

157+/- ACRES | APPROVED MUD | SF PAPER LOTS & BTR SITE
Northside Road & Parsons Road | Victoria ETJ

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer the opportunity to purchase 157+/- acres (the “Site”) in the Victoria ETJ. The City of Victoria is well located at the intersection of Highway 59 and Highway 87 providing direct access to both Houston and San Antonio. Victoria has an estimated population of 66,020 residents as of 2024. The Site is primed for development with an **approved Municipal Utility District in place (“Willow Creek MUD”)**; Ownership has also had their engineers put together a Concept Plan showing 424 lots inclusive of 260 50’x120’ lots, 164 60’x120’ lots, and 18.8+/- acres for Build-to-Rent. At a price point of only **\$22,500 per gross acre**, the Site offers a rare opportunity to purchase a prime development tract at an extremely attractive price point.

A 2% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. If seeking a Co-Broker Fee, the third-party broker must be identified upon initial conversation with listing broker.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	157.66+/- Acres
Location	Parsons Road & Northside Road, Victoria, TX
Access	Via Parsons Road and Northside Road
Utilities ⁽²⁾	12” Water Line along Ball Airport Road 6” Sewer Line along Ball Airport Road
Zoning	Victoria ETJ; no known zoning in place
Appraisal District Property ID’s	36100
School District	Victoria ISD

(1) Purchaser to confirm all information during due diligence.

(2) The approved Willow Creek MUD for the Site will allow developers to be reimbursed for specified costs associated to bringing utilities to the Site and other potential off-site construction costs. Please review the Engineering Report completed by Kimley Horn in the Due Diligence Vault for additional information.

PRICING	
Asking Price	\$3,547,350
Asking Price per Acre	\$22,500
Asking Price per SF Paper Lot ⁽¹⁾	\$7,369

(1) Not inclusive of the 18.8+- acre Build-to-Rent portion of the Site which has an additional allocated value of \$422,894.

TAX INFORMATION	
Taxing Entity	Tax Rate
Navigation District	0.027100
Road & Bridge	0.060500
Victoria County Junior College District	0.183200
Victoria County	0.324800
Victoria ISD	0.803500
Victoria County Ground Water District	0.006700
Projected Willow Creek MUUD	1.000000
Total Tax Rate	2.405800



DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 246
3-MILE | 11,112
5-MILE | 25,507

