

For Lease

LONE TREE SHOPPING CENTER

2105 LONE TREE ROAD, VICTORIA, TX 77901

**REGIONAL PROPERTIES**
BROKERAGE & MANAGEMENT

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	50,000 SF
Available SF:	1,700 - 3,570 SF
Year Built:	1958
Renovated:	1985

PROPERTY OVERVIEW

Discover a modern commercial space designed to elevate your business at our property on Lone Tree Road in Victoria, TX. Tenants will appreciate the ample parking, professional management, and convenient access to major roadways. The property's contemporary architecture and well-maintained landscaping make a lasting impression on clients and employees alike. With flexible leasing options and a prime location, this property is the ideal choice for businesses seeking a top-tier retail space in Victoria.

PROPERTY HIGHLIGHTS

- Exceptional visibility for your brand
- Ample parking for tenants and visitors
- Convenient access to major roadways
- Flexible leasing options to suit your business needs
- Prime location in Victoria, TX
- Prominent signage opportunities for increased visibility

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anthony@regionalproperties.com**COMMERCIAL REGIONAL PROPERTIES** **ANTHONY LAGRED**520 Post Oak Blvd., Suite 500 210.216.8925
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,700 - 3,570 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lone Tree Shopping Center	Available	3,570 SF	NNN	\$17.00 SF/yr	-
Lone Tree Shopping Center	Available	1,700 SF	NNN	\$17.00 SF/yr	-

