

CROSSROADS CENTER

1901 E. RED RIVER ST | VICTORIA, TX



CBRE

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CBRE



01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE OFFERING

CBRE's Investment Properties Team has been exclusively retained to offer for sale Crossroads Center ("the Property"), a 42,318-sf shopping center that is 72% leased in Victoria, TX. The Property is located on the signalized intersection of Red River St. and Ben Jordan St., caddie corner to Victoria College and Texas A&M University Victoria. Victoria is located halfway between Houston and Corpus Christi along the Texas coast and only two hours southeast of San Antonio.

Crossroads Center is an opportunity to purchase a college anchored shopping center well below replacement cost with significant upside. The Property has many tenants on short term leases with below market rental rates providing a new owner with the opportunity to significantly increase the properties cash flow and value. In addition, Crossroads has a well-diversified rent roll with no tenant occupying more than 15% of the center, with Texas Workforce Commission being the largest tenant.

INVESTMENT HIGHLIGHTS



PRIME LOCATION

Hard corner, lighted intersection shadow-anchored by Texas A&M University - Victoria and Victoria College.



LONG-TERM TENANT BASE

28% of the shopping center is leased to tenants who have occupied space at the property for more than 20 years.



VISIBILITY

635 feet of frontage on E. Red River and 200 feet of frontage on N. Ben Jordan.



SHORT-TERM LEASES

Provides new ownership the ability to increase rents.





02

PROPERTY
OVERVIEW



PROPERTY DETAILS

LOCATION	CROSSROADS CENTER
	1901-2403 E. RED RIVER ST VICTORIA, TX 77901
BUILDING SIZE	42,318 SF
YEAR BUILT	1979
LAND AREA	3.71 AC
OCCUPANCY	72%
KEY TENANTS	H&R BLOCK, TX Workforce Commission, Victoria Metro Wash, The Forum Club