MEDIAN HOUSEHOLD INCOME

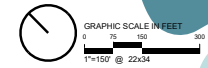
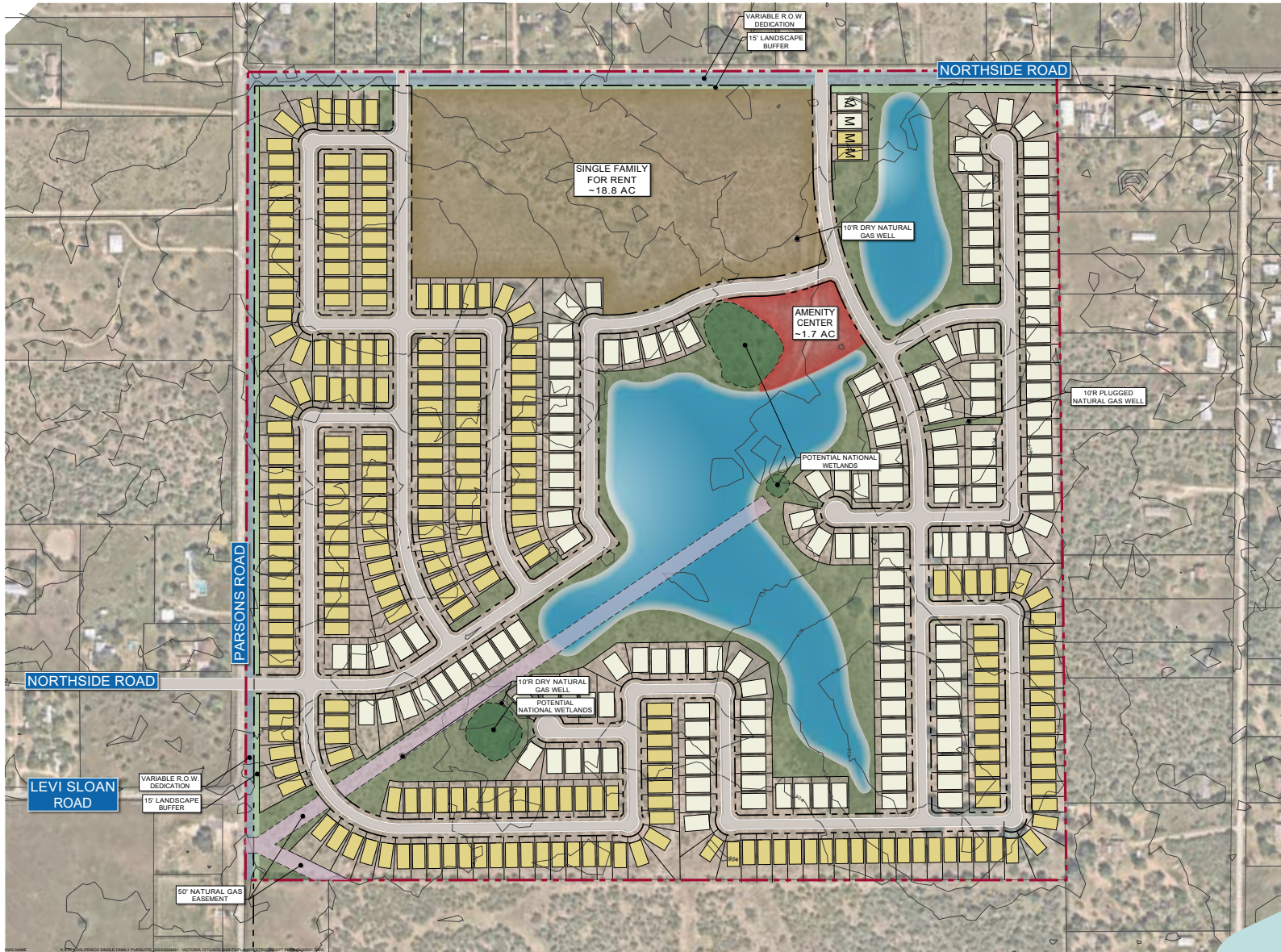


1-MILE | \$126,331
3-MILE | \$95,169
5-MILE | \$87,472

MEDIAN HOME VALUE



1-MILE | \$267,045
3-MILE | \$271,715
5-MILE | \$263,155



Land Use Acreage Summary

Perimeter Thoroughfares Rights of Way	4.0
Perimeter Thoroughfare Landscape Buffer	1.9
Easements	2.5
Wetlands	1.8
Amenity Center	1.7
Stormwater Basin	1.64
Open Space	11.8
Single Family For Rent	18.8
Residential Lots / Residential Rights of Way	98.7
Total	157.7

Open Space Acreage Summary

Open Space, Easements, Wetlands, etc.	34.5
Area (Net of Perimeter ROW)	153.6
Total Percent Open Space	22.4%

Lot Type Summary

50' x 120' Lot	260	61%
60' x 120' Lot	164	39%
Total	424	

Density Summary (Units per Acre)

Gross	2.7
Net of Perimeter ROW	2.8

- NOTES**
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
 2. FLOOD PLAN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
 3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024.

CONCEPT PLAN
Victoria 157
Victoria ETJ, Texas
Kimley»Horn

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Pico, Texas 75024
P 972.285-5800
State of Texas Registration No. F-928
May 2024

157+/- ACRES
VICTORIA ETJ



157.66+/- Acres

Parsons Road

Northside Road



INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is located just over a mile west of Highway 77, one of the main north-south thoroughfares in Victoria which provides convenient access to downtown.
- Approximately 3 miles from the intersection of Highway 77 and Zac Lentz Highway, the Site is well positioned for future residents to enjoy extensive retail options such as Wal-Mart, Lowe's, Target, Starbuck's, McDonald's, and much more.
- The City of Victoria is positioned beside the Guadalupe River in south central Texas just 30 miles inland from the Gulf of Mexico. Known as the "Crossroads of South Texas", three major highways intersect in Victoria: U.S. Highways 59, 77, and 87.



