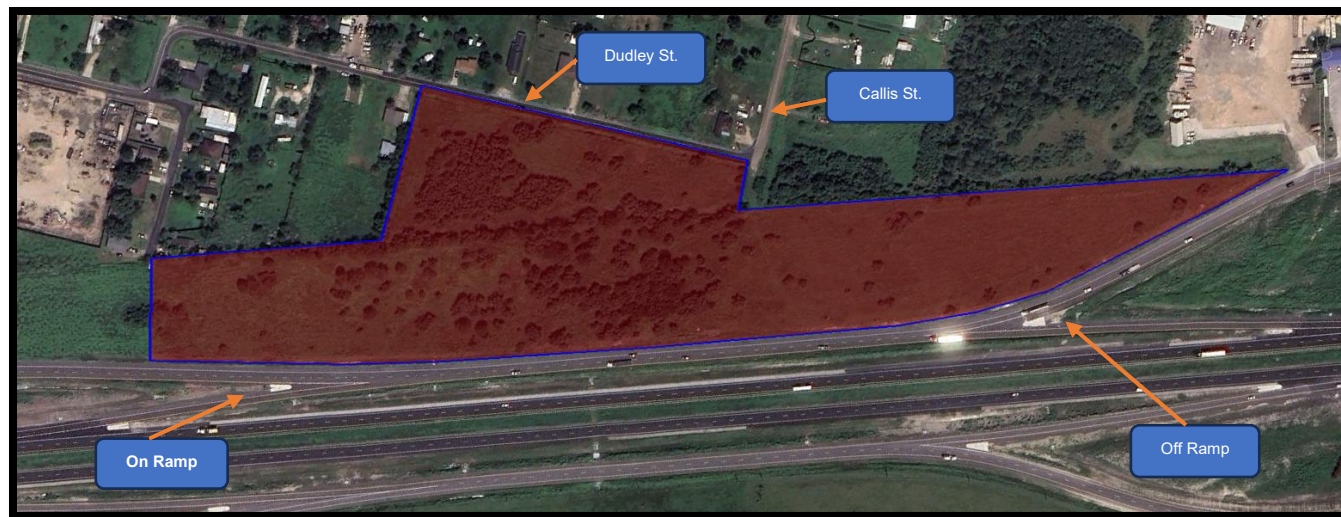


Available For Sale

~18 Acres – Divisible – 2,500+ LF on IH-69

Victoria, TX 77901

Russ A. Gressett, Broker
6121 FM 1960 West, Suite 220
Houston, TX 77069
281.444.2044
www.tgcr.com



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18 Acres - Victoria, TX - Asset Summary

Price:	Call for Pricing	Area Demographics	
Land Area (Acres):	18.0	1 Mile - HH Income	\$46,692
Frontage on IH-69:	~2,500 LF	3 Mile - HH Income	\$48,812
Zoning:	None	5 Mile - HH Income	\$61,654
Floodplain:	None		
Restrictions:	None	1 Mile - 2024 Pop.	1,805
Utilities:	Available	3 Mile - 2024 Pop.	19,583
Traffic Count - IH-69:	20,569 CPD	5 Mile - 2024 Pop.	49,549

This offering is for a ~18 acre tract that is located in Victoria, TX. The tract is divisible to as small as 1 acre parcels. The location is prime with exceptional visibility, frontage and access from IH-69 on Victoria's south side. This frontage road between Hwy 87 and SR-185 is the premier location along the IH-69 corridor in Victoria affording exceptional access and visibility. It brings convenience for all truck traffic going to Port O'Connor and Port Lavaca via exiting for Highways 87 and 185.

Property Highlights:

1. Located on IH-69 between SR-185 Hwy 87 (main arterials taking traffic to Port of Lavaca and Port O'Connor).
2. Frontage on IH-69 - 2,500+ LF;
3. Significant truck traffic (over 1,000 trucks per day).
4. All utilities located just feet from property line and a 12" waterline that goes thru the middle of the property;
5. Two back street entrances to the property;
6. Victoria is the regional destination for southeast Texas for shopping (Victoria Mall), Medical- Victoria has two hospitals, one is a county facility that employs over 1,000 employees and the second is a private hospital that also employs over 1,000 employees, oil field services, Caterpillar – Caterpillar has a 1 Million + square foot facility, Education – University of Houston has a four-year degree program in Victoria and has expanded their campus. Victoria College also expanded with an 80,000 square foot Emerging Technology Center across from Caterpillar.

Available For Sale

