

FOR SALE

\$1,720,000

5250 STATE HWY 185, VICTORIA, TX 77905
±20,452 SF MINI-WAREHOUSE/SELF-STORAGE ON
APPROXIMATELY 2.28 AC



HWY 185 STORAGE

Boat • RV • Self Storage 361-578-5979

DOUG LARSON

Principal/Associate Broker

Doug@TexasCRES.com

(713) 824-3799

CHRIS JOYCE

Principal

Chris@TexasCRES.com

(936) 577-0836



PROPERTY HIGHLIGHTS



Location

5250 State Hwy 185, Victoria,
TX 77905



Asking Price

\$1,720,000



Size

±20,452 SF on ±2.28
AC

Contact Our Team

DOUG LARSON

Doug@TexasCRES.com
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CHRIS JOYCE

Chris@TexasCRES.com
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- **±20,452 SF self-storage and mini-warehouse facility situated on approximately 2.28 AC**, offering an established investment opportunity in the growing Victoria market
- **Well-established storage property with proven occupancy history and immediate cash flow**, providing operational continuity and long-term investment durability for future ownership
- **Fully fenced facility with keypad-controlled access gate and security camera monitoring**, providing enhanced site security, tenant convenience, and remote operational oversight
- **Strategic frontage along State Highway 185**, delivering strong visibility, accessibility, and exposure along a key corridor serving Victoria and the surrounding Crossroads region
- **Diverse storage configuration accommodates boat, RV, vehicle, equipment, business, and personal storage users**, supporting multiple sources of tenant demand
- **Supported by Victoria's diverse economic base and favorable regional fundamentals**, reinforcing long-term demand for personal, recreational, and commercial storage users
- **Rare opportunity to acquire a low-maintenance storage asset with highway frontage, immediate cash flow, and long-term investment durability**