Zoning

- The Site currently has an approved MUD in place, Willow Creek MUD, which will provide significant reimbursements for various infrastructure improvements.
- A Development Plan and Engineering Report were created by Kimmy Horn based off the proposed Concept Plan showing 424 lots consisting of 260 50'x120' lots, 164 60'x120' lots, and 18.8+/- acres for Build-to-Rent.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the latest US Census estimates from July 2024, Victoria County has a population of 91,949 people.
- The median household income in Victoria County is \$70,896 per the US Census.
- According to Texas Realtors, the median home price in Victoria is \$249,900 as of February 2026, a 5.2% increase year-over-year.

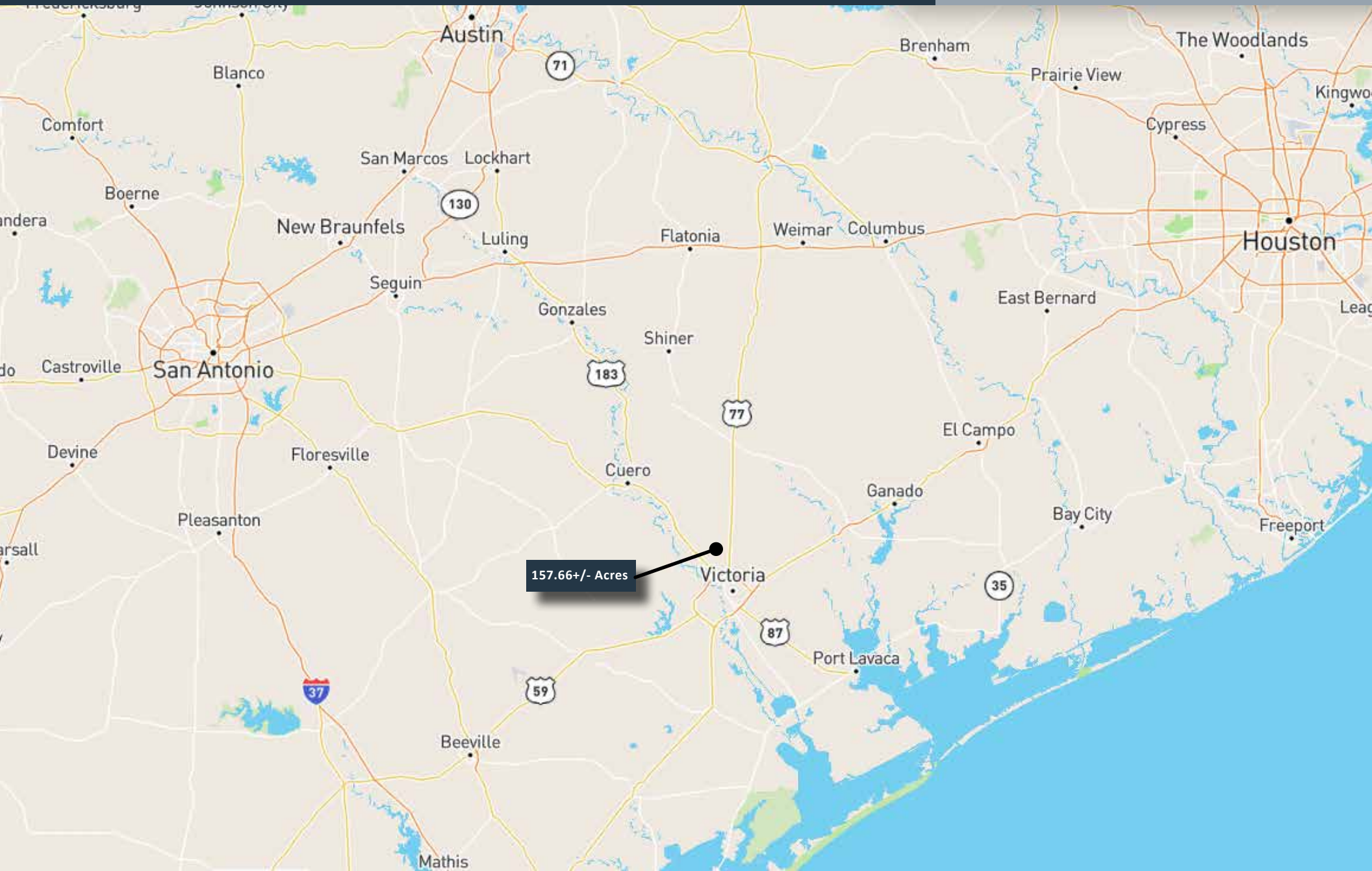


Guadalupe River



Victoria, TX

157+/- ACRES
VICTORIA ETJ



VICTORIA MSA HIGHLIGHTS

- The Victoria MSA continues to experience steady economic growth due to its strategic location and diverse industries. In 2023, the region GDP reached approximately \$6.32 billion, reflecting steady economic expansion. Victoria is part of the Coastal Bend region of Texas and benefits from its proximity to major markets including Austin, Corpus Christi, Houston, and San Antonio.
- The Greater Victoria region has seen a steady increase in employment, with a workforce of approximately 105,047 individuals supported by manufacturing, industrial, and petrochemical sectors. As of 2025, the unemployment rate declined to 3.9%, reflecting continued strength in the economy.
- Population growth within the Victoria MSA remains steady, reaching an estimated 118,504 residents in 2025. The region's position at the intersection of multiple major highways has contributed to its growth as a hub for transportation and commerce.
- The Port of Victoria is a key economic driver, supporting approximately 25,000 jobs in transportation, logistics, and shipping, while facilitating over \$7.5 billion in economic activity across Texas.

The Site is located within Victoria County, which is a part of the Victoria MSA, and benefits greatly from convenient access major Texas markets due to its central location.



GROSS METROPOLITAN PRODUCT

\$6.32 Billion



VICTORIA MSA POPULATION GROWTH

4.8% (2010-2022)



VICTORIA MSA ESTIMATED POPULATION

118,504



Victoria County Courthouse



Port of Victoria

ECONOMIC OVERVIEW

Located along the Texas Gulf Coast, Victoria County serves as a strategic midpoint between Houston, San Antonio, and Corpus Christi, making it a key regional hub for commerce, logistics, and industry. The county benefits from strong connectivity via U.S. Highways 59 (future I-69), 77, and 87, along with proximity to the Port of Corpus Christi, one of the nation’s leading energy export ports. This accessibility supports a diverse and resilient economic base driven by petrochemical production, manufacturing, healthcare, and agriculture.

Anchored by major employers such as Dow Chemical Company, Invista, and DeTar Healthcare System, Victoria County offers a stable workforce and consistent economic activity. With a population of approximately 90,000 and access to workforce pipelines through Victoria College and the University of Houston–Victoria, the area continues to attract industrial users and developers. Competitive land pricing, a pro-business climate, and steady growth trends position Victoria County as an increasingly attractive market for investment and development across multiple asset classes.



Victoria College

VICTORIA MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Formosa Plastics	3,400
Victoria ISD	2,025
The Inteplast Group	1,248
Citizens Medical Center	1,220
DeTar Healthcare System	775



AREA OVERVIEW

Victoria, located in Victoria in the Gulf Coast region of South Texas, is strategically positioned between major metros including Houston (125 miles), Corpus Christi (85 miles), and San Antonio (115 miles). Known as the “Crossroads of South Texas,” the city benefits from connectivity via major transportation corridors such as U.S. Highways 59, 77, and 87, with U.S. 59 designated as part of the future Interstate 69 corridor. The City offers a balance of regional accessibility and small-city living, serving as a hub for business, healthcare, education, and retail across surrounding counties. The local economy is supported by a diverse mix of industries including petrochemicals, manufacturing, energy, healthcare, and agriculture, with major employers such as Caterpillar, Invista, and Formosa Plastics contributing to economic stability and growth. Victoria’s business climate is further strengthened by its multi-modal infrastructure, including highway access, rail connections, the Victoria Regional Airport, and the Port of Victoria, which supports regional trade and logistics activity. Alongside industrial and commercial development, the city continues to function as a regional center for shopping, medical services, and entertainment. Residential development remains steady, supported by a relatively low cost of living and accessible housing compared to larger Texas metros, making Victoria an attractive option for both residents and businesses seeking affordability and connectivity.



