

jpena@cbcworldwide.com

Jacob Galvan

956 363 1179

jacob.galvan@coldwellbanker.com

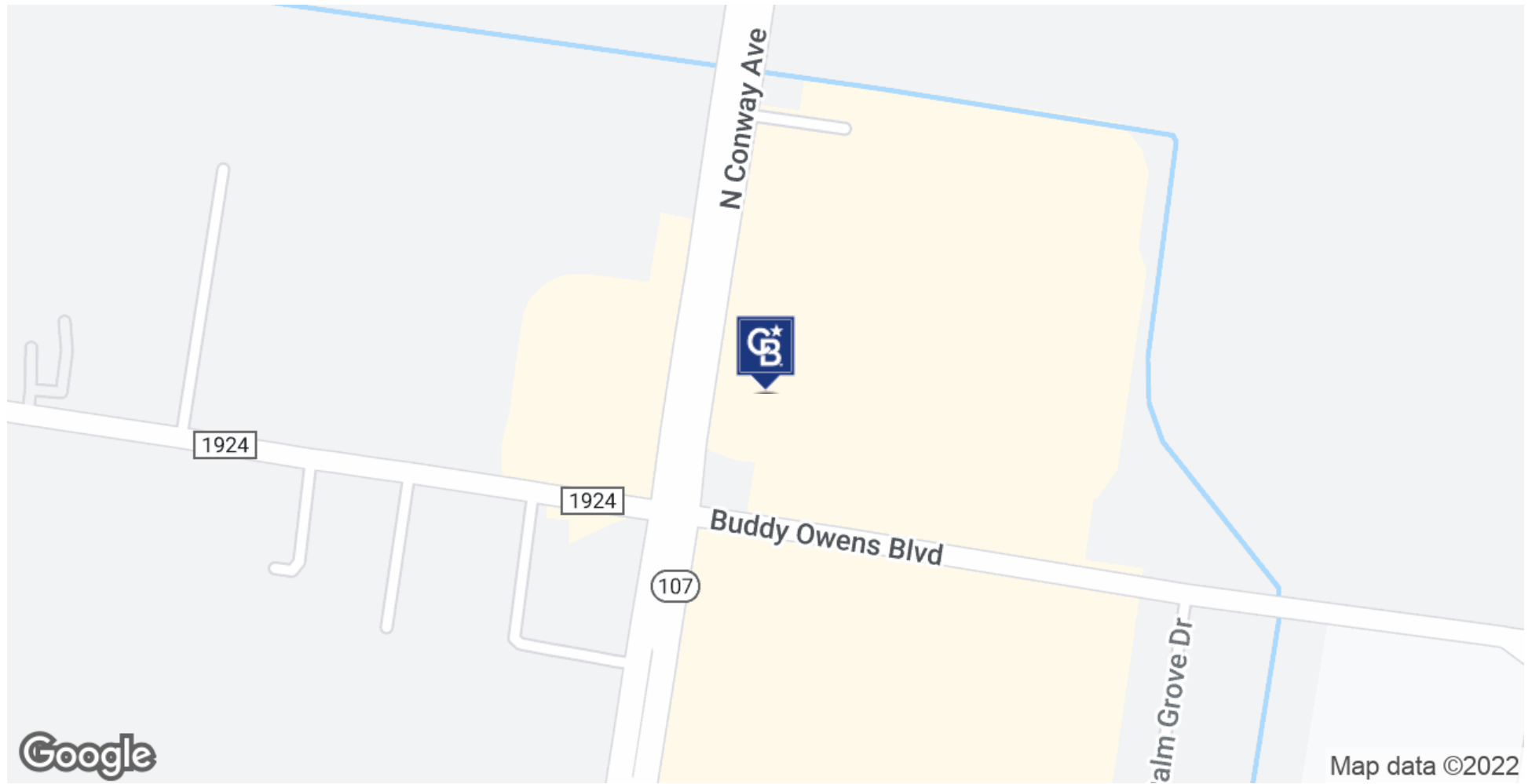


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

MAP

4322 N CONWAY

4322 N Conway Palmhurst, TX 78573



Juan Pena, CCIM

956 655 2117

jpena@cbcworldwide.com

Jacob Galvan

956 363 1179

jacob.galvan@coldwellbanker.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

