

For Sale

Development Land

18.78 Acres | \$61,768 / AC



INVESTMENT PROPERTY ON N. CONWAY SOUTH OF HEB/ WALMART

3909 CONWAY
Palmhurst, Texas 78574

Property Highlights

- Open land in the ETJ of Palmhurst
- Investor buyer could operate citrus grove for a period of time with Ag exemption
- Proximity to HEB/Wal-Mart and other retail development
- 22,000 vpd on SH 107 (Conway)

Property Description

This 18.78 acre tract is located on North Conway little over a quarter of a mile south of the HEB Wal-mart centers on 3 mile line and Conway. Site is ideal for mixed use development. Price does not include roll back taxes. **Seller willing to cooperate with buyer on subdivision on all or a part of the property.**

OFFERING SUMMARY

Sale Price	\$1,160,000
Lot Size	18.78 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	5,667	\$49,825
3 Miles	65,205	\$52,258
5 Miles	155,589	\$51,007

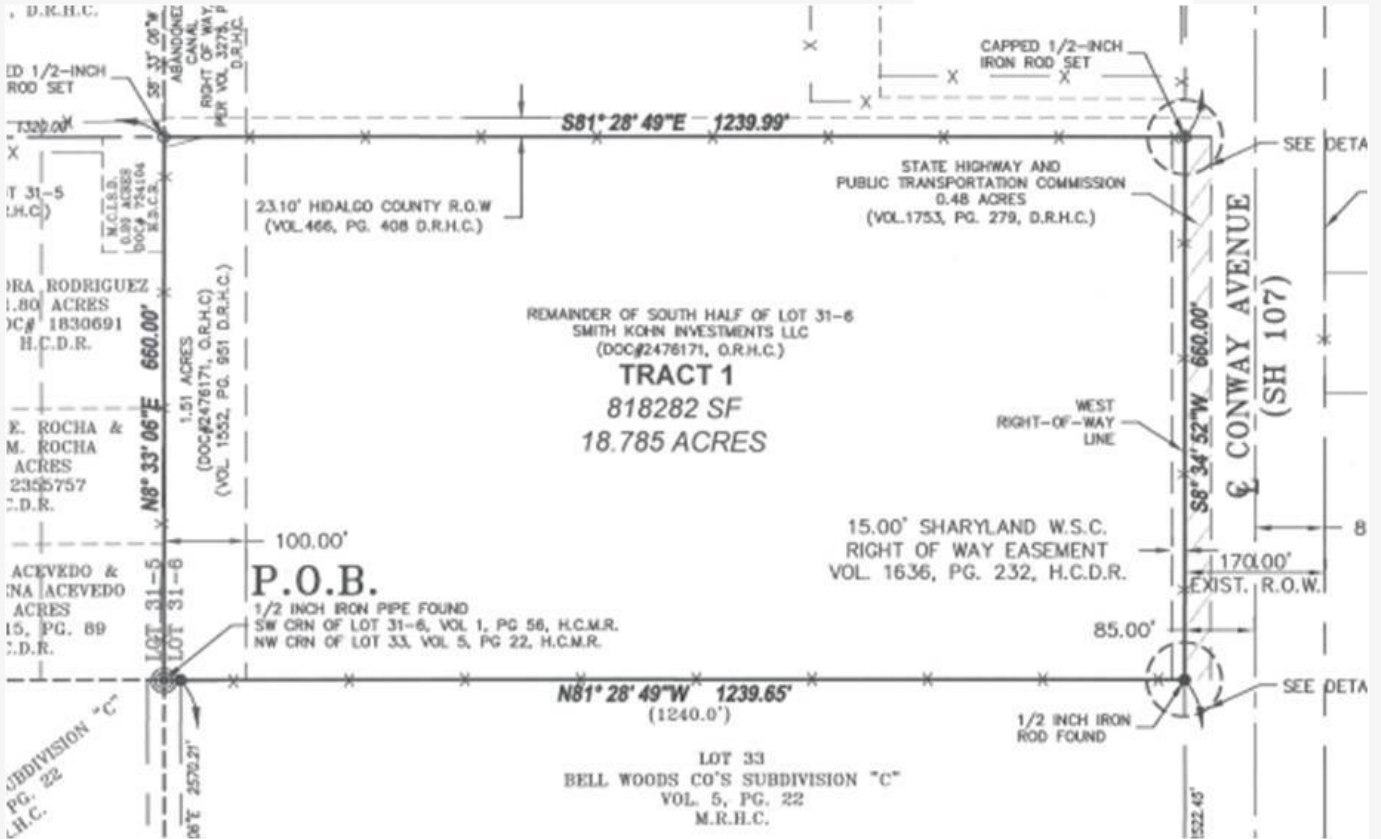
For more information

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CAR WASH TRACT UNDER CONTRACT

