

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:

Apex SqFt: **1,600**Source SqFt: **Appraisal District**Construction Status: **Complete Construction**First Right Refusal Option: **N/A**Subdivision: **Ebt Farm**

School District:

**Waterfront: No**Apex 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:

Apex Office SqFt:

Apex Retail SqFt:

Lot/Block: **3/1**

Avg Ann Gross Inc:

Avg Ann Grs Exp:

Lease Basis:

Apex Whse SqFt:

Bldg Center Name:

Lease Type:

Net Pass Thru:

Access:

Lease Rate:

Pass Thru Basis:

Front Faces:

FEMA Flood Plain: **No**

Sprinkler System:

Current Gross:

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:

Also For Rent:

Additional MLS#:

Currently Leased:

Documents on File:

Financing Avail: **None**Possession: **Closing, Funding**Prospects Exempt: **No**Sale Type: **Resale**

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**Parking: **16+ Spaces**Constr Materials: **Siding-Aluminum , Wood**Foundation: **Other-See Remarks**Heat: **None**A/C: **None**Water/Sewer: **City Water, Public Sewer**Amenities: **None**Disability Feat: **None**Other Utilities: **Available, Electricity on Property, Telephone Available**Water Features/View: **None**Topo/Land Desc: **5-10 Acres**

Sale Includes:

Lease Includes: **None**Access/Road Surface: **Asphalt, City Street, Curbs, Street Gutters**Lockbox Type: **Supra**

Lockbox Loc:

Public Remarks:

**2 parcels totaling approximately 6.01 acres. Ample ingress/egress opportunities from SW Ben Jordan and Junn Linn Street, just off of Port Lavaca Highway/Hwy 87S. Excellent traffic count and High Visibility!**

Agent Only Remarks:

Directions:

**From Downtown Victoria, take Hwy 87S (Goodwin Ave.), turn right on Ben Jordan, the subject will be on the immediate right, just off the highway intersection.**

Showing Instructions:

**Showing Service App**Showing Phone: **361-550-1825** Show Phone 2:

DOM:

**0**CDOM: **0**IDX: **Yes**Internet: **Yes**Disp Addr: **Yes**Allow AVM: **No**Allow Cmts: **No**

List Date:

**08/19/2025**

Expire Date:

**02/28/2026**

Off Market Date:

Pending Date:

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**

---

Prepared By: The Kopecky Group

Date Printed: 08/19/2025

Information Deemed Reliable But Not Guaranteed