



# OFFICE FOR SALE

703 COMMERCE ST, REFUGIO, TX 78377

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

## PROPERTY HIGHLIGHTS

- Centrally located office building in the heart of Refugio, Texas
- Positioned within an established commercial corridor near county offices, local businesses, and essential services
- Serves as a practical solution for professional users, small businesses, or owner-occupants
- Functional office layout adaptable to a variety of tenant needs
- Strong visibility and convenient access for employees and visitors
- Limited competing office inventory in the immediate market, supporting stable demand
- Competitive alternative to higher-cost office space in larger metropolitan areas



### OFFERING SUMMARY

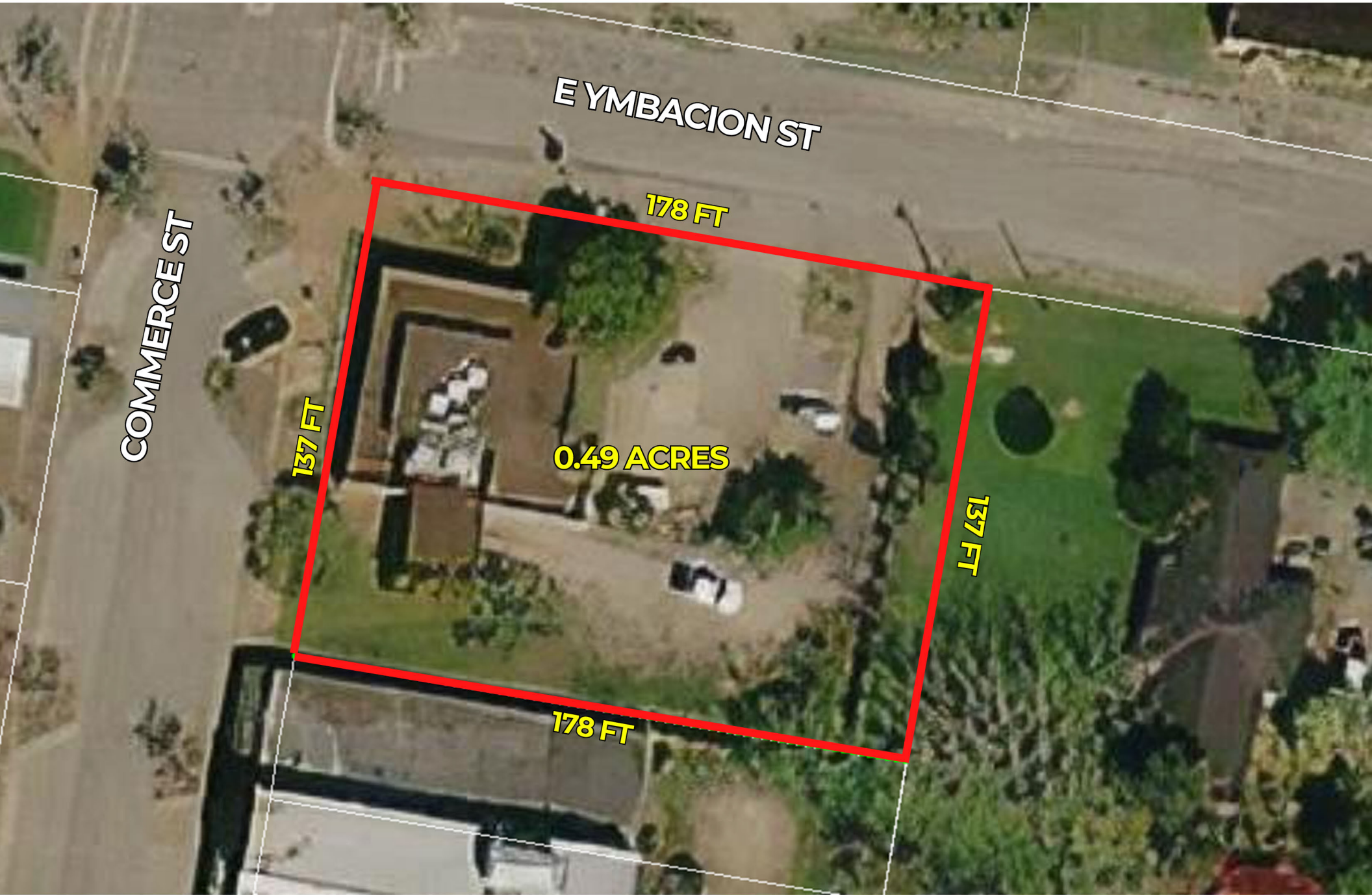
<b>ADDRESS</b>	703 Commerce St   Refugio, TX 78377
<b>BUILDING SIZE</b>	3,432 SF
<b>SALE PRICE</b>	\$300,000
<b>LOT SIZE</b>	0.4925 ACRES
<b>PROPERTY TYPE</b>	Office
<b>YEAR BUILT</b>	1987
<b>CONSTRUCTION TYPE</b>	Concrete/Masonry
<b>ZONING</b>	Commercial