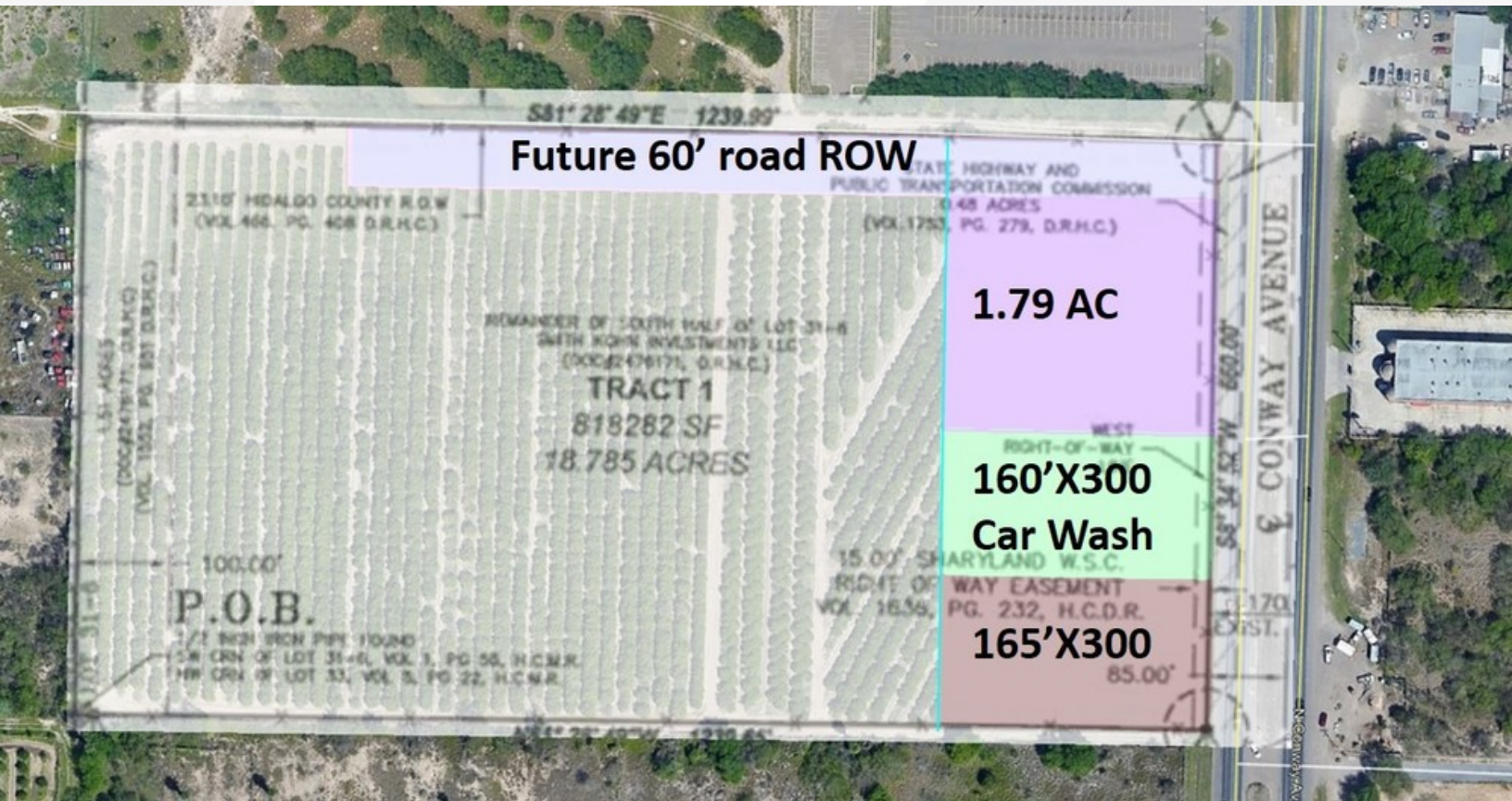
