

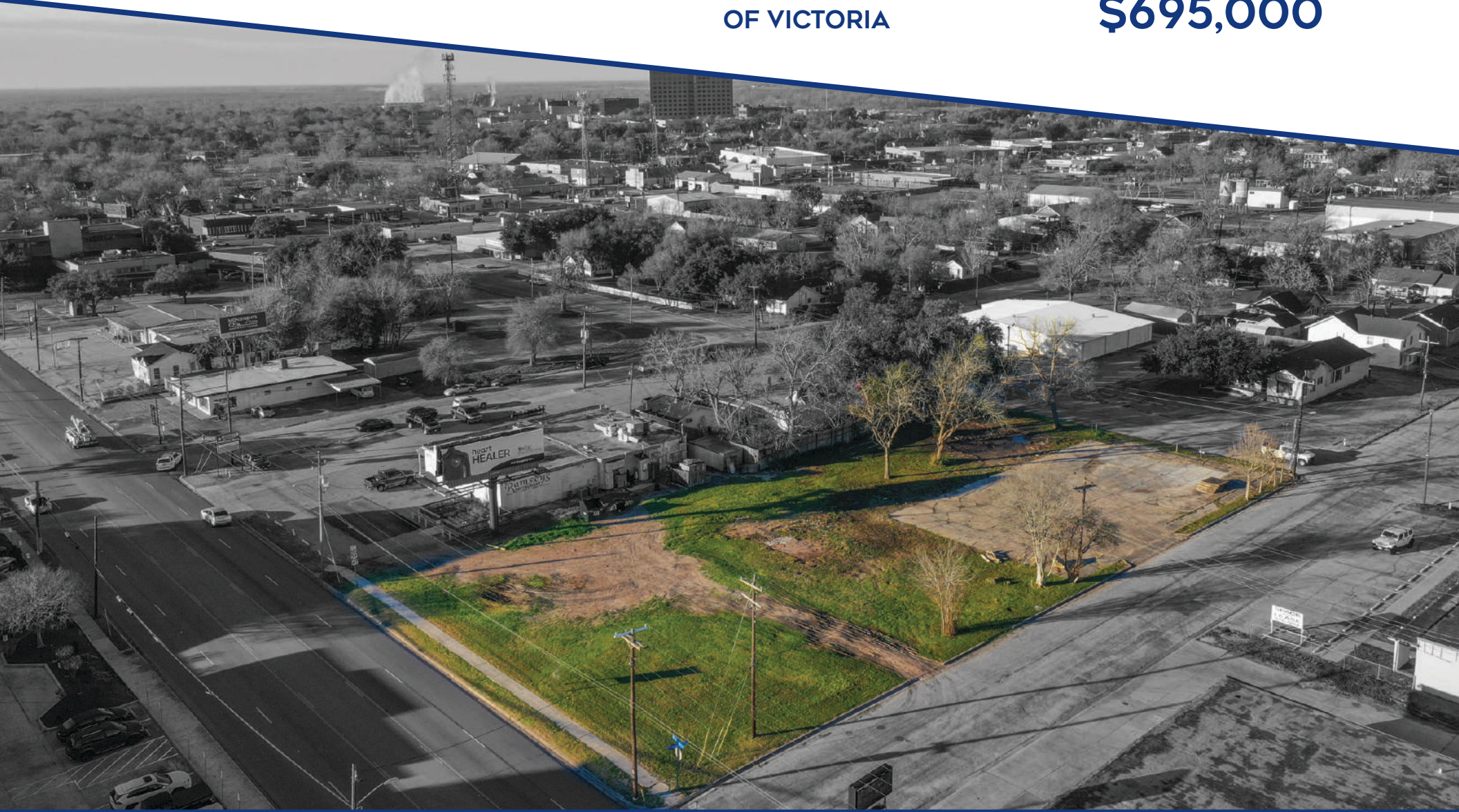
FOR SALE

± .89 ACRES
LOCATED IN THE HEART
OF VICTORIA

1407 N NAVARRO STREET

VICTORIA, TEXAS 77904

\$695,000



**FOR MORE
INFORMATION
PLEASE CONTACT**

TERENCE MOELLER
361.935.5157
tmoeller@cbharper.com



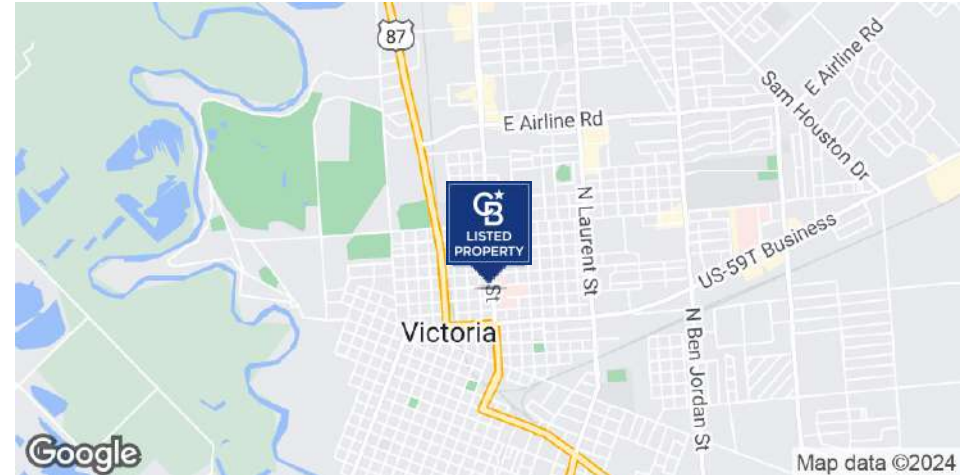
**COLDWELL BANKER
COMMERCIAL** | **D'ANN HARPER,
REALTORS®**

CBCDANNHARPER.COM

SALE

1407 N NAVARRO ST

1407 N Navarro St Victoria, TX 77901



OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	0.89 Acres

PROPERTY OVERVIEW

Prime commercial location located in the heart of Victoria, property is across from Detar Hospital located on Navarro Street. This property has been replatted into 1 tract. Property is deed restricted as follows: The property may not be used for the sale of any foods or drinks generally constituting breakfast foods or drink or for a restaurant with a seating capacity greater than 60 people. Being sold all together totaling .889 +/- acres.

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MINOR REPLAT

LOCATION MAP



Thurmond Addition, Resubdivision No. 3

LOT 4R, BLOCK 6

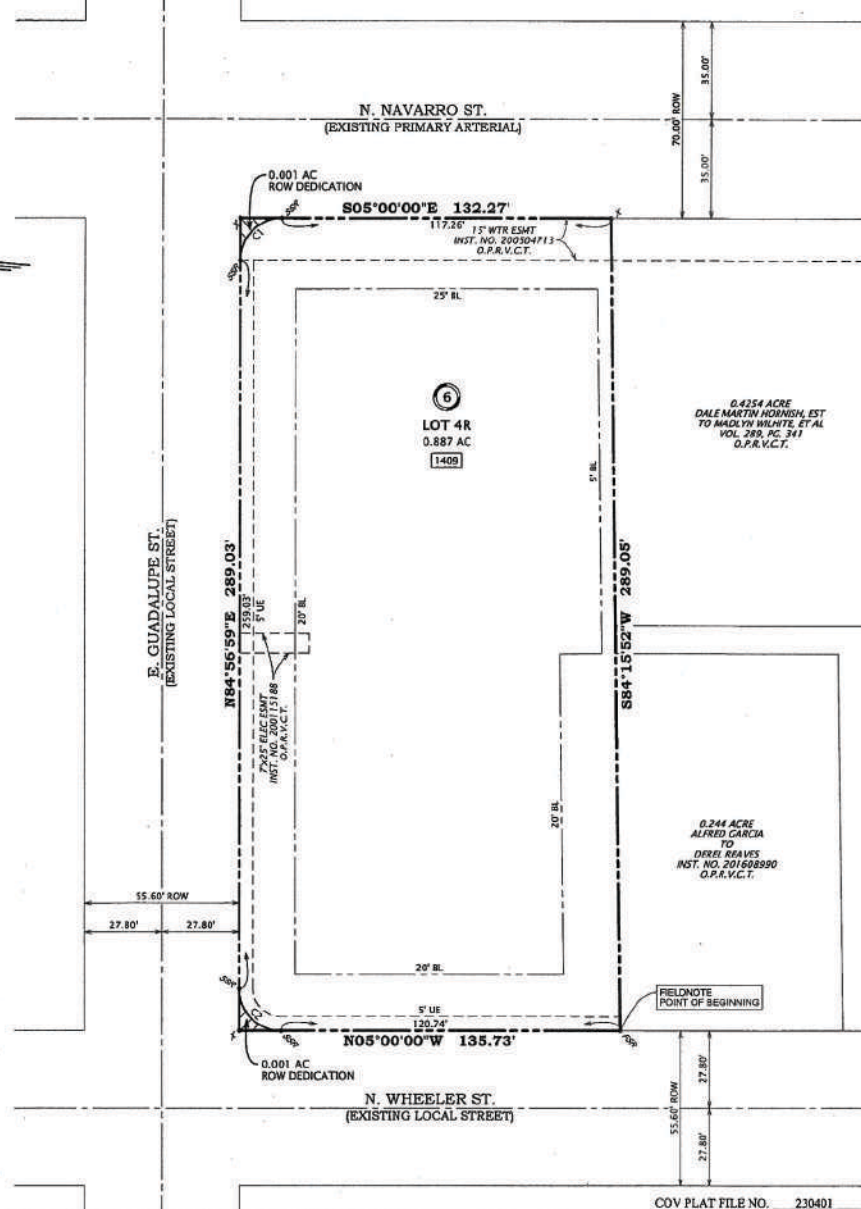
BEING A 0.889 ACRE TRACT OF LAND SITUATED IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS BEING ALL OF LOTS 3 & 4 AND PORTIONS OF LOTS 2 & 5, BLOCK 6 OF THURMOND ADDITION ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME 21, PAGE 476 OF THE DEED RECORDS, VICTORIA COUNTY, TEXAS, SAME BEING COMPRISED OF TRACT I, A CALLED 0.430 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED NOVEMBER 13, 2018 CONVEYED FROM DEREL W. REAVES, SUSANNA REAVES, AND D.R. FOODS, INC. TO PETE DLUGOSCH, PATRICIA DLUGOSCH, AND BRIAN DLUGOSCH AS RECORDED IN INSTRUMENT NO. 201813158 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS AND TRACT II, A CALLED 0.459 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DATED NOVEMBER 13, 2018 CONVEYED FROM DEREL W. REAVES, SUSANNA REAVES, AND D.R. FOODS, INC. TO PETE DLUGOSCH, PATRICIA DLUGOSCH, AND BRIAN DLUGOSCH AS RECORDED IN INSTRUMENT NO. 201813156 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS

GENERAL NOTES

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF VICTORIA CORPORATE LIMITS.
2. LAND USE: GENERAL COMMERCIAL (C1)
3. ADDRESS: 1409 N. NAVARRO ST. (EXISTING PRIMARY ARTERIAL)
4. BUILDING LINES: AS SHOWN
5. STATISTICAL DATA:
 - A) GROSS AREA - 0.889 ACRE
 - B) GROSS LOTS - 1 LOT
 - C) DEDICATION - 0.002 ACRE
 - D) NET AREA - 0.887 ACRE
6. ALL CORNERS ARE MARKED WITH A SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" UNLESS OTHERWISE NOTED.
 - FSR - FOUND 5/8" DIAMETER STEEL ROD
 - SSR - SET 5/8" DIAMETER STEEL ROD
 - X - FOUND "X" STAMPED IN CONCRETE
7. ABBREVIATIONS:
 - AC - ACRE
 - BL - BUILDING LINE
 - ROW - RIGHT-OF-WAY
 - UB - UTILITY BASEMENT

CURVE DATA

CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	15.00'	15.81'	90°03'01"	21.38'	S 50°01'30" E 21.22'
C2	15.00'	14.95'	89°56'39"	23.35'	N 39°57'29" E 21.20'



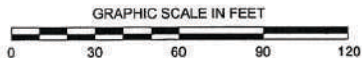
0.4254 ACRE
DALE MARTIN HORNISH, EST
TO MACK IVY BUNTE, ET AL
VOL. 289, PG. 341
O.P.R.V.C.T.

0.244 ACRE
ALFRED GARCIA
TO
DEREL REAVES
INST. NO. 201608990
O.P.R.V.C.T.

FILED FOR RECORD
MAY 16, 2023

HEIDI EASLEY, COUNTY CLERK
VICTORIA COUNTY TEXAS
REFERENCE FILE # 202304497

BY *Sarita De La Garza*
Sarita De La Garza, DEPUTY



SURVEYOR **Ausi** URBAN SURVEYING INC. 2004 N. Commerce St. Victoria, Texas 77901 Phone: (361) 878-9937

PLAT PREPARED BY **URBAN engineering** 2004 N. Commerce, Victoria, Texas 77901 361.878.8838 urban@otris.com TREF# F-100

COV PLAT FILE NO. 230401

JOB NUMBER: E22818.01 DATE: 05/02/23 PG 1 OF 2

SALE

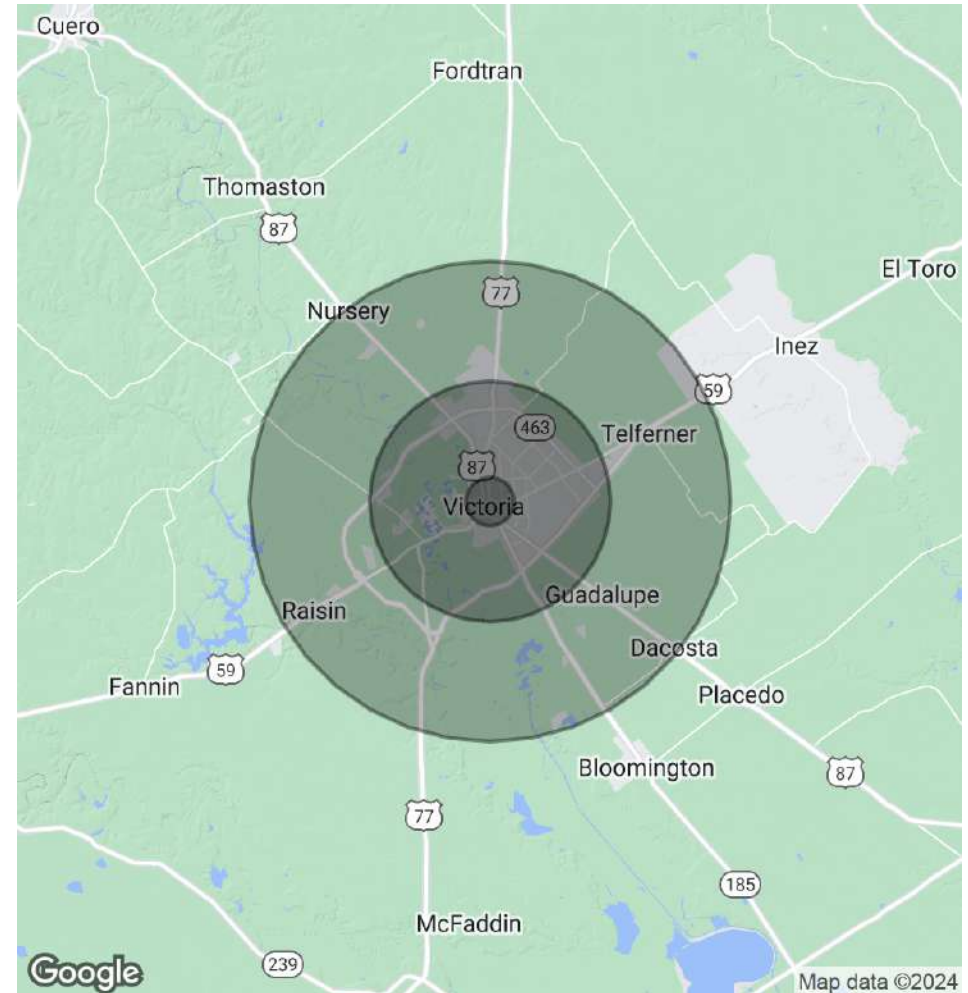
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,394	63,462	78,591
Average Age	34.8	35.3	36.8
Average Age (Male)	34.5	35.1	36
Average Age (Female)	36.7	36.7	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,552	25,670	32,015
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$41,820	\$66,140	\$68,663
Average House Value	\$82,574	\$143,796	\$154,728

* Demographic data derived from 2020 ACS - US Census



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Information About Brokerage Services

Texas law requires all real estate license holders 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Terence Moeller	736079	tmoeller@cbharper.com	3619355157
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date