

# 4106 HOUSTON HWY

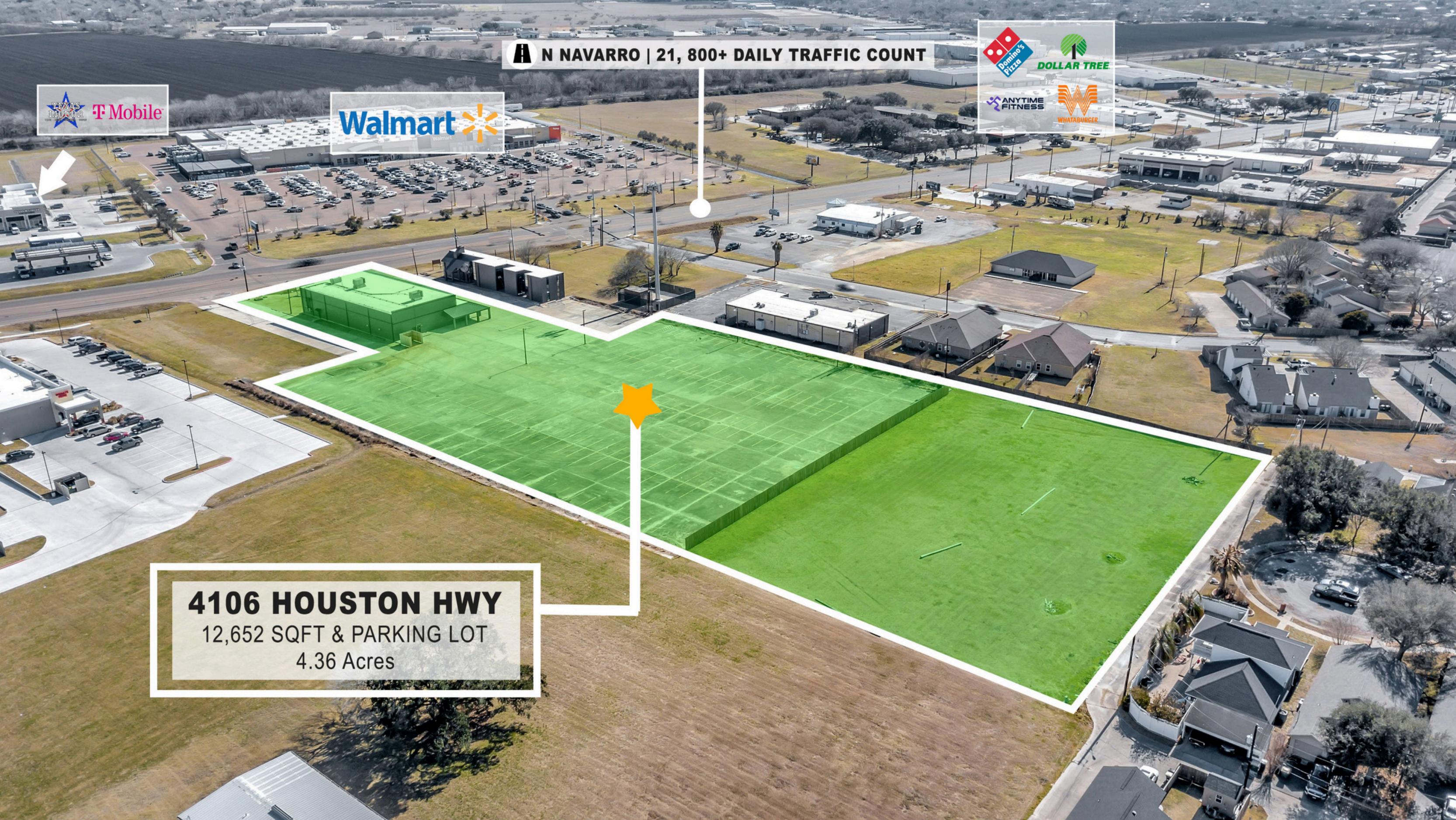
## COMMERCIAL BUILDING FOR SALE