# PROPERTY PHOTOS



# PROPERTY PHOTOS

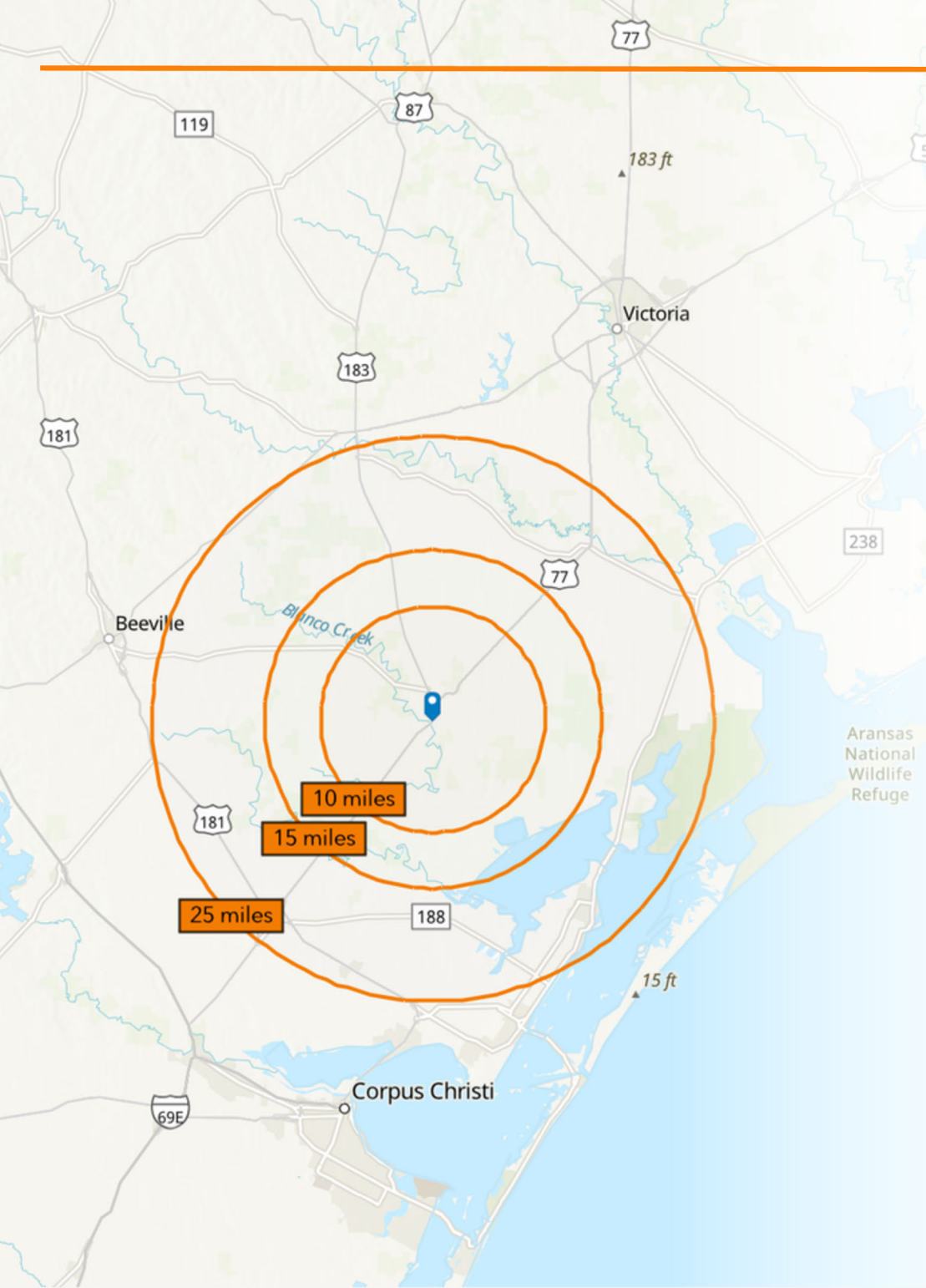




# PROPERTY FLOODPLAIN



# DEMOGRAPHICS



METRIC	10 MILES	15 MILES	25 MILES
<b>Population Summary</b>			
2025 Total Population	5,415	6,052	48,220
2025 Total Daytime Population	4,936	5,375	41,919
Workers	1,905	1,964	16,118
Residents	3,031	3,411	25,801
<b>Household Summary</b>			
2025 Average Household Size	2.54	2.53	2.39
2030 Average Household Size	2.53	2.51	2.34
2025 - 2030 Annual Rate	-0.31%	-0.32%	0.62%
<b>Housing Unit Summary</b>			
2025 Housing Units	2,571	2,958	24,261
Owner Occupied Housing Units	74.4%	75.7%	74.3%
Renter Occupied Housing Units	25.6%	24.3%	25.7%
<b>Income</b>			
2025 Household Income Base	2,100	2,364	17,913
Average Household Income	\$69,245	\$69,449	\$83,956
<b>Median Household Income</b>			
2025	\$56,394	\$56,258	\$59,755
2030	\$58,695	\$58,576	\$65,763
<b>Per Capita Income</b>			
2025	\$26,972	\$27,226	\$31,321
2030	\$28,405	\$28,728	\$35,014

## REFUGIO, TEXAS - MARKET OVERVIEW

Refugio, Texas is a small, stable South Texas community that serves as the county seat of Refugio County. Located between Corpus Christi and Victoria, the city benefits from regional connectivity while maintaining a localized economy centered on government services, healthcare, education, agriculture, and energy-related activity. These sectors collectively support consistent demand for essential commercial real estate, including office space.

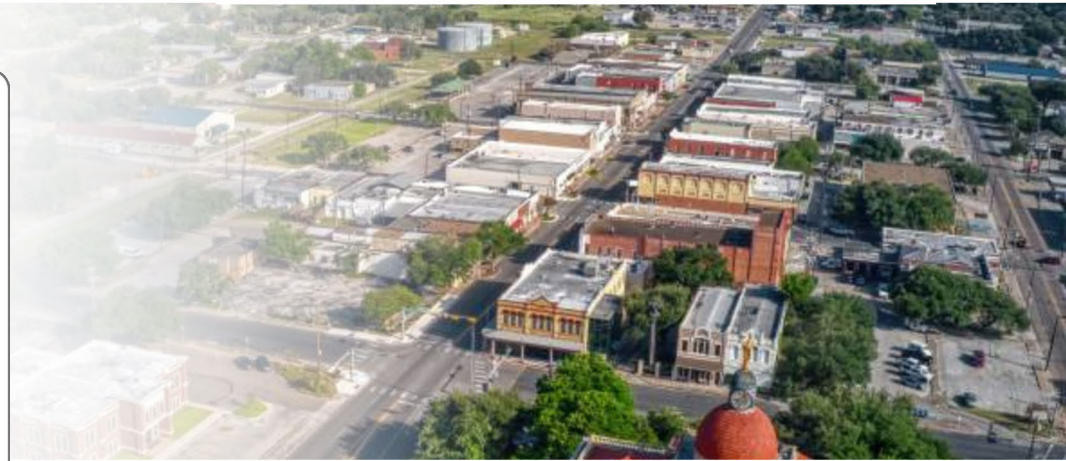
The local commercial market is characterized by limited new development and a reliance on existing building stock to meet tenant needs. As a result, well-located and functional office properties tend to experience stable occupancy, driven primarily by local professional users, small businesses, and public-facing tenants. Demand in Refugio is less influenced by broader urban office market volatility and more closely tied to local economic and governmental activity.

Refugio's role as a governmental and service hub for the surrounding rural areas contributes to steady daytime population activity and supports demand for conveniently located office space near county offices and local amenities. Tenants in this market prioritize accessibility, affordability, and practicality over high-end finishes or Class A amenities.

Overall, the Refugio office market reflects a supply-constrained, relationship-driven environment where pricing and performance are supported by long-term local fundamentals. Properties that are well maintained and centrally located are positioned to remain competitive, offering stability for owner-users and investors seeking predictable performance in a secondary Texas market.

## ECONOMIC DRIVERS

- Government & Public Services: County and municipal offices serve as a primary employment base and support consistent demand for professional office space
- Healthcare & Social Services: Local clinics and healthcare-related services contribute to office occupancy and daytime traffic
- Education: School district administration and related services support stable employment
- Agriculture & Energy: Regional agricultural activity and nearby energy operations provide additional economic support
- Small Business & Professional Services: Legal, accounting, insurance, and locally owned service firms form the backbone of office demand



# FOR MORE INFORMATION:

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# 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.



11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date