



4104 HOUSTON HWY COMMERICAL BUILDING FOR SALE

FERG**AR**



HOUSTON HWY | 20,800+ DAILY TRAFFIC COUNT



**5737 SQFT AVAILABLE
AND PARKING**



4104 Houston Hwy

5737 sqft | 0.51 Acres | 20,800+ ADT



ABOUT THE PROPERTY

4104 Houston Hwy's premier location, brand-new look, strong tenancy, high foot traffic provide an ideal leasing opportunity in a dense suburban location with excellent demographics. This multi-tenant retail strip center is strategically located in a high traffic area (20,800+ Average Daily Traffic Count), surrounded by many national retail brands including Walmart, Goodwill, and many others..

DEMOGRAPHICS

- Traffic Count: 21,801
- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047

OFFICE BUILDING

5 SUITES | 4,693 SQFT

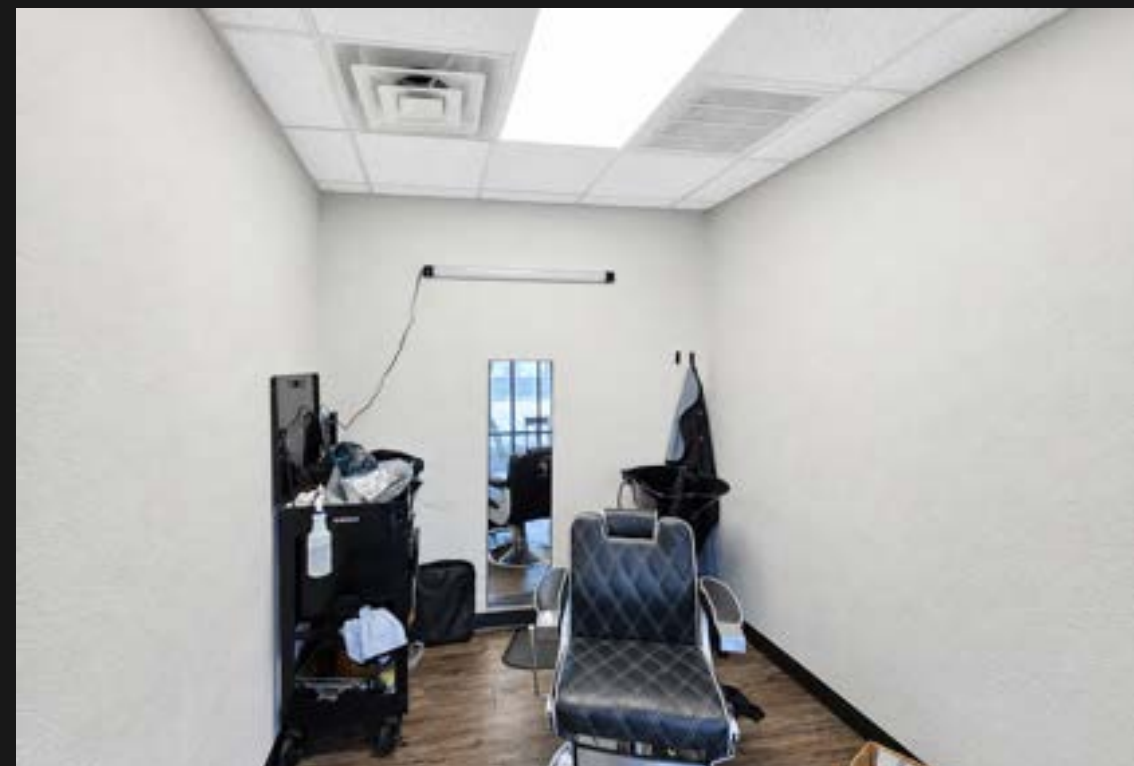
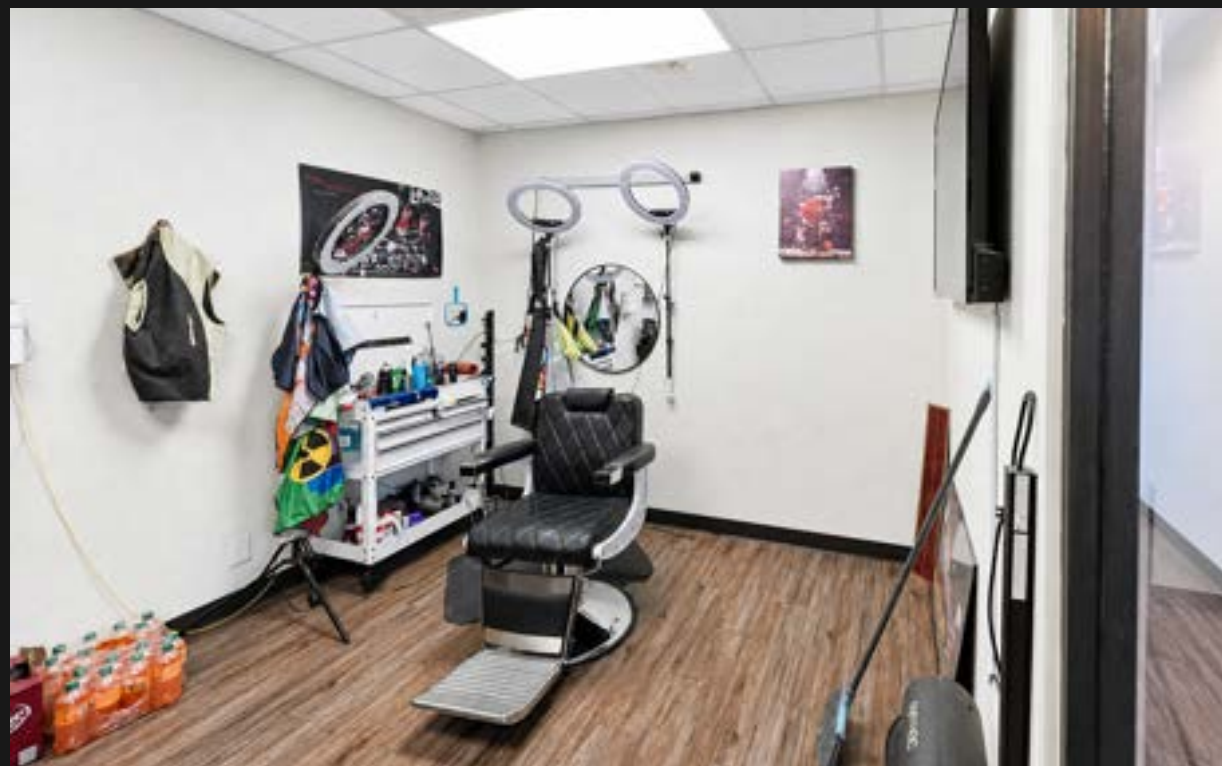
Situated on Houston Hwy, the property receives a daily traffic count of over 28,000 vehicles, ensuring excellent visibility and exposure. With 5 suites and a total of 4,693 sqft, it provides ample space for businesses or offices of any kind. Whether you're planning to open a retail store, a restaurant, or a professional office, this location is perfect for attracting customers and clients. The property's strategic position and connectivity to major transportation routes make it easily accessible for both customers and employees.



