



OFFERING MEMORANDUM

8.14 ACRES - 12104-12312 US HIGHWAY 59 N

Victoria, Texas 77988

Marcus & Millichap

INVESTMENT SUMMARY

12104 - 12312 US HIGHWAY 59 N

Marcus & Millichap is pleased to present 12104-12312 US Highway 59 N, an 8.14-acre commercial property located in Victoria, Texas. Built between 2017 and 2018, the property offers a total of 18,300 square feet of gross leasable area, configured with versatile improvements to support a wide range of industrial, logistics, or owner-user operations. With 436 feet of highway frontage, the site provides excellent visibility, accessibility, and future growth potential in one of South Texas’s most strategically located submarkets.

The improvements feature an 18-foot clear height, multiple drive-in doors (three overhead doors in the main building, plus two each in barn structures one and three), six office spaces, a conference room, kitchen/breakroom, and multiple restrooms. The property includes a state-of-the-art fueling facility with three 12,000-gallon UL142 double-wall tanks installed in 2017, electronic manifold capability, overfill prevention alarms, explosion-proof electrical conduit, high-capacity dispensing equipment, and a PetroVend 2000 fuel management system with card reader or pin pad for inventory control. Designed for heavy-duty commercial use, this turnkey facility combines modern construction with specialized infrastructure to support high-volume operations.

INVESTMENT HIGHLIGHTS

- 8.14-Acre Property with 436 Feet of Frontage Along US Highway 59 in Victoria, Texas
- 18,300 SF of Modern Improvements Built in 2017/2018, Including 18’ Clear Height and Multiple Drive-In Doors
- Functional Office Build-Out with Six Offices, Conference Room, Kitchen/Breakroom, and Multiple Restrooms
- Advanced Fueling Infrastructure Featuring Three 12k-Gallon Tanks, PetroVend Management System, and High-Flow Pumps
- Flexible Opportunity for Logistics, Industrial, or Owner-User Operations with Highway Visibility and Modern Construction



DEMOGRAPHICS	2	5	10
Residential Count	1,257	2,937	10,089
Avg HH Income	\$100,842	\$106,346	\$106,089
2024-2029 Projected Growth	1,268	2,973	10,177

FOR MORE INFORMATION CONTACT:

WATT HARRISON
(713) 452-4303

Watt.Harrison@marcusmillichap.com

Lic: TX: 621361

WILL FLORENCE
(713) 452-4237

Will.Florence@marcusmillichap.com

Lic: TX: 626818

INVESTMENT OVERVIEW

12104 - 12312 US HIGHWAY 59 N

LAND OVERVIEW

PROPERTY SIZE	8.14 Acres
PRICE	\$3,750,000.00
FLOODPLAIN	None
UTILITIES	City of Victoria
FRONTAGE	436.12'

INDUSTRIAL OVERVIEW

PRICE	\$3,750,000.00
GROSS LEASABLE AREA	18,300 SF
OCCUPANCY	Vacant
YEAR BUILT	2017/2018

PROPERTY ATTRIBUTES

CLEAR HEIGHT	18'
DRIVE-INS	Main Building has Three Overhead Doors, Barn One has Two Overhead Doors, Barn Three has Two Overhead Doors
OFFICES	6
BATHROOMS	1 Unisex, 1 Mens, 1 Womens
CONFERENCE ROOM	1
KITCHEN/BREAKROOM	1
POWER	Single Phase



FUEL ISLAND

12104 - 12312 US HIGHWAY 59 N



- Three 12k UL142 Double Wall Fuel Tanks (2017)
- Two Tanks are Electronically Manifolded Together Giving 24k Storage for One Product
- Other Tank is Stand Alone 12k for Single Product
- Easy Change Manifold to Accommodate Three 12k Product Tanks
- Overfill Prevention Alarms on All Tanks
- Clock Gauges on All Tanks
- Emergency Shut off Valve Mounted
- All Lines are Enclosed in a Concrete Cradle with Grating for Easy Visual Inspection and Nothing is in the Ground
- All Electrical Conduit Explosion Proof
- PetroVend 2000 Fuel Management System with Card Reader or Pin Pad for Inventory Control Management
- Radio Communication to Front Office IT room
- Gas Boy Dual Product High Flow Fuel Dispenser with Weights and Measures Approved Meters (55 GPM Flow Rate)
- API Loading Heads for Belly Loading Fuel Trucks with Weights and Measures Approved Meters (85 GPM Flow Rate)
- Overhead Doors: Main Building (2-20'x14' and 1-16'x14')









TARGET



UNIVERSITY
OF HOUSTON
VICTORIA



POPEYES



Wendy's



CITIZENS
MEDICAL CENTER



VICTORIA, TEXAS

VICTORIA EAST
HIGH SCHOOL

ZAC LENTZ PARKWAY

THE CLUB AT
COLONY CREEK

VICTORIA
REGIONAL AIRPORT

SITE

DOLLAR GENERAL

amazon

CATERPILLAR

FedEx

Walmart

SONIC

US HWY 59 N 23,059 VPD

MARKET OVERVIEW

12104 - 12312 US HIGHWAY 59 N

VICTORIA, TEXAS

Victoria, Texas, is a thriving regional hub in South Texas with a 2024 population of approximately 66,000 residents. Strategically located at the center of the South Texas Crossroads, the city serves as a retail, medical, and higher education hub for the surrounding region. Victoria's balanced economy features top employers like Formosa Plant, Victoria Independent School District, Citizens Medical Center, and Inteplast Group. Additionally, the City of Victoria Economic Development Department actively fosters economic expansion, offering incentives and resources to attract new businesses, support existing enterprises, and promote job creation.

Victoria's diverse array of recreational and cultural amenities includes outdoor attractions such as the Athey Nature Sanctuary, Coletto Creek Park & Reservoir, Memorial Rose Garden, and multiple disc golf courses. Moreover, families and active residents frequent Riverside Park, Riverside Golf Course, Victoria Paddling Trail, and Victoria Skate Park, while others can experience unique local attractions such as Mission Valley Paintball, Riverside Duck Pond, and Victoria Educational Gardens. The city's combination of economic opportunity, central location, and lifestyle amenities position Victoria as a desirable destination that actively engages in strategic planning and community development initiatives to ensure sustainable progress.

ECONOMIC HIGHLIGHTS

Strategic Regional Hub with Diverse Economy: Victoria serves as the retail, medical, and higher education center for South Texas, supported by proactive economic development initiatives.

Robust Community Development and Business Incentives: The city provides resources and strategic support for business growth, site selection, and regulatory navigation to encourage job creation and economic expansion.

Extensive Recreational and Cultural Amenities: Residents enjoy parks, trails, golf courses, paddling, skate facilities, and nature sanctuaries, supporting an active, family-friendly lifestyle.



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers.

All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Information About Brokerage Services

2-10-2025

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Ford Noe	709695	ford.noe@marcusmillichap.com	713-452-4200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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