

EXECUTIVE SUMMARY

Tanglewood Square

3602 Houston Highway | Victoria, Texas 77901



OFFERED EXCLUSIVELY BY



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Real Estate Investment Sales • Financing • Research • Advisory Services

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188,
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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www.marcusmillichap.com

PROPERTY OVERVIEW

 **PRICE**
\$1,800,000

Cap Rate (Current/Pro Forma):	7.08% / 10.46%
NOI:	\$127,526
Pro Forma NOI:	\$188,241
Price/SF:	\$150.75
Total GLA:	11,940 SF
Total Land Area:	1.42 AC
Year Built:	1983
Occupancy:	93%
Parcel ID:	53820-001-00100

Marcus & Millichap is pleased to exclusively offer for sale Tanglewood Square, a 11,940-square-foot shopping center located at the signalized, hard corner of Houston Highway (US-59T) and Sam Houston Drive.

Tanglewood Square is 93 percent occupied. An investor could add value by leasing the vacant unit and raising below market rents or converting gross leases to triple-net leases.

The property is in a strategic location near a newly constructed Walmart Supercenter, University of Houston-Victoria, and Citizens Medical Center. Nearby retailers include Starbucks, Whataburger, and Dollar Tree.

INVESTMENT HIGHLIGHTS



Value-Add Potential Through Leasing Vacancy and Raising Below Market Rents or Converting Gross Leases to Triple-Net Leases



Priced Below Replacement Cost: \$150.75/SF



Located at Signalized, Hard Corner of Two Major Thoroughfares



Prime Location Near Walmart Supercenter, University of Houston-Victoria, and Citizens Medical Center



Proximity to Nearby Retailers, Including Starbucks, Whataburger, and Dollar Tree



Long Term Lease: China Inn Restaurant, who occupies the elbow space, originally commenced in 1994.