For Lease

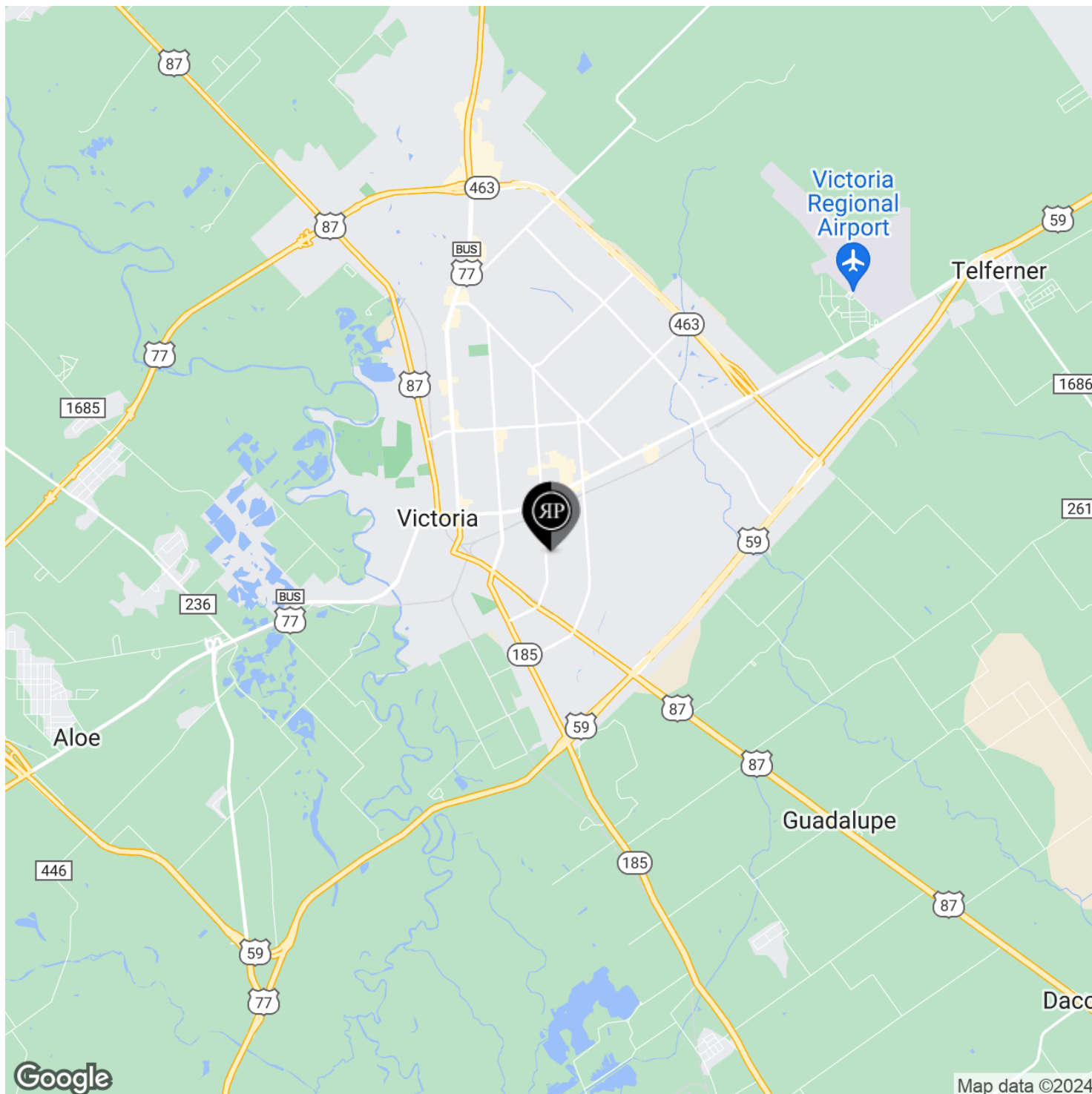
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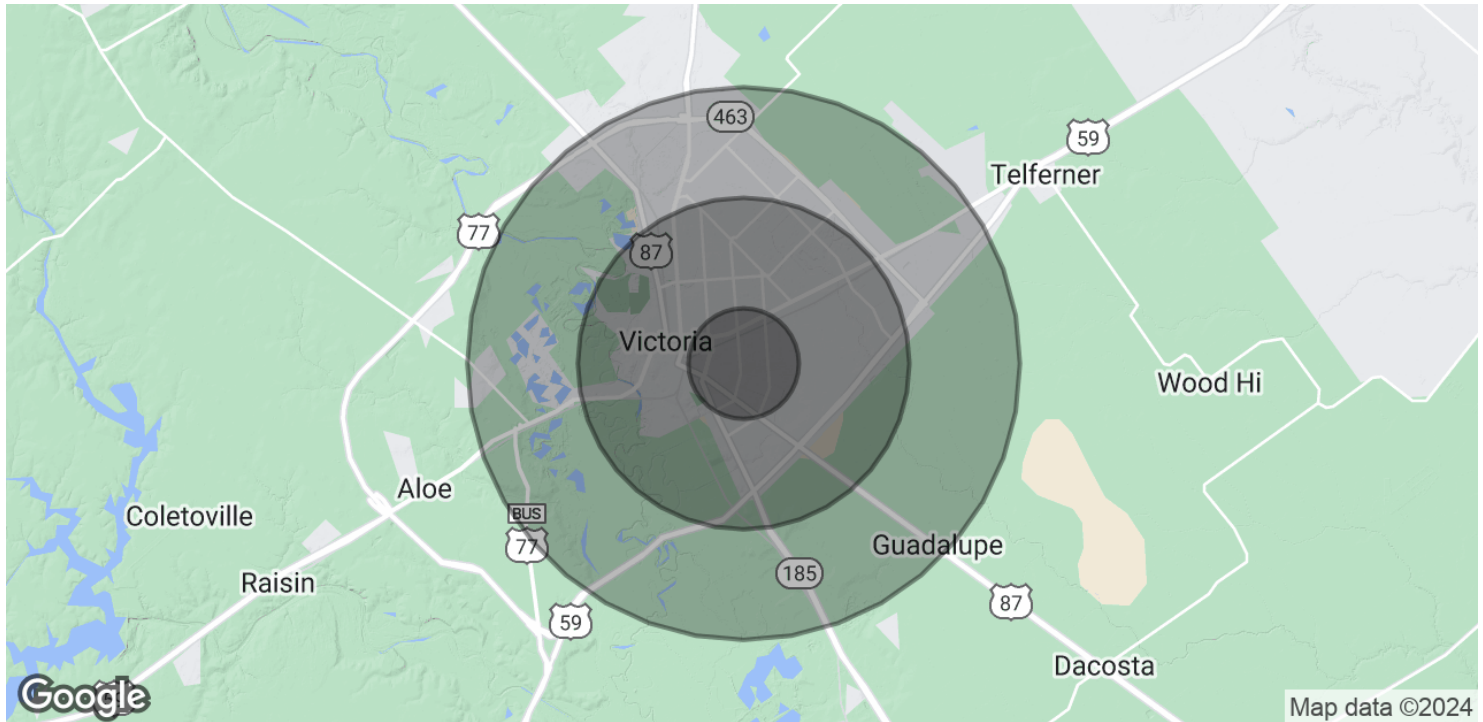
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,891	42,394	60,592
Average Age	37	38	39
Average Age (Male)	36	37	37
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,636	15,995	23,134
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$54,904	\$64,057	\$74,151
Average House Value	\$140,670	\$181,763	\$211,226

*Demographics data derived from AlphaMap***VICTORIA AGUIRRE**P: 210.837.8036 | F:
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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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas

9001528

713-228-1913

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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