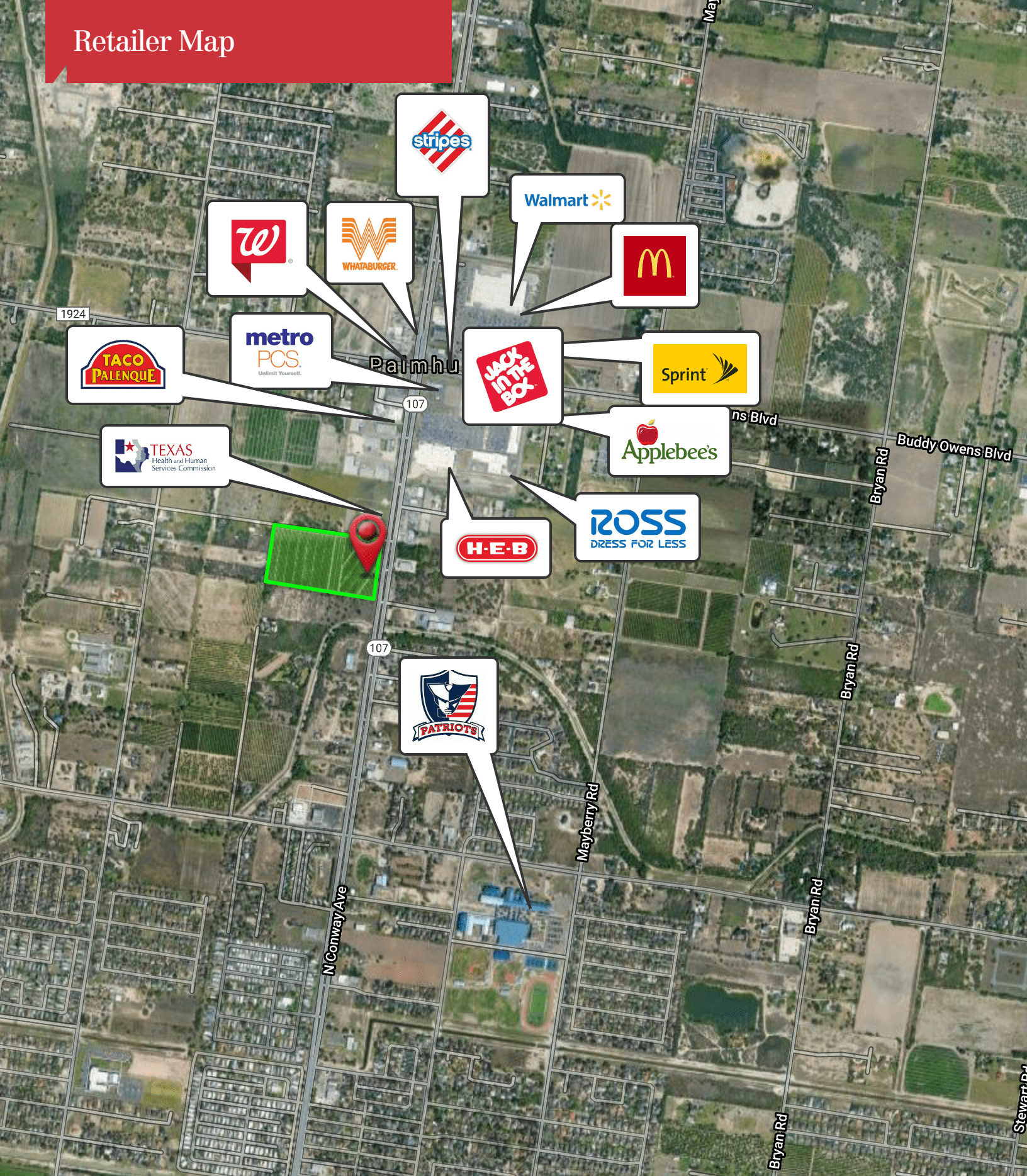