SUITE 100



SUITE 200



SUITE 300



SUITE 400



SUITE 500





SUITE 100
FIRST / SECOND FLOOR
2,252 SQ FT

SUITE 200
FIRST FLOOR
569 SQ FT

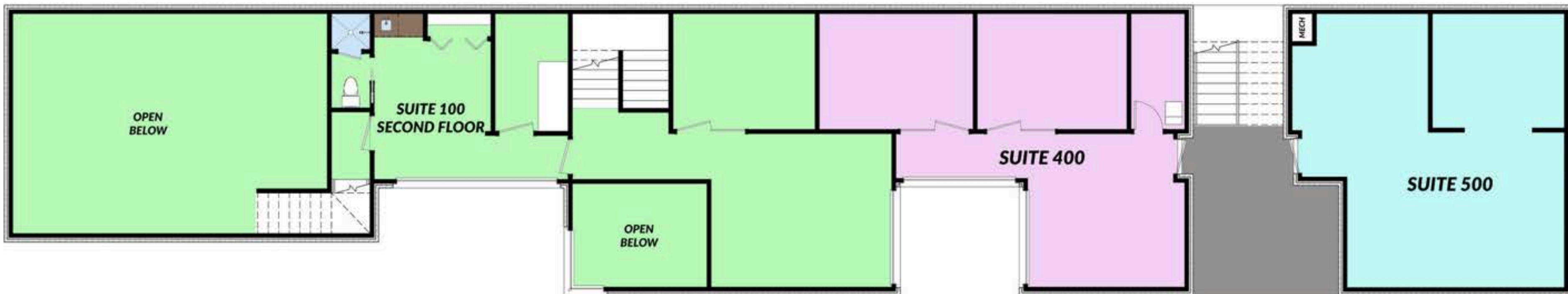
SUITE 300
FIRST FLOOR
609 SQ FT

SUITE 400
SECOND FLOOR
654 SQ FT

SUITE 500
SECOND FLOOR
609 SQ FT

PUBLIC
ACCESS

4104 HOUSTON HWY.



CONTACT



PHONE

(361) 333-2002

WEBSITE

www.fergmar.com

EMAIL

sales@fergmar.com

ADDRESS

4800 N Navarro St, Victoria, TX 77983