**FERG****AR**

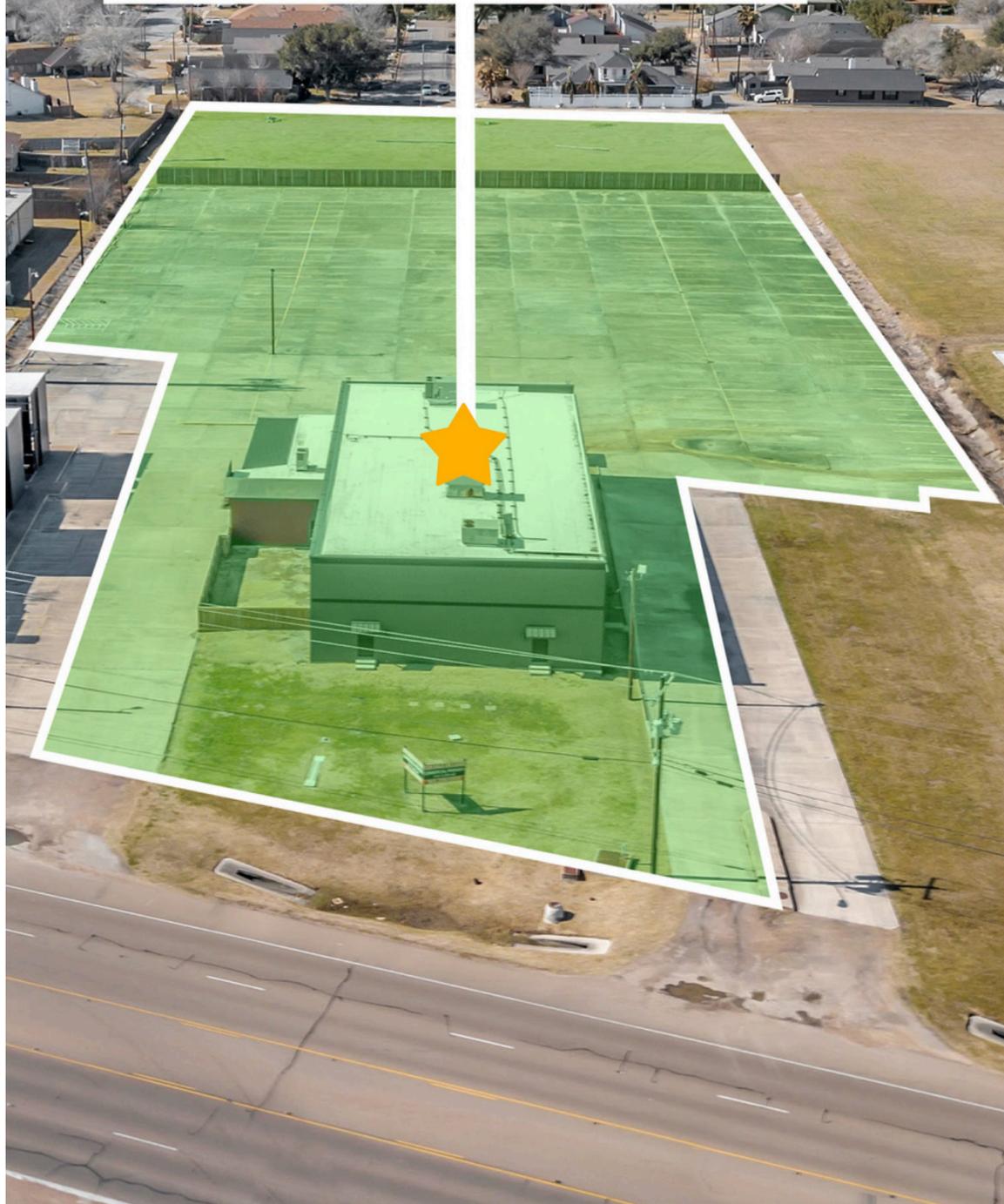
**A** N NAVARRO | 21, 800+ DAILY TRAFFIC COUNT



**4106 HOUSTON HWY**  
12,652 SQFT & PARKING LOT  
4.36 Acres



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# ABOUT THE PROPERTY

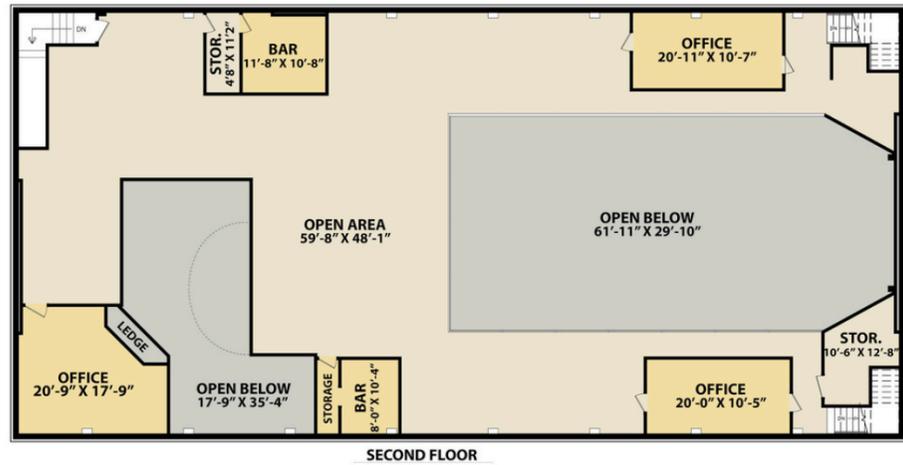
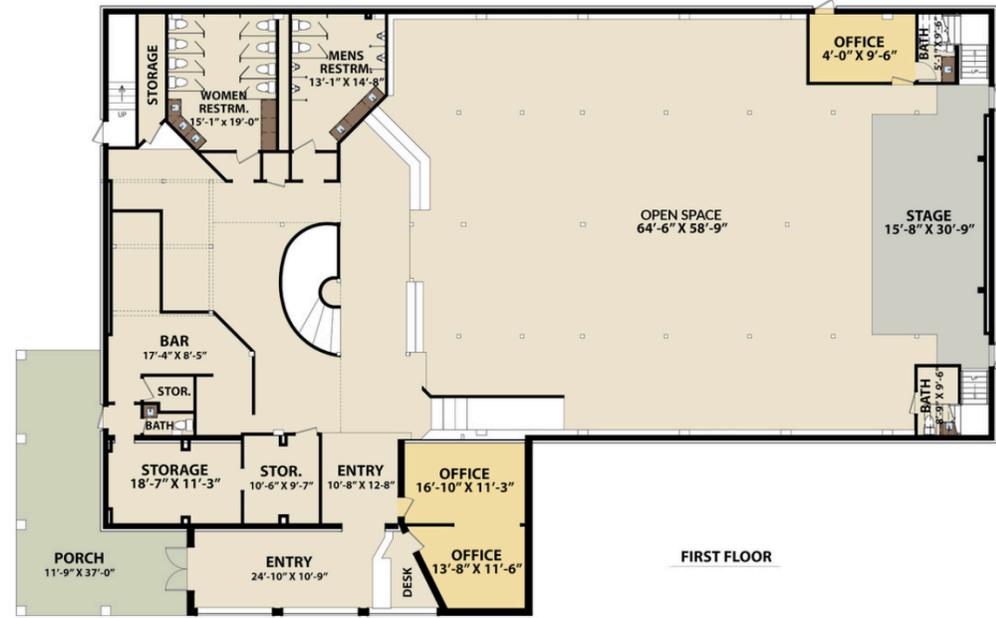
4106 Houston Hwy is a prime commercial property for sale along one of Victoria's busiest corridors, benefiting from over 20,800 vehicles per day. This 4.36-acre site includes a 12,652 SF building with build-to-suit potential and more than 110,000 SF of concrete pavement, making it well-suited for owner-users, investors, or redevelopment. Located directly across from Walmart and less than 1.5 miles from Loop 463, Texas A&M University–Victoria, Victoria College, and Citizens Medical Center, the property sits in a high-demand retail and medical corridor, creating an exceptional opportunity to reposition or redevelop in one of the strongest locations on Houston Hwy.

## DEMOGRAPHICS

- Traffic Count: 21,801
- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047

# OVERVIEW

4106 Houston Hwy | 12,652 SQFT



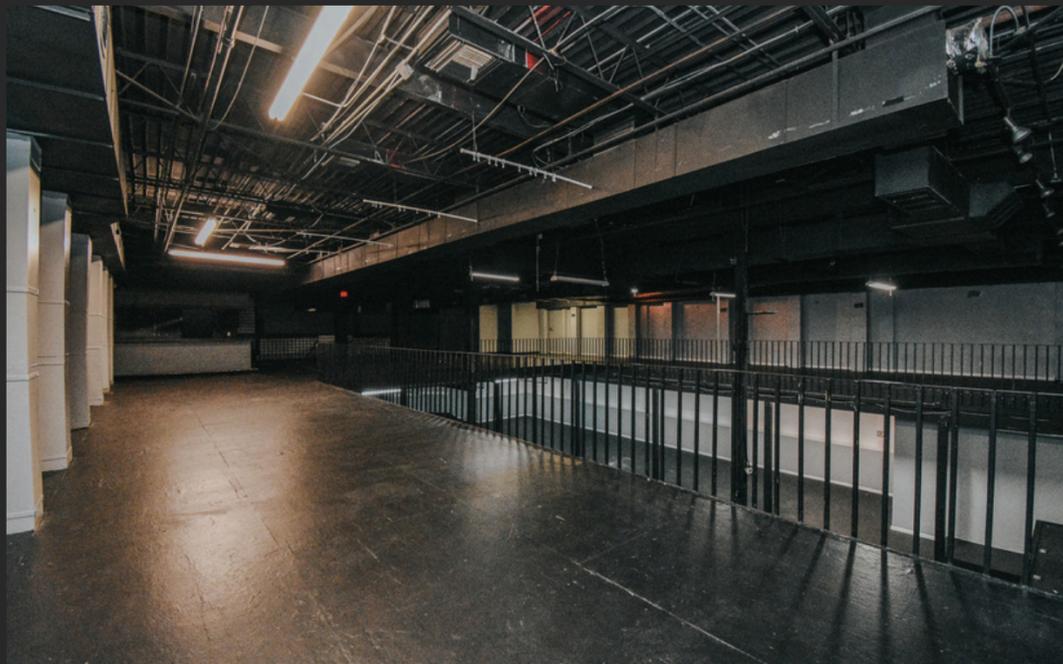
# 1<sup>ST</sup> FLOOR



# 1<sup>ST</sup> FLOOR



# 2<sup>ND</sup> FLOOR



# 2<sup>ND</sup> FLOOR



# CONTACT



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