



FOR SALE/LEASE

RETAIL/RESTAURANT/OFFICE PAD SITE

HOUSTON HIGHWAY (US HWY 59) | BEN JORDAN ST

1.56 AC AVAILABLE (DIVISIBLE) AT TRAFFIC SIGNAL WITH CROSS ACCESS (HOUSTON HWY & BEN JORDAN ST FRONTAGES)

HIGH TRAFFIC INTERSECTION WITH OVER 36K VPD

DEVELOPMENT LOCATED ON HARD CORNER OF FULLY SIGNALIZED INTERSECTION

HARD CORNER SHARED PYLON SIGN WITH 7ELEVEN

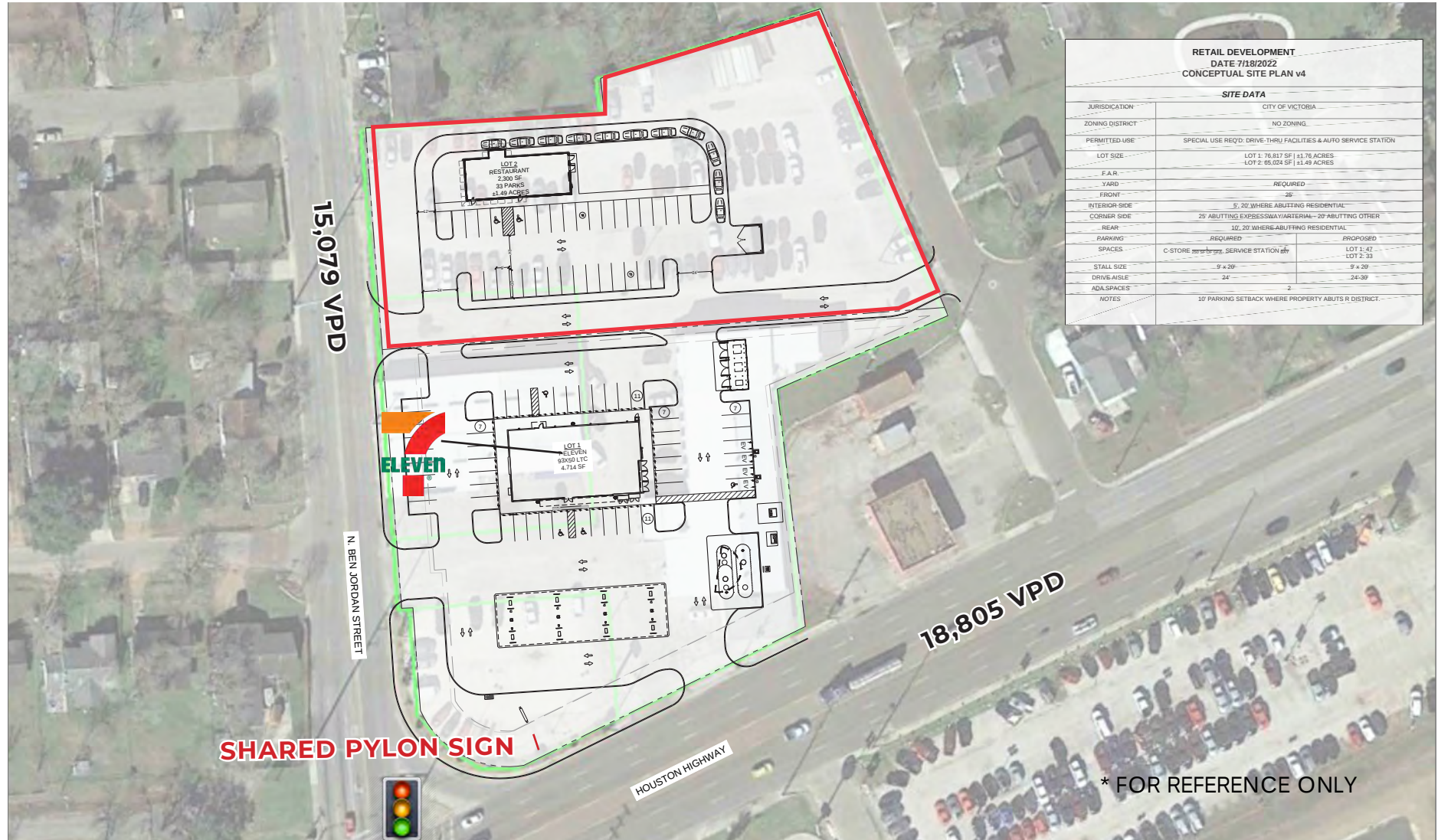
ESTIMATED DELIVERY Q1 2024

JOIN



SITE PLAN

2108 HOUSTON HIGHWAY, VICTORIA, TX



* FOR REFERENCE ONLY

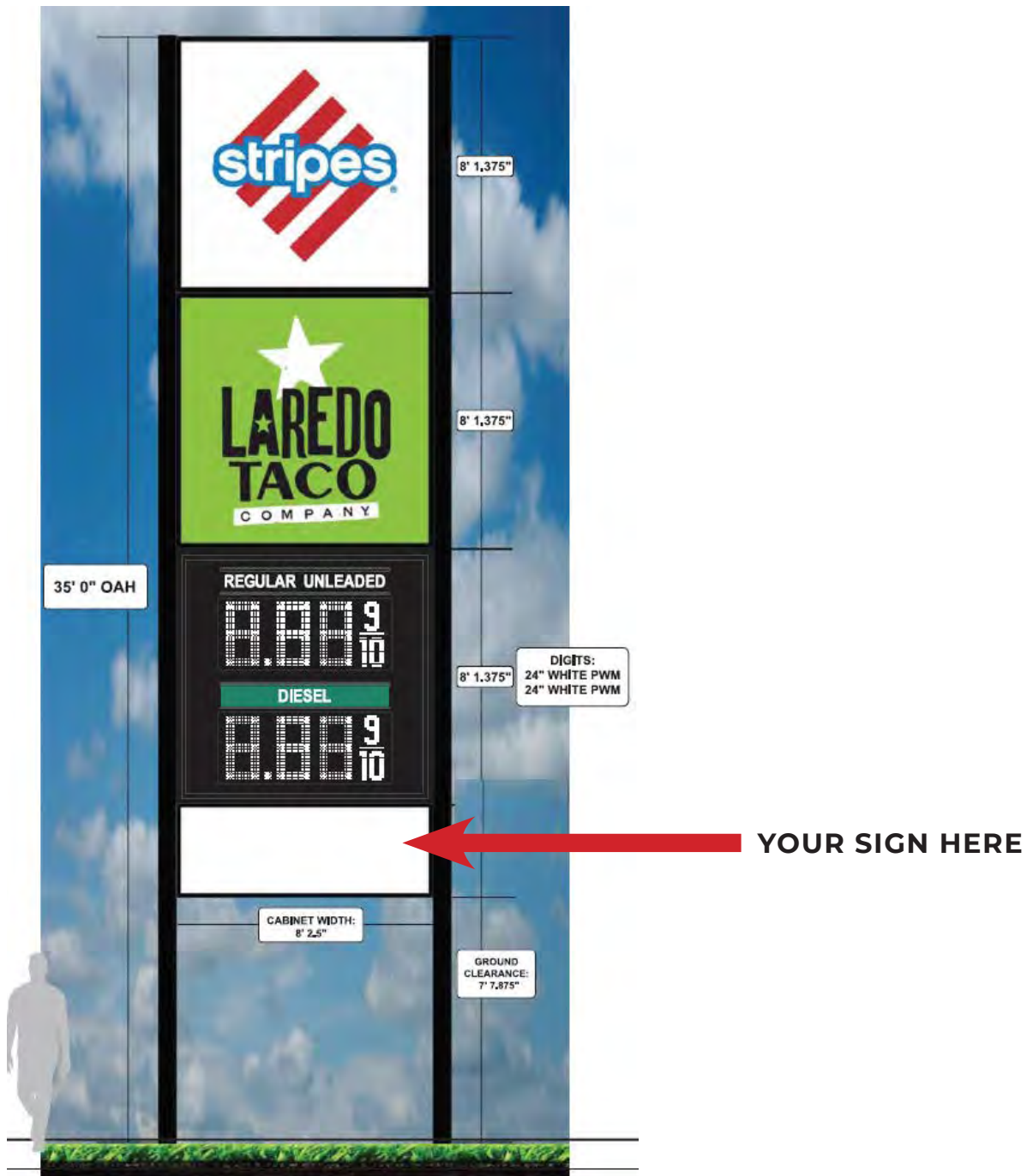
PROPERTY CHARACTERISTICS

+ Ground Lease/ Build to Suit/ Sale

+ Rough Graded/ Utilities to the Site

SHARED PYLON SIGN

2108 HOUSTON HIGHWAY, VICTORIA, TX



2108 HOUSTON HIGHWAY, VICTORIA, TX

DEMOGRAPHICS

2108 HOUSTON HIGHWAY, VICTORIA, TX



AREA DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
ESTIMATED POPULATION	11,946	53,261	64,298
ESTIMATED HOUSEHOLDS	4,342	19,523	24,118
AVERAGE HH INCOME	\$48,489	\$69,914	\$79,780
MEDIAN HH INCOME	\$41,516	\$58,799	\$62,959

MORE INFORMATION?

www.vequity.com



ANDREW COHEN

847.894.3713

a.cohen@vequity.com