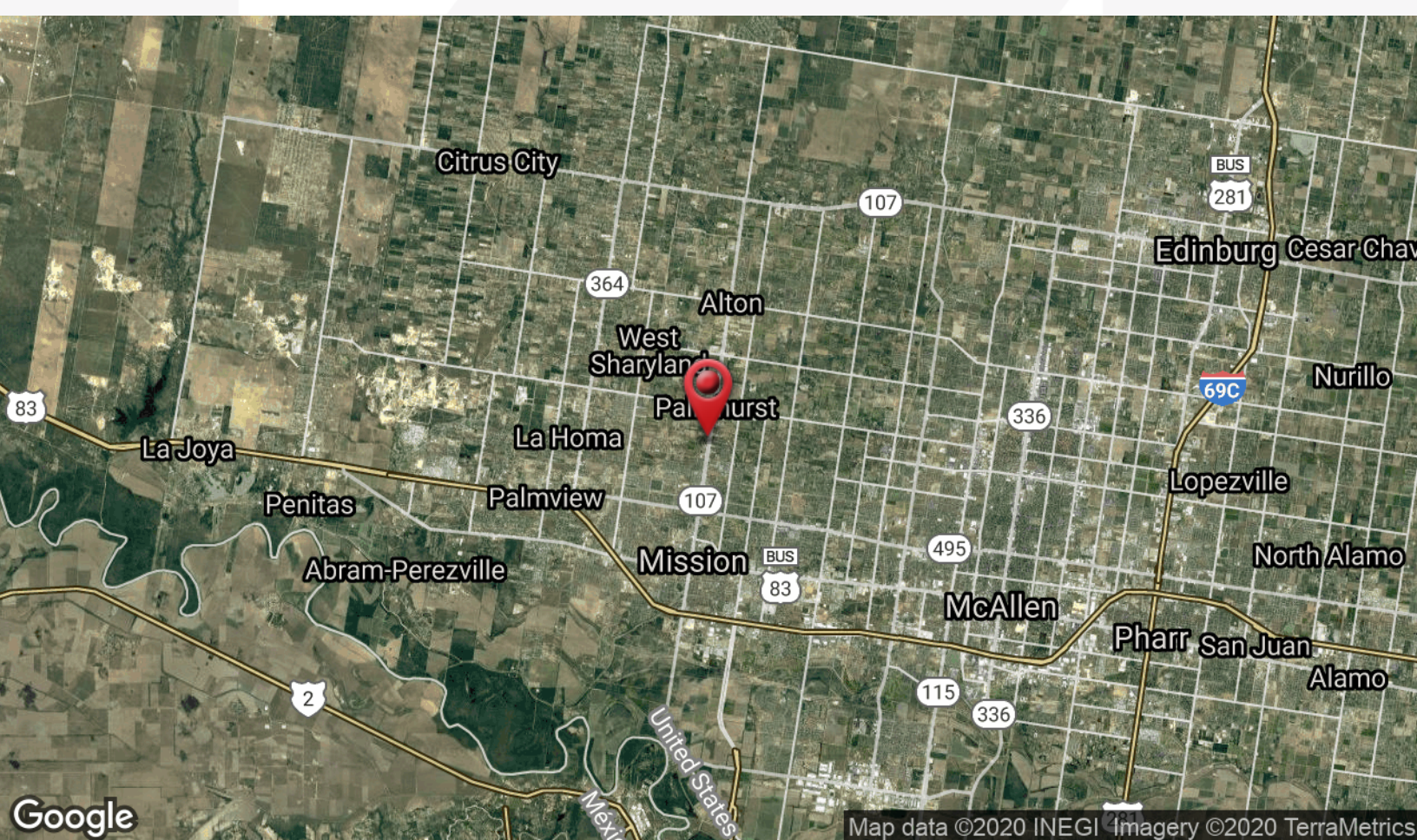
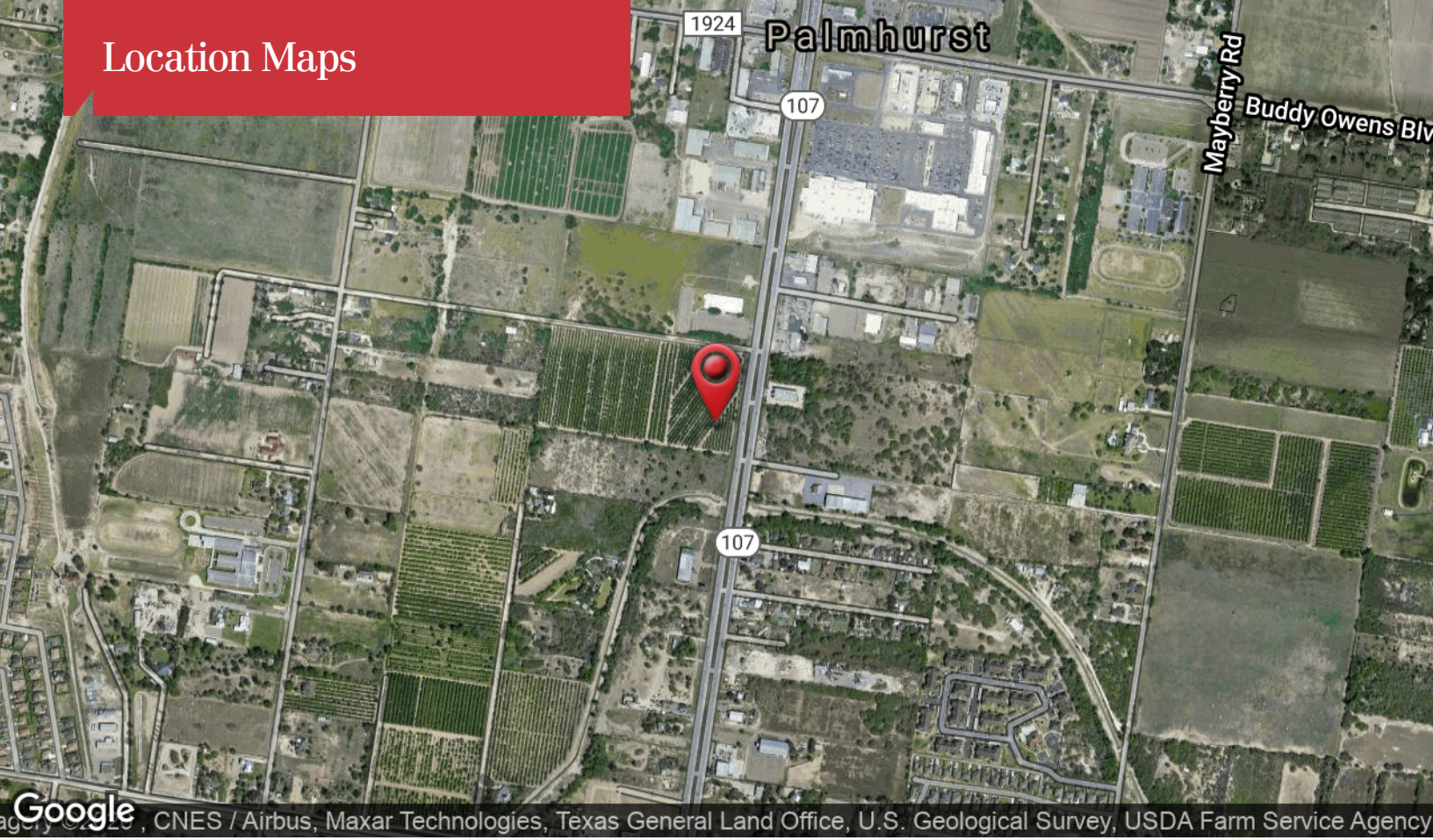
IMAGE SHOW CONCEPTUAL DEVELOPMENT OF FRONTAGE AND LOCATION OF CAR WASH TRACT UNDER CONTRACT