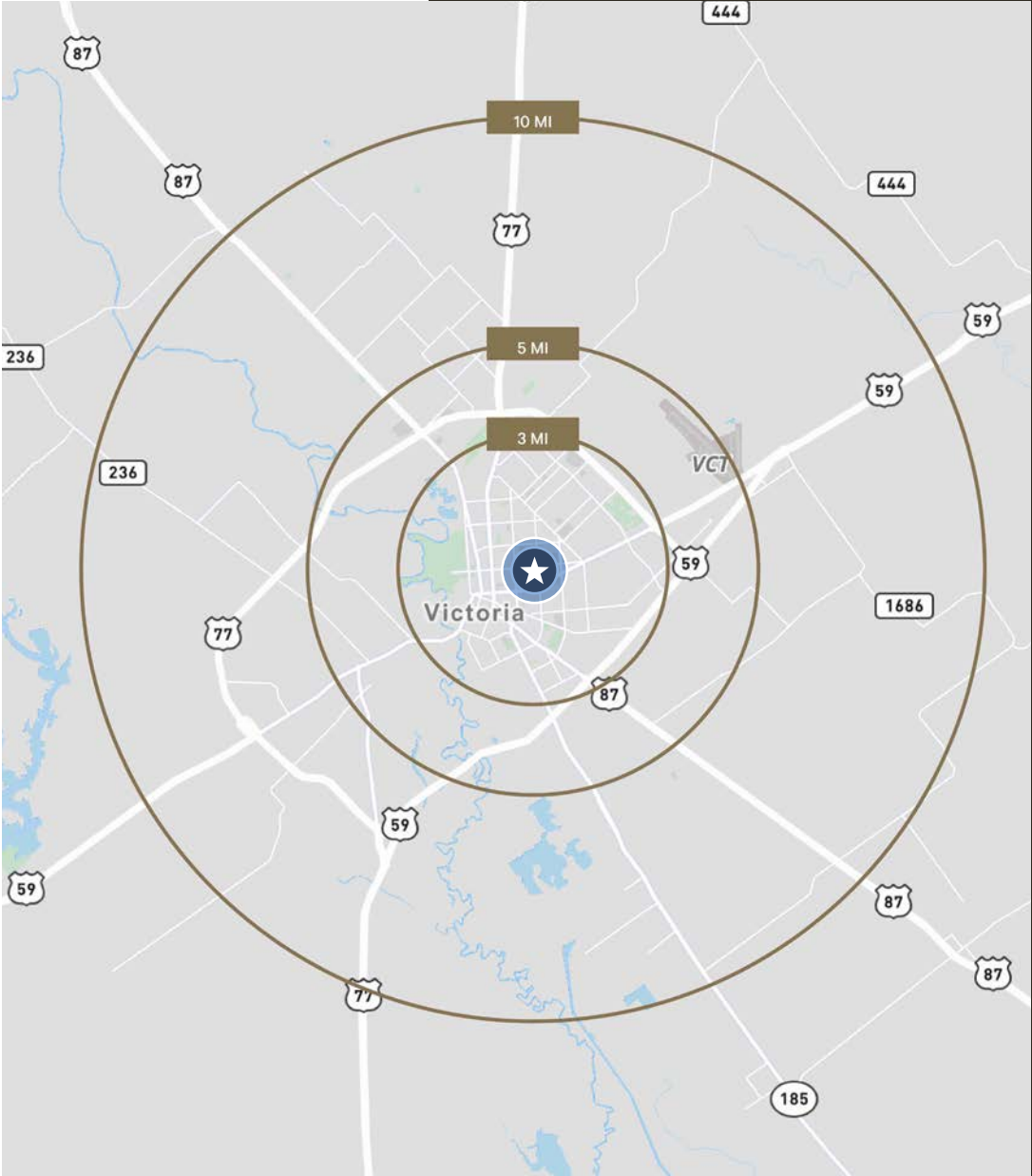
03

LOCATION
DETAILS



DEMOGRAPHIC INFORMATION

	3 MILE	5 MILES	10 MILES
POPULATION			
2024 POPULATION	52,253	63,165	79,657
HOUSEHOLD INCOME			
AVERAGE HOUSEHOLD INCOME	\$82,369	\$89,441	\$95,339
MEDIAN HOUSEHOLD INCOME	\$64,372	\$69,361	\$73,790
HOUSING VALUE			
MEDIAN HOME PRICE	\$188,842	\$208,753	\$227,687
AVERAGE HOME PRICE	\$214,907	\$237,969	\$260,303
PLACE OF WORK			
2024 BUSINESSES	2,424	3,068	3,416
2024 EMPLOYEES	27,965	38,238	42,184



AERIAL VIEW

WEST



*ALL THE LOGOS/MARKS ARE THE PROPERTY OF THE RESPECTIVE OWNERS

**AERIAL VIEW
NORTH**

VICTORIA MALL
BEST BUY
T.J. MAXX

Walmart
sam's club

H-E-B plus!

VICTORIA EAST HIGH SCHOOL
1,847 STUDENTS

HOWELL MIDDLE SCHOOL
757 STUDENTS

VICTORIA MEMORIAL STADIUM

TEXAS A&M UNIVERSITY VICTORIA
4,300 STUDENTS

VICTORIA COLLEGE
3,064 STUDENTS

CITIZENS MEDICAL CENTER

CROSSROADS CENTER

US-59T BUSINESS

LAUREL ST

NAVARRO ST

BEN JORDAN ST

SAM HOUSTON DR

BEN WILSON ST

RED RIVER ST

AIRLINE RD

PARKWOOD APARTMENTS
80 UNITS

VICTORIA PLACE
59 UNITS

CRAIN ELEMENTARY
168 STUDENTS

CENTRAL PARK APARTMENTS
90 UNITS

MIDTOWN APARTMENTS
120 UNITS

SUMMERSTONE APARTMENTS
168 UNITS

Firestone

WELLS FARGO

stripes VALERO

stripes

McDonald's

Freddy's STEAKBURGERS

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1901 E RED RIVER ST

10

VICTORIA, TX

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VICTORIA, TX

AERIAL VIEW SOUTH



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The background image shows a two-story commercial building with a grey facade and a blue metal roof. The words "The Forum" are mounted on the upper part of the building in a green, stylized font. A large white number "04" is centered over the image. Below the number, the words "FINANCIAL ANALYSIS" are written in a white, distressed, serif font. A white arrow points towards the bottom right of the text. A blue diamond shape is positioned at the bottom center of the image. In the foreground, a dark blue Hyundai sedan is parked on the left, and a silver pickup truck is parked on the right. The address "1901" is visible above the entrance door. A "HANDICAPPED PARKING" sign is also visible near the truck.

04

FINANCIAL
ANALYSIS

AFFILIATED BUSINESS DISCLOSURE

© 2025 CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CROSSROADS CENTER

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