

CROSSROADS CENTER

1901 E. RED RIVER ST | VICTORIA, TX



CBRE

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CBRE

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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

Hair by Fred

Charles
of Victoria

Restau
La Cal

LAVANDERIA
LA WASH



OPEN



DEMOGRAPHIC INFORMATION

3 MILE 5 MILES 10 MILES

POPULATION

	3 MILE	5 MILES	10 MILES
2024 POPULATION	52,253	63,165	79,657

HOUSEHOLD INCOME

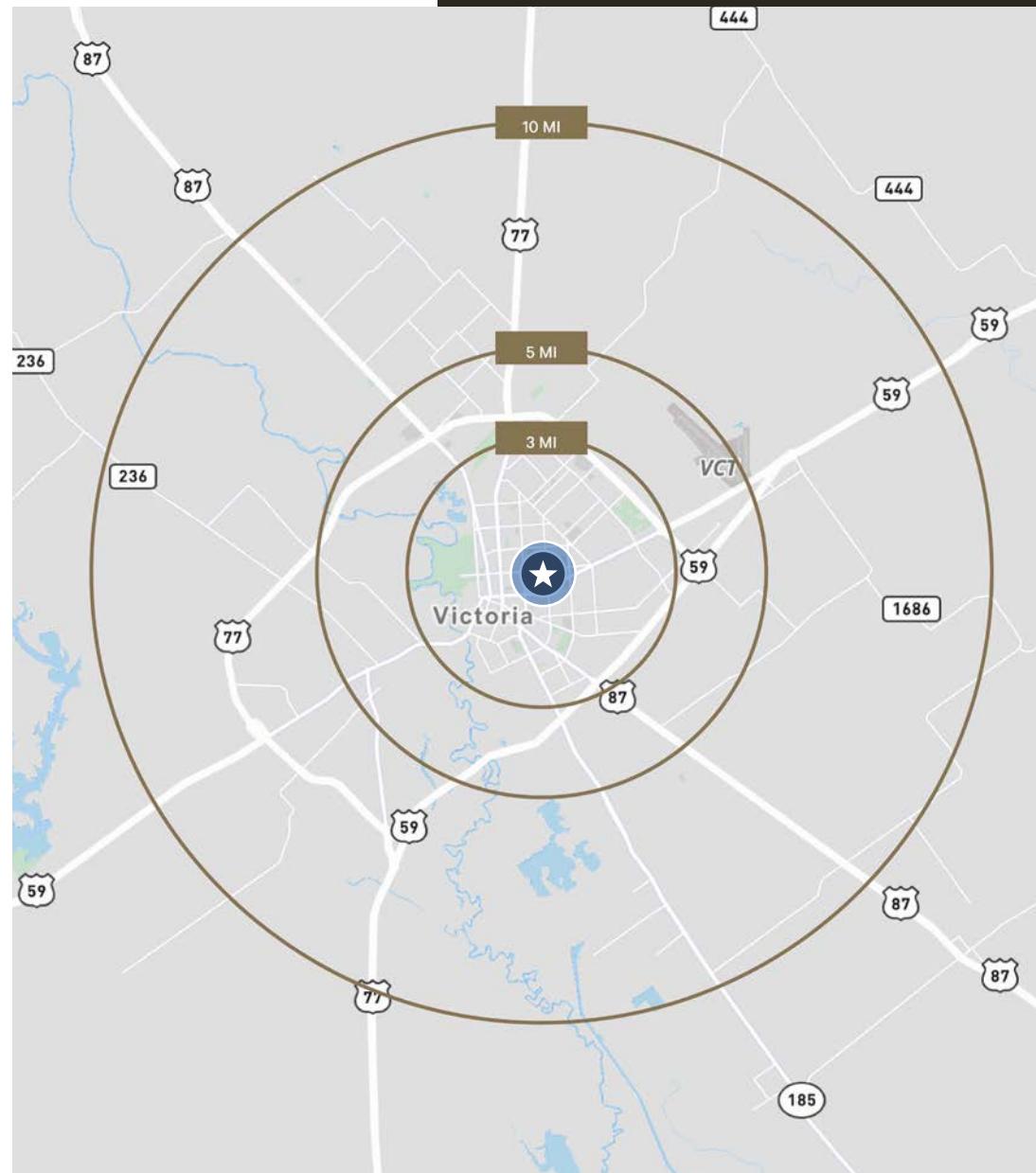
	3 MILE	5 MILES	10 MILES
AVERAGE HOUSEHOLD INCOME	\$82,369	\$89,441	\$95,339
MEDIAN HOUSEHOLD INCOME	\$64,372	\$69,361	\$73,790