DEMOGRAPHICS

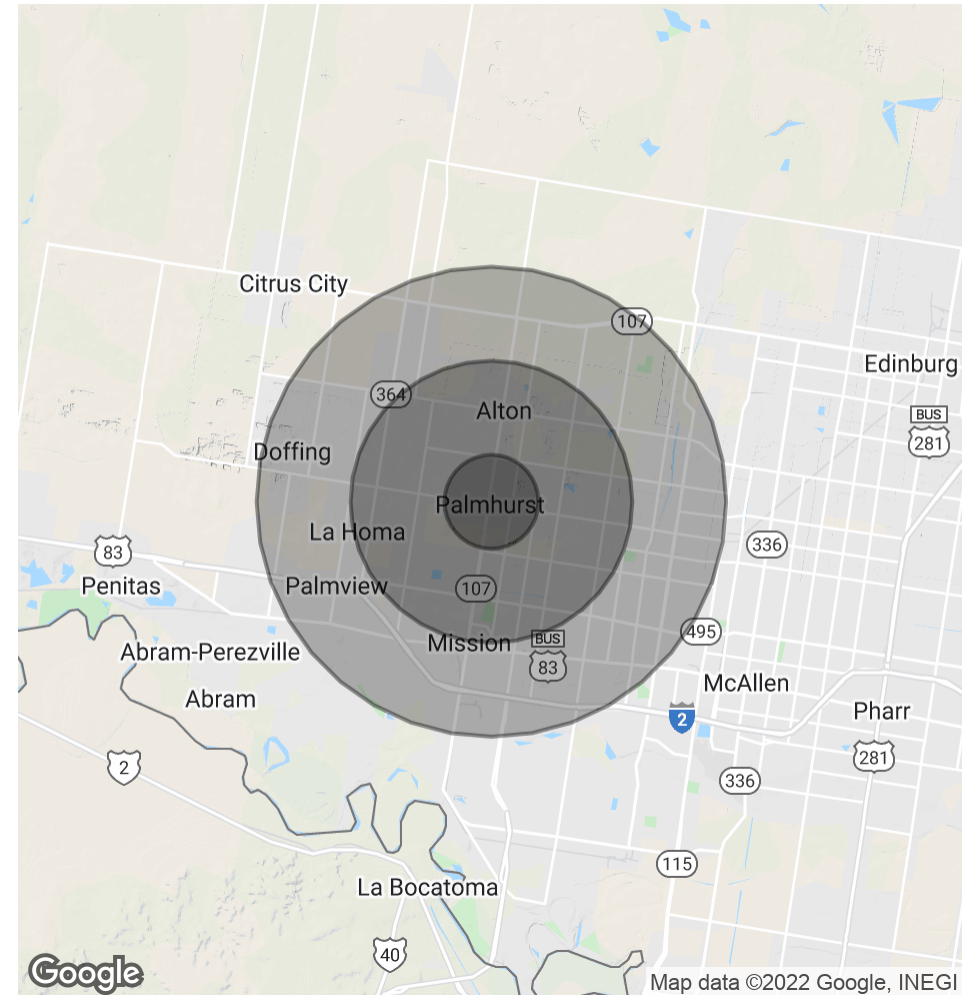
4322 N CONWAY

4322 N Conway Palmhurst, TX 78573

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,647	57,689	154,885
Average Age	25.9	28.0	29.3
Average Age (Male)	22.8	26.4	27.9
Average Age (Female)	28.8	29.6	30.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,147	15,539	42,777
# of Persons per HH	4.1	3.7	3.6
Average HH Income	\$49,375	\$53,315	\$50,795
Average House Value		\$111,253	\$101,564

** Demographic data derived from 2010 US Census*



Juan Pena, CCIM
956 655 2117
jpna@cbcworldwide.com

Jacob Galvan
956 363 1179
jacob.galvan@coldwellbanker.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY