

4106 HOUSTON HWY

COMMERCIAL PROPERTY FOR LEASE



**SOUTH
TEXAS**
RENTALS.COM



20,800+ Daily traffic count



12,652 SQFT AVAILABLE AND PARKING

AVAILABLE SPACE

Unit	SQFT	Base Rent	NNN
4106 Houston Hwy	12,652 SQFT	\$4995/MO	\$3.78/ SF / YR



ABOUT THE PROPERTY

If exposure is what you seek, 4106 Houston Hwy is nearly 6 acres of prime property located on the Houston Hwy. With a traffic count of over 20,800/day, this property comes with a 12,652 sq ft building that can be built to suit. Complete with over 110,000 sq ft of concrete pavement, this property has plenty of space for parking! 4106 Houston Hwy is located directly across the street from the new Wal-Mart and is less than 1.5 miles from Loop 463, UHV, VC, and Citizens Medical Center. This building has 12,652 sq ft of potential to be your new gathering spot! This venue already has a large community following and is available for Immediate Move-In!!! Don't miss out on this fantastic opportunity to customize this building to fit your needs!

DEMOGRAPHICS

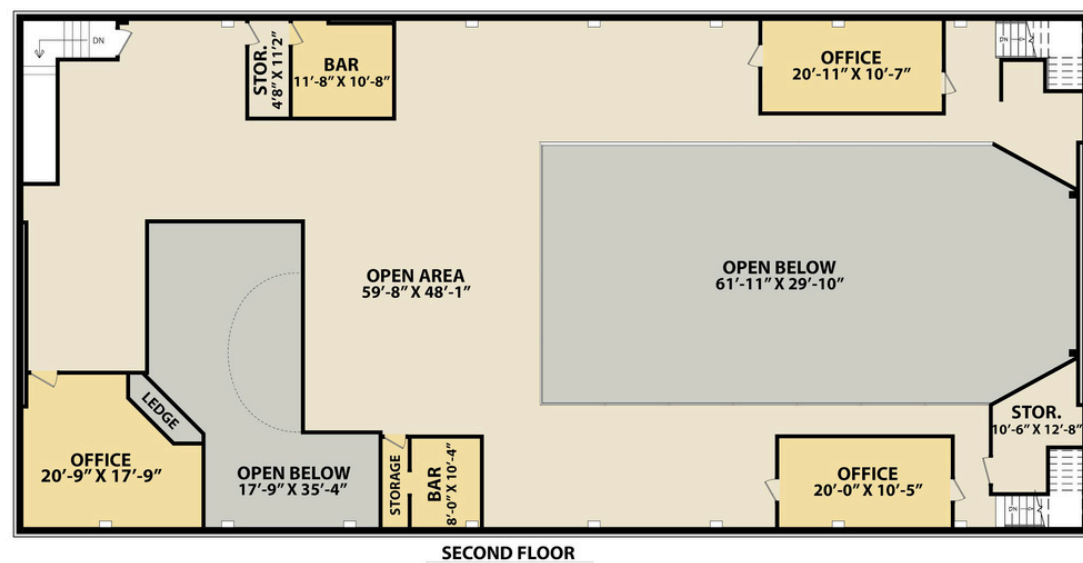
- Traffic Count: 20,819
- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047





\$4.74/ SF / YR

4106 Houston Hwy | 12,652 SQFT



CONTACT



**SOUTH
TEXAS**
RENTALS.COM

PHONE

(361) 333-2002

WEBSITE

www.SouthTexasRentals.com

EMAIL

leasing@SouthTexasRentals.com

ADDRESS

4800 N Navarro St, Victoria, TX 77983