

# FOR SALE

± 1.42 ACRES | ±5,500 SQFT  
COMMERCIAL PROPERTY WITH  
BUILDING & COVERED CAR PORT/PATIO

3407 N NAVARRO ST  
VICTORIA, TX  
CALL FOR PRICING



FOR MORE  
INFORMATION  
PLEASE CONTACT

TERENCE MOELLER  
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# FOR SALE

3407 N NAVARRO ST  
Victoria, TX



Price:	Call For Pricing
Lot Size:	± 1.42 Acres
Building Size:	± 2,160 SQFT
Car Port/Patio Size:	± 3,340 SQFT

## PRIME ±1.42-ACRE COMMERCIAL PROPERTY WITH BUILDING & COVERED CAR PORT/PATIO WITH NAVARRO STREET FRONTAGE

Capitalize on a **high-visibility Navarro Street** location with this **±1.42 acre** property, featuring a **±2,160 sqft** building and a **±3,340 sqft** covered car port/patio. This property is being offered by a local dealership who is expanding its main showroom and will have no use for this building anymore. This site presents a rare opportunity for businesses seeking strong street presence and versatile space.

The existing building is in excellent condition and adaptable for a wide range of commercial or light industrial uses. With **ample frontage**, **high traffic exposure**, and **flexible use**, this site is well-suited for a variety of commercial or light industrial uses.

*Some restrictions may apply.*

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## PROPERTY HIGHLIGHTS:

- ±1.42-acre commercial property with strong Navarro Street frontage
- ±2,160 sqft building in great condition
- ±3,340 sqft covered car port/patio for versatile use
- High traffic exposure and excellent visibility
- Suitable for a variety of commercial or light industrial uses
- Some restrictions may apply

**This property offers a combination of size, visibility, and adaptability that makes it a standout investment in a busy commercial corridor.**



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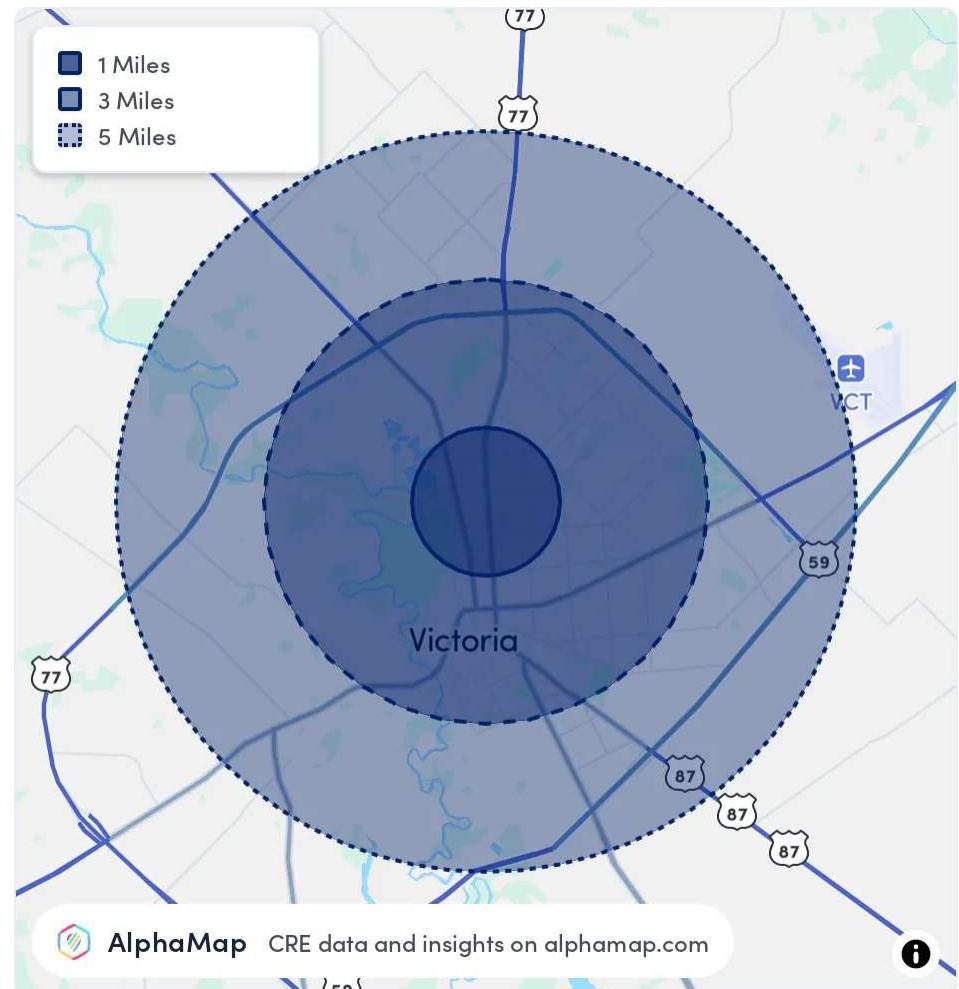
## DEMOGRAPHICS

3407 N Navarro St, Victoria, TX

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,640	53,245	67,592
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	38	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,008	20,497	25,873
Persons per HH	2.5	2.6	2.6
Average HH Income	\$64,239	\$73,649	\$77,184
Average House Value	\$192,923	\$213,161	\$219,009
Per Capita Income	\$25,695	\$28,326	\$29,686

Map and demographics data derived from AlphaMap



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POINTS OF INTEREST  
3407 N Navarro St, Victoria, TX



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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.*



### 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.

### 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date