Retailer Map

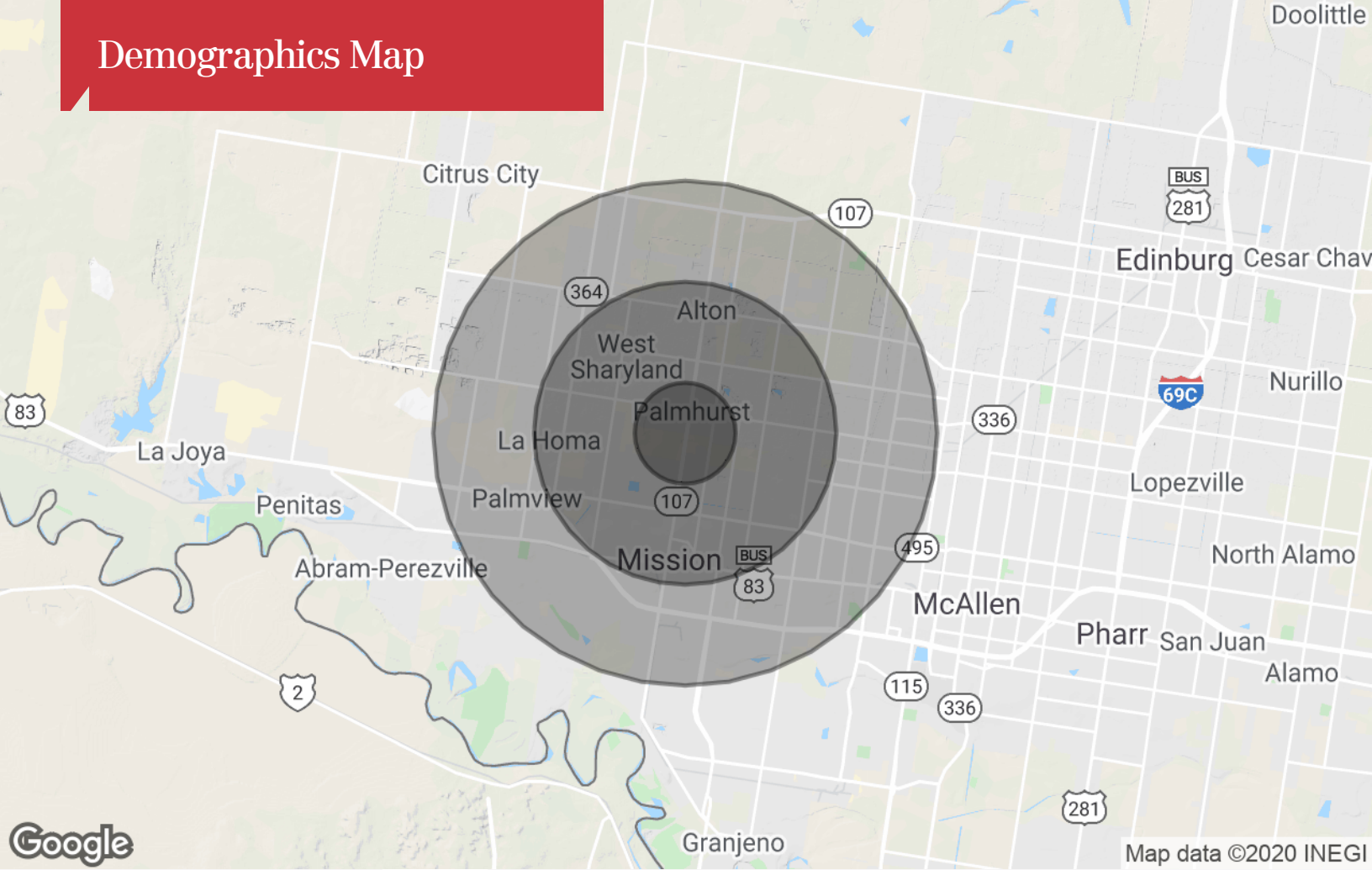


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Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,667	65,205	155,589
MEDIAN AGE	27.4	28.7	29.5
MEDIAN AGE (MALE)	24.7	27.1	28.0
MEDIAN AGE (FEMALE)	30.1	30.2	30.7

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,504	17,886	43,159
# OF PERSONS PER HH	3.8	3.6	3.6
AVERAGE HH INCOME	\$49,825	\$52,258	\$51,007
AVERAGE HOUSE VALUE		\$103,735	\$104,587

* Demographic data derived from 2010 US Census

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For More Information:



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