

# ONE O'CONNOR PLAZA

101 W GOODWIN AVENUE | VICTORIA, TX | 77901

CLASS A OFFICE | LEASE



## LEASING INFORMATION

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## AREA MAP



## FEATURES

### LOCATION

- Downtown Victoria
- Proximity to County Courthouse, banks, and government offices
- Located near the crossroads of Victoria's main highways

### BUILDING

- Victoria's Exclusive Class-A Office Building
- Four-story parking garage with attached a skybridge.
- Covered loading lock & freight elevator access.
  - 2 Conference rooms with WIFI and projector available at no charge to Tenants.

### DEMOGRAPHICS

US Census Bureau

- Population -90,694
- Metro Population – 116,000
- Households – 32,520
- Median Household Income - \$58,595
- University of Houston-Victoria, 1,116 degrees award in 2021
- Avg. Household Income- \$54,129

The information contained in this offering material (Summary) is confidential, furnished solely for the purpose of the review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of Woolson Real Estate, Inc. Broker. The material is based in part upon information supplied by the owner of the Property (Owner) and in part upon information obtained by Woolson Real Estate, Inc., Broker from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located on site.

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PHOTOS



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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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.

<b>Woolson Real Estate Company Inc</b>	<b>601920</b>	<b>garner@woolson.com</b>	<b>(361)578-3623</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

Woolson Real Estate, 2715 Houston Hwy Victoria TX 77901  
Carl Koch

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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