Downtown Victoria

TRANSPORTATION



Air: Victoria Regional Airport, located approximately 10 miles northwest of the Site, supports primarily military aviation as well as commercial air travel to Houston. Corpus Christi International Airport, approximately 100 miles south, provides access to national and international destinations.



Highway: The Site is strategically located near key highways that enhance its accessibility and connectivity to the Victoria MSA and surrounding major cities. Nearby highways to the Site include U.S. Highway 77, located 2 miles east, U.S. Highway 87, located 5 miles west, and U.S. Highway 59, located 11 miles southeast. Additionally, Victoria is a significant portion of the international I-69 corridor project, which is designed to connect United States cities with Canada and Mexico.



Victoria Regional Airport

February 2026 Statistics

Victoria MSA

Market



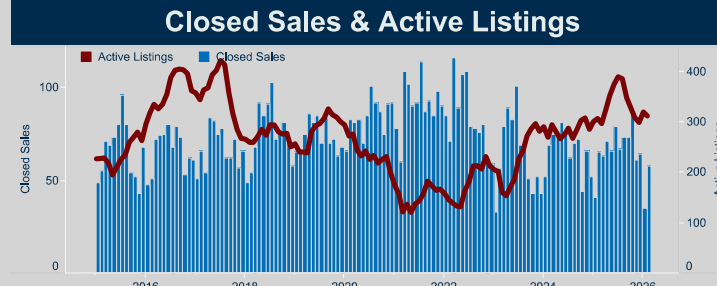
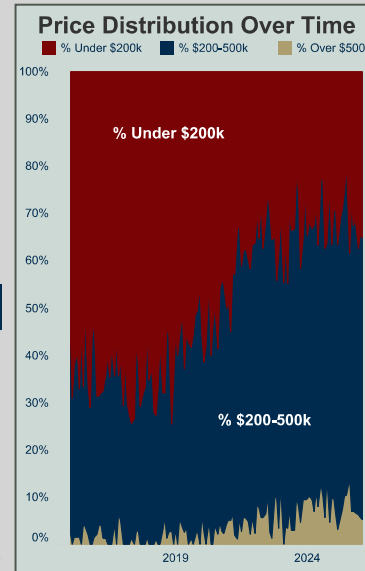
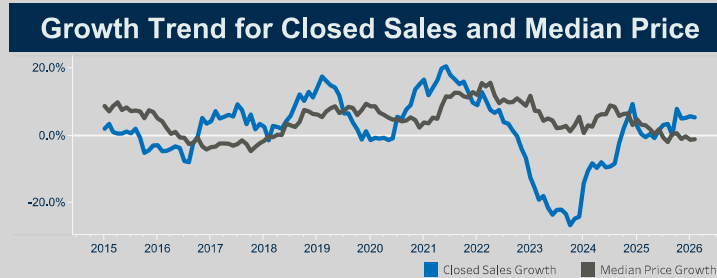
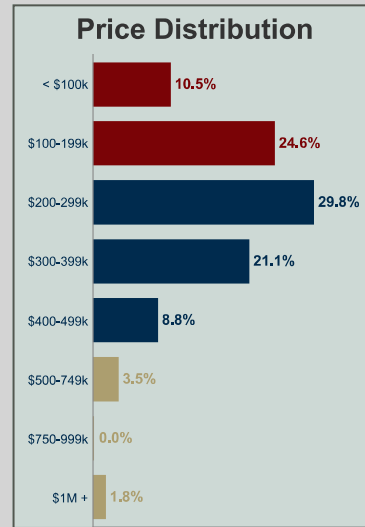
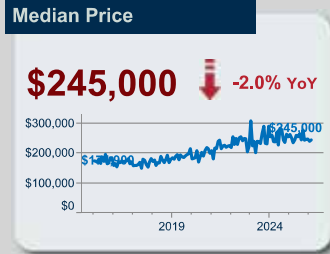
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Market