HOUSING VALUE

	3 MILE	5 MILES	10 MILES
MEDIAN HOME PRICE	\$188,842	\$208,753	\$227,687
AVERAGE HOME PRICE	\$214,907	\$237,969	\$260,303

PLACE OF WORK

	3 MILE	5 MILES	10 MILES
2024 BUSINESSES	2,424	3,068	3,416
2024 EMPLOYEES	27,965	38,238	42,184

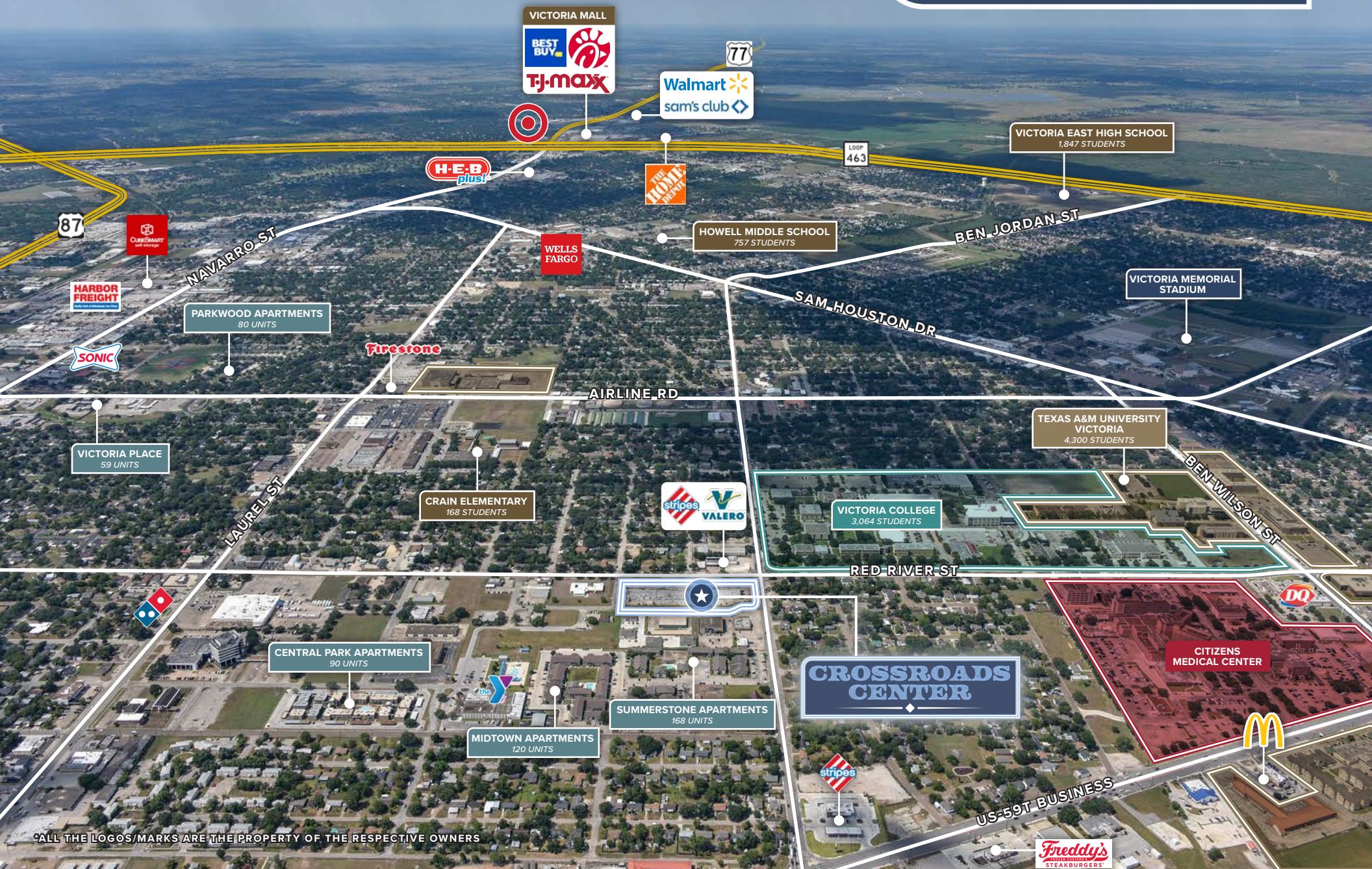


AERIAL VIEW WEST



AERIAL VIEW

NORTH



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AERIAL VIEW

SOUTH



04

The Forum

FINANCIAL
ANALYSIS.



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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.

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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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