Increased Foot Traffic From Two Fuel Pumps

AERIAL



18,820
VPD

DISCOUNT
TIRE

Walmart

AMERICA'S
BEST VALUE INN

Dominos

DOLLAR TREE

ANYTIME
FITNESS

metro
by T-Mobile

WHATABURGER

Subject Property

19,472
VPD

AERIAL



Wendy's
POPEYES
Walgreens
SONIC
SMOOTHIE KING

Citizens Medical Center

18,620 VPD

19,472 VPD

US-59T BUSINESS

SAM HOUSTON DRIVE

Subject Property

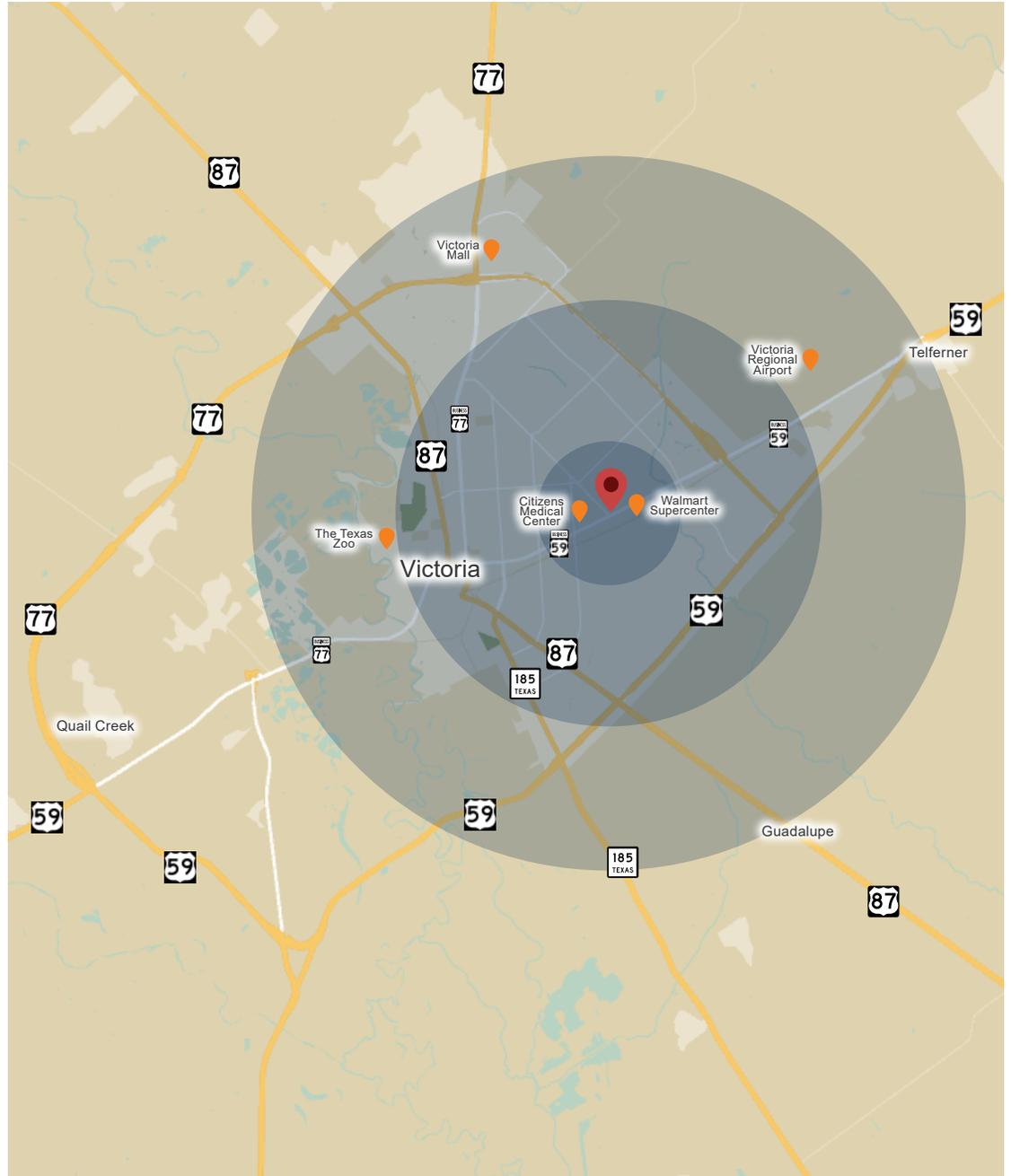


PROPERTY PHOTOS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECT. POPULATION	8,504	51,026	63,126
2025 EST. POPULATION	8,484	50,777	62,686
CHANGE 2025-2030	0.24%	0.49%	0.70%
2025 MEDIAN AGE	33.0	34.0	35.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	46.38%	49.21%	51.90%
BLACK	10.07%	8.51%	7.94%
ASIAN	1.22%	1.38%	1.59%
AMERICAN INDIAN, ESKIMO, ALEUT	0.78%	0.91%	0.85%
HAWAIIAN, PACIFIC ISLANDER	0.06%	0.05%	0.05%
MULTI-RACE	27.21%	23.27%	22.06%
OTHER	14.28%	16.66%	15.61%
HISPANIC ORIGIN	61.62%	59.65%	55.66%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	1.30%	3.81%	5.08%
\$150,000 - \$199,999	3.97%	5.80%	6.69%
\$100,000 - \$149,999	10.44%	16.72%	17.50%
\$75,000 - \$99,999	18.78%	16.88%	17.42%
\$50,000 - \$74,999	23.36%	16.43%	15.82%
\$35,000 - \$49,999	12.57%	10.79%	9.95%
\$25,000 - \$34,999	10.49%	8.28%	7.81%
\$15,000 - \$24,999	8.02%	10.38%	9.41%
\$10,000 - \$14,999	6.57%	6.11%	5.63%
UNDER \$9,999	4.48%	4.82%	4.68%
AVERAGE HOUSEHOLD INCOME	\$65,255	\$77,821	\$83,206
MEDIAN HOUSEHOLD INCOME	\$60,365	\$66,146	\$70,312
PER CAPITA INCOME	\$25,257	\$29,774	\$32,577
MEDIAN PROPERTY VALUE	\$129,847	\$136,164	\$150,204



MARKET OVERVIEW

Perfectly situated in the middle of everywhere, the Greater Victoria region is defined by a talented and diverse population. More than 5,000,000 prospective employees can be found within a two-hour radius of Victoria, all with unique experiences and talents. The Greater Victoria Region is home of nearly 200,000 people and the center of approximately 14 million customers and clients within two hours.

- Victoria, Texas, often called the “Crossroads of South Texas,” is a dynamic city with a rich historical heritage and a promising future. Located at the convergence of major highways connecting San Antonio, Houston, and Corpus Christi, Victoria is a strategic spot for businesses and tourists. Known for its bustling community, historical significance, and expanding economic development opportunities, Victoria offers many resources for businesses looking to establish roots in this rapidly growing region.

- Victoria is more than just a city with a rich past—it’s also a community focused on the future. With its prime location and diverse economy, Victoria has established itself as a key center for business in South Texas. The Victoria Economic Development Corporation plays a pivotal role in fostering a pro-business environment, offering incentives for companies looking to expand or relocate to the area.

- The city’s strategic location at the crossroads of U.S. Highway 59 and U.S. Highway 77 provides businesses with easy access to major markets across Texas, making it an ideal place for logistics, manufacturing, and distribution. Victoria also boasts a growing healthcare industry, a robust retail sector, and opportunities in oil and gas, making it a hub for job growth and business development.

- Victoria’s unique combination of strategic location, business-friendly environment, and rich history makes it an ideal location for companies across various industries. Its proximity to major urban centers and transportation routes allows businesses to efficiently connect with customers and suppliers throughout Texas. The city’s focus on workforce development and its expanding healthcare, manufacturing, and energy sectors offer a solid foundation for sustained growth.

- In addition, the Port of Victoria—a major inland port along the Gulf Coast—continues to play a crucial role in the city’s economy, creating transportation, logistics, and shipping jobs. This ongoing growth ensures that Victoria remains a key player in Texas’ economic landscape.

- Victoria offers diverse attractions for tourists and locals alike. With its location near the Gulf Coast, the city is a gateway to outdoor adventures, including fishing, boating, and birdwatching. Riverside Park, a 562-acre area along the Guadalupe River, offers walking trails, golf, and the famous Texas Zoo, making it a central spot for family-friendly activities.

ACQUISITION FINANCING - MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

FINANCING CONTACT



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Loan Origination (MMCC)
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MMCC - our fully integrated, dedicated financing arm - is committed to providing superior capital markets expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Providence Plaza



National platform
operating within the firm's
82 brokerage offices



Optimum
financing solutions
to enhance value



Closed 1,061
transactions by national
financing division in 2024



351 capital sources
MMCC closed
business with in 2024



\$7.1B
MMCC production
volume in 2024



Northlake Commons 4A



Northlake Commons 7



Information About Brokerage Services

11-03-2025

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

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 or subagent 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 options or advise 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 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Ford Noe	709695	ford.noe@marcusmillichap.com	713-452-4200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-2

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