Time & Value

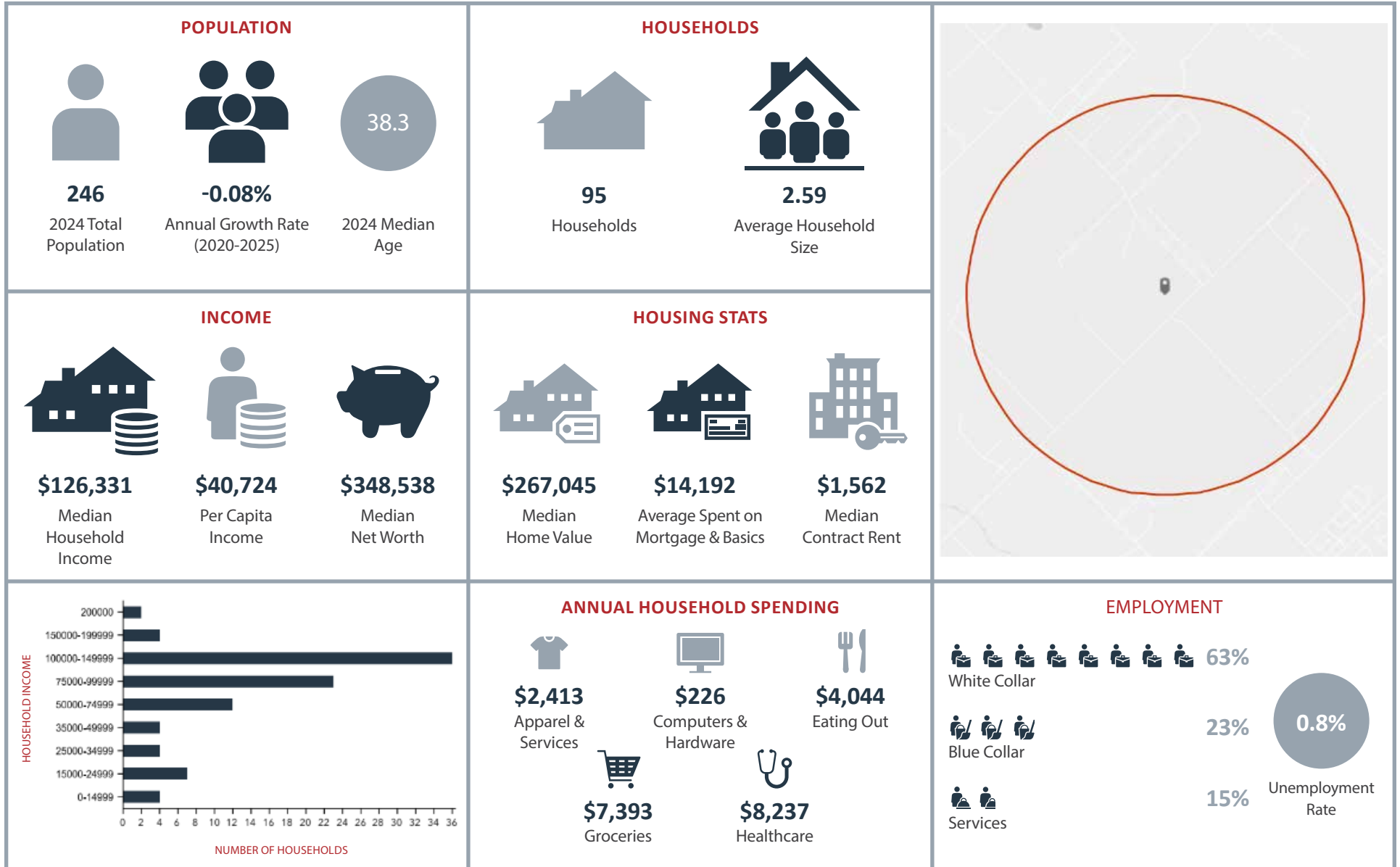
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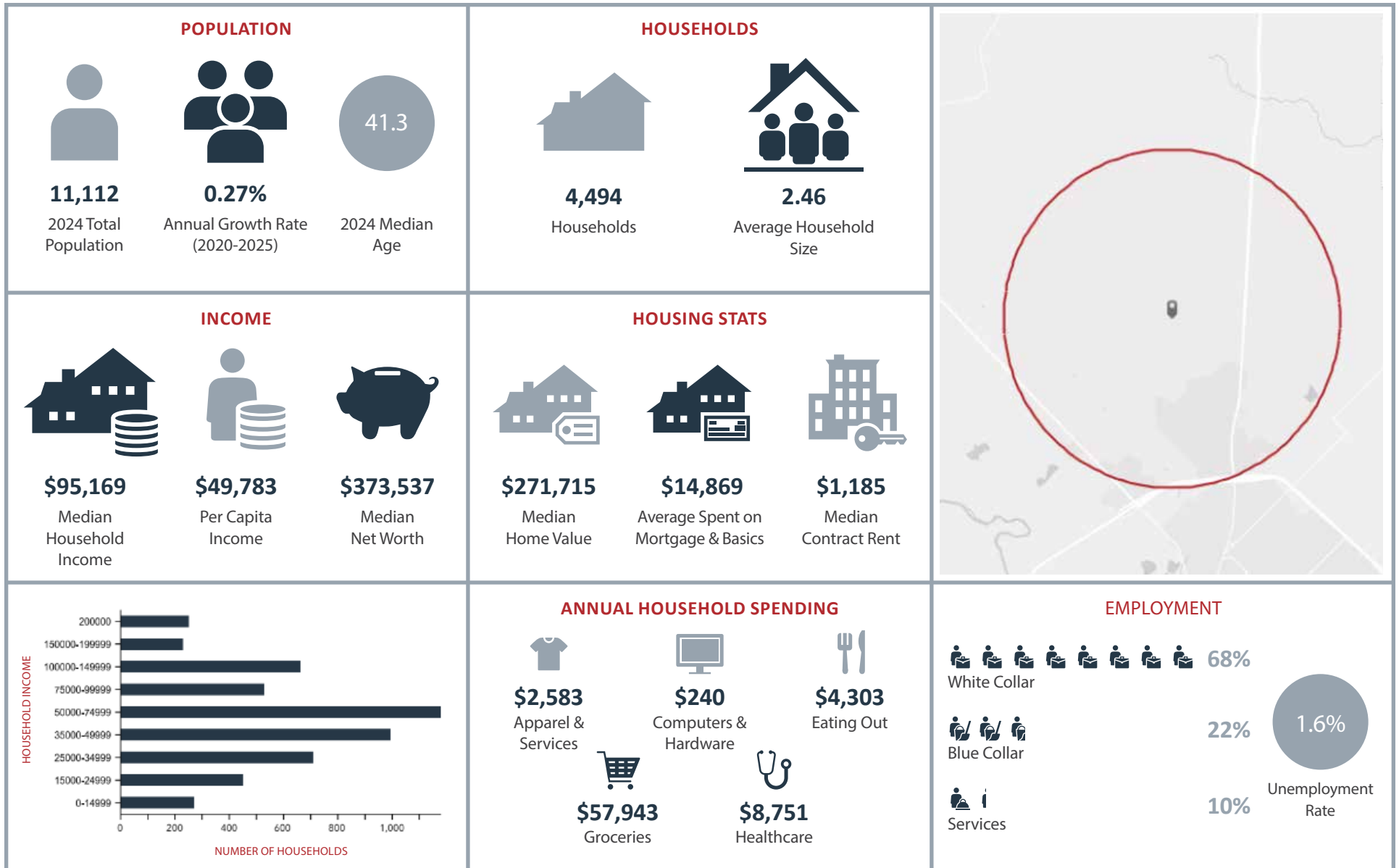
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