PROPERTY PHOTOS



PROPERTY PHOTOS



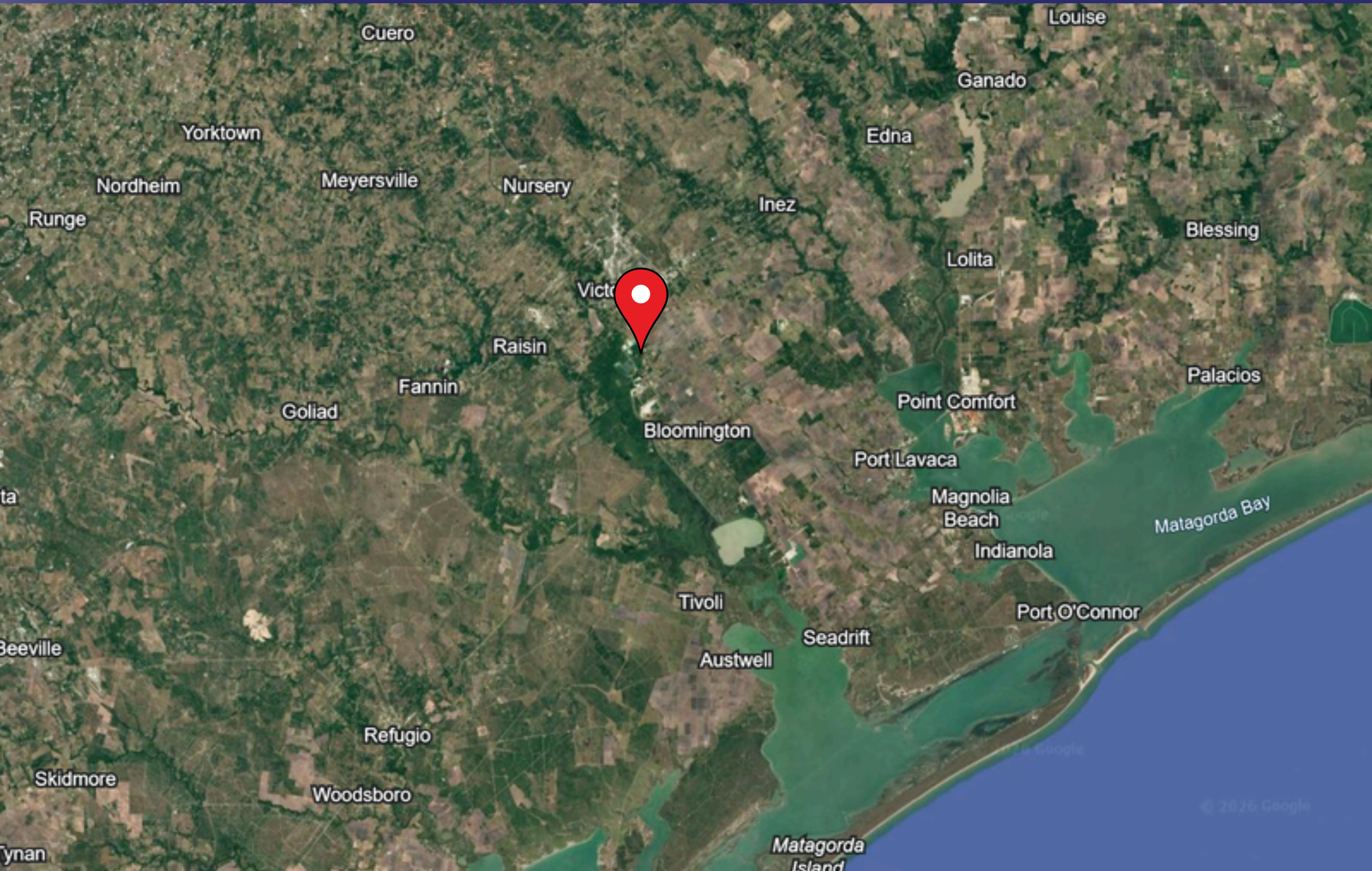
PROPERTY PHOTOS



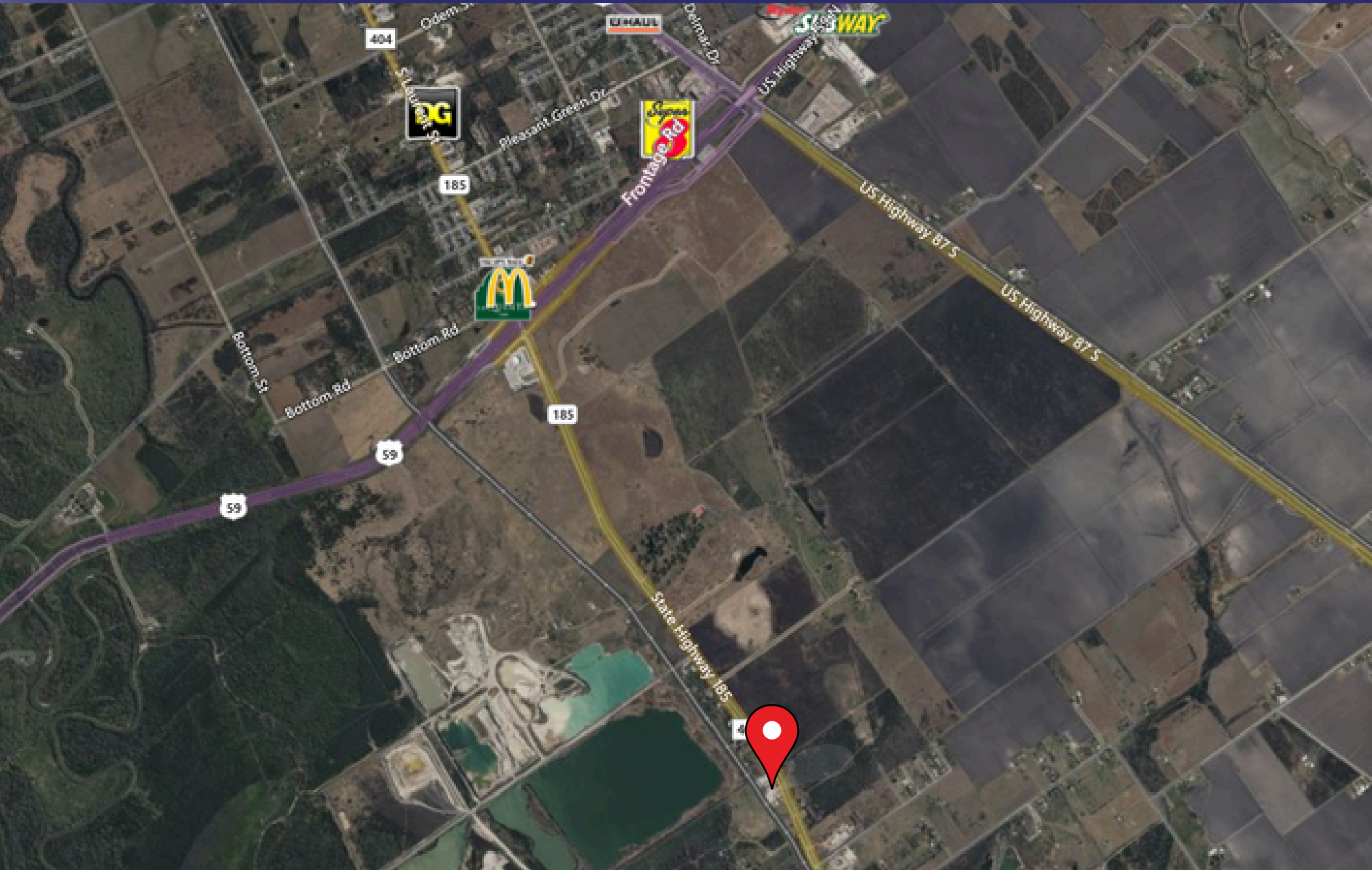
SITE AERIAL



LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

5250 State Highway 185, Victoria, Texas, 77905
Ring of 3 miles

KEY FACTS

2,718

Population



989

Households

38.0

Median Age

\$49,928

Median Disposable Income

EDUCATION

20.7%

No High School Diploma

38.1%

High School Graduate

28.8%

Some College/
Associate's Degree

12.4%

Bachelor's/Grad
/ Prof Degree

2,718

2023 Total
Population (Esri)

INCOME



\$61,108

Median Household
Income



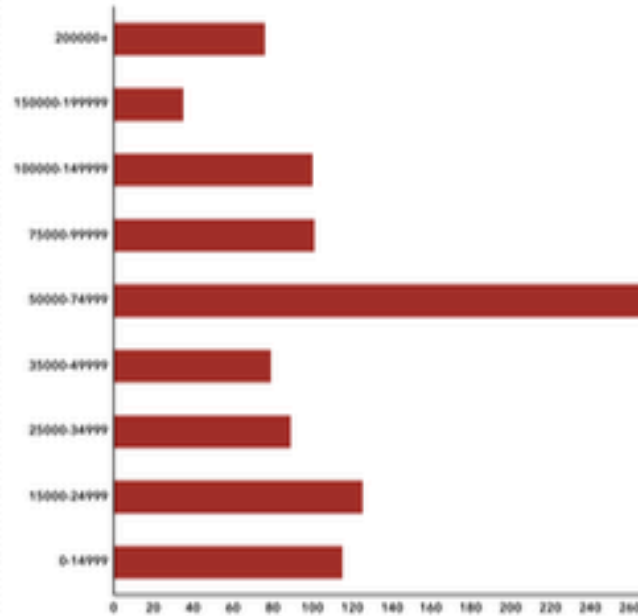
\$28,805

Per Capita Income



\$147,259

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



44.7%

White Collar



36.6%

Blue Collar



22.7%

Services

3.9%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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
<u>Chris Joyce</u>	<u>695869</u>	<u>chris@texasgres.com</u>	<u>(936) 577-0836</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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