

MLS#: 590119 (Active)

List Price: \$299,900

2408 Ben Jordan Street Victoria, TX 77901

**Commercial-Improved**

List Price: \$299,900  
 Orig Price: \$299,900  
 Price/SQFT: \$187.44  
 County: Victoria  
 Type: Auto Service, Lot, Manufacturing, Mobile/RV Park, Office Building, Warehouse/Storage, Other-See Remarks  
 # Stories: One  
 # Buildings: 1  
 Zoned: No  
 Zoning Type: Apx SqFt: 1,600  
 Source SqFt: Appraisal District  
 Construction Status: Complete Construction

First Right Refusal Option: N/A  
 Subdivision: Ebt Farm  
 School District:  
 Waterfront: No  
 Apx Acreage: 6.010  
 Lot Dimensions:  
 Year Built: 1944  
 Year Built Src: Appraisal District  
 In City Limits: Yes

Recent: 08/19/2025 : New Listing

Legal Description: **BLK 1, R 3, EBT FARM, LOT 3 T-2, ACRES 3.91**  
 Property ID: **47476** Geo ID: **2780000100210**

Road Frontage:  
 Avg Ann Gross Inc:  
 Bldg Center Name:  
 Access:  
 Front Faces:  
 Sprinkler System:

Apx Office SqFt:  
 Avg Ann Grs Exp:  
 Apx Retail SqFt:  
 Lease Basis:  
 Lease Type:  
 Lease Rate:  
 FEMA Flood Plain: No  
 Current Gross:

Lot/Block: **3/1**  
 Apx Whse SqFt:  
 Net Pass Thru:  
 Pass Thru Basis:  
 ETJ: **No**

Owner(s) Legal Name: **Tony Dai Nguyen**  
 Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**  
 Concession In Price:  
 Earnest Money:  
 Documents on File:  
 Financing Avail: **None**

Possession: **Closing, Funding**  
 Prospects Exempt: **No**  
 Agent Disclosure:  
 Community Web:  
 Exemptions:

Listing Type: **Exclusive Right to Sell**  
 Multiple PID #'s: **47476, 9800387**  
 Sale Type: **Resale**  
 Taxed by Mult Counties:

Estimated Tax: Tax Annl Amt: **\$3,700**  
 Tax Rate: **1.87** Tax Year: **2024**

Sale Type: **Resale**  
 Short Sale:

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Listing Office: **(V504) RE/MAX Land & Homes**  
Office Phone: **361-573-0444**

List Agent: **The Kopecky Group**  
Agent Email: **[alfred@kopecky.com](mailto:alfred@kopecky.com)**  
Contact #: **(361) 935-1162**

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Prepared By: The Kopecky Group

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Information Deemed Reliable But Not Guaranteed