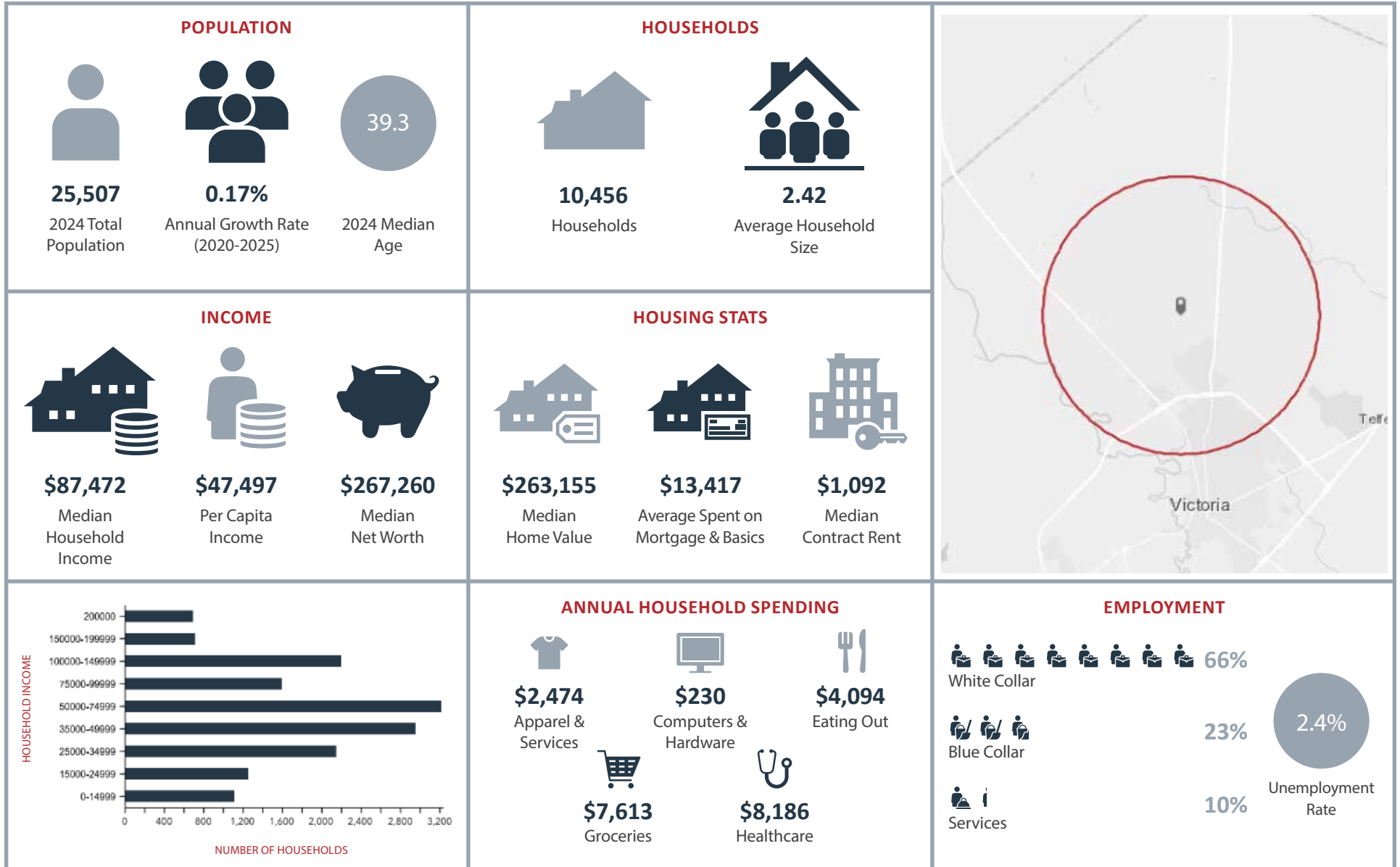
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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.

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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Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

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