

# 3007 N Navarro St

VICTORIA, TX 77901

# FOR SALE

Land for Development



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Victoria, TX. This offering includes 3 parcels totaling 3.96 acres, and is ideally located in the central Victoria area. With its prime location and generous size, this property presents a lucrative prospect for land developers looking to capitalize on the dynamic real estate market in this thriving area. Don't miss the chance to secure a valuable asset in a high-demand location.

## OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	172,497 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	2
Total Population	0	1	4
Average HH Income	\$115,167	\$115,167	\$115,167



**Mark Haynie**  
BROKER  
830.481.9533  
mark.haynie@sperrycga.com  
TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. 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. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 3007 N Navarro St

VICTORIA, TX 77901

# FOR SALE

Land for Development



**Mark Haynie**  
BROKER  
830.481.9533  
mark.haynie@sperrycga.com  
TX #644160

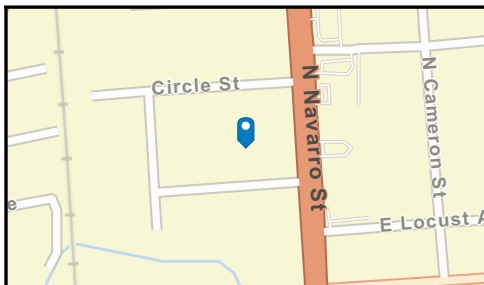
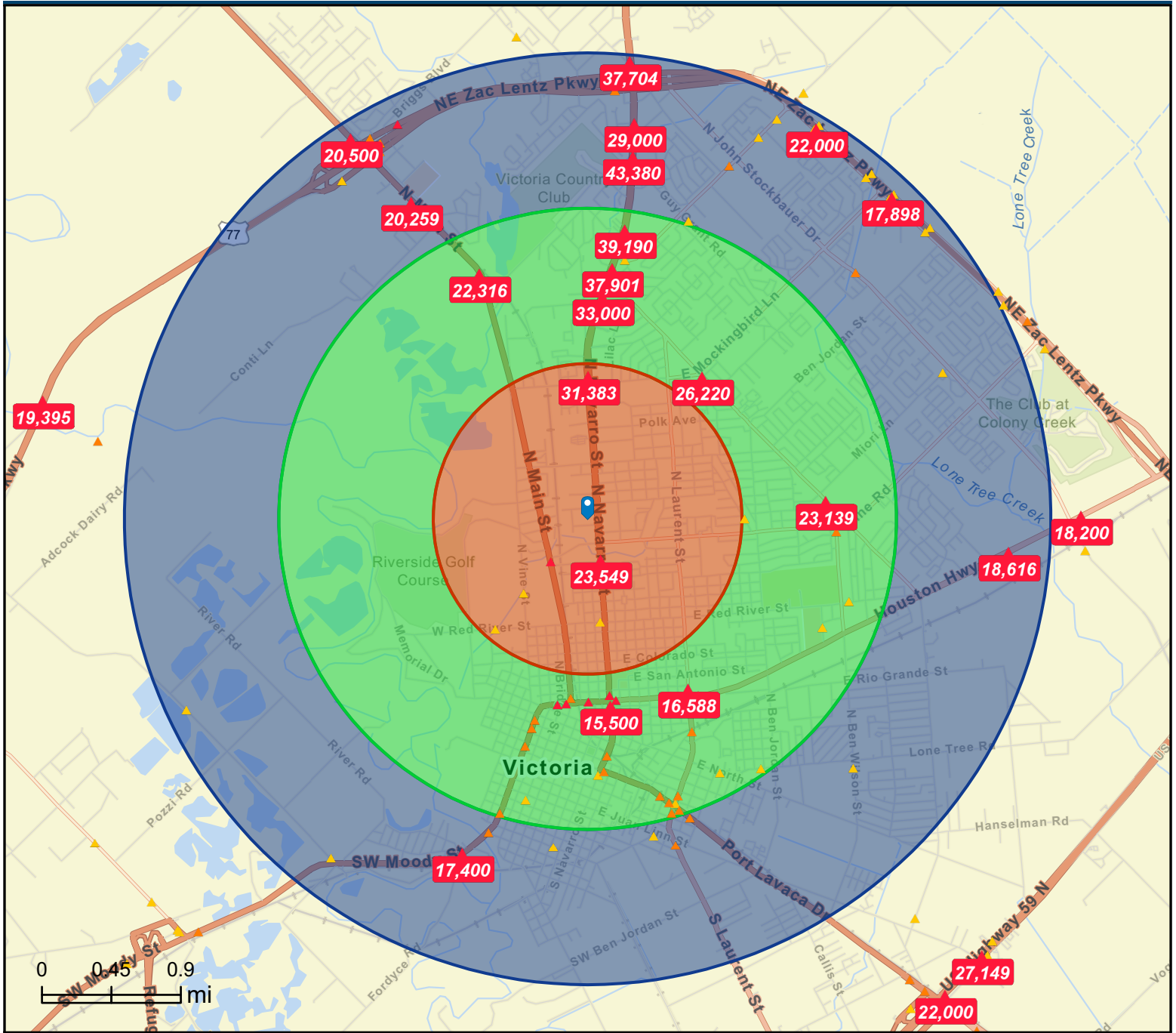
Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. 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. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

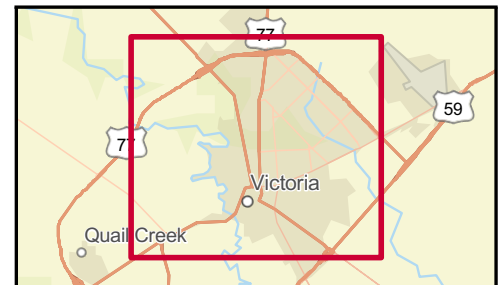
# Traffic Count Map

3007 N Navarro St, Victoria, Texas, 77901  
Ring bands: 0-1, 1-2, 2-3 mile radii

Prepared by Esri  
Latitude: 28.82273  
Longitude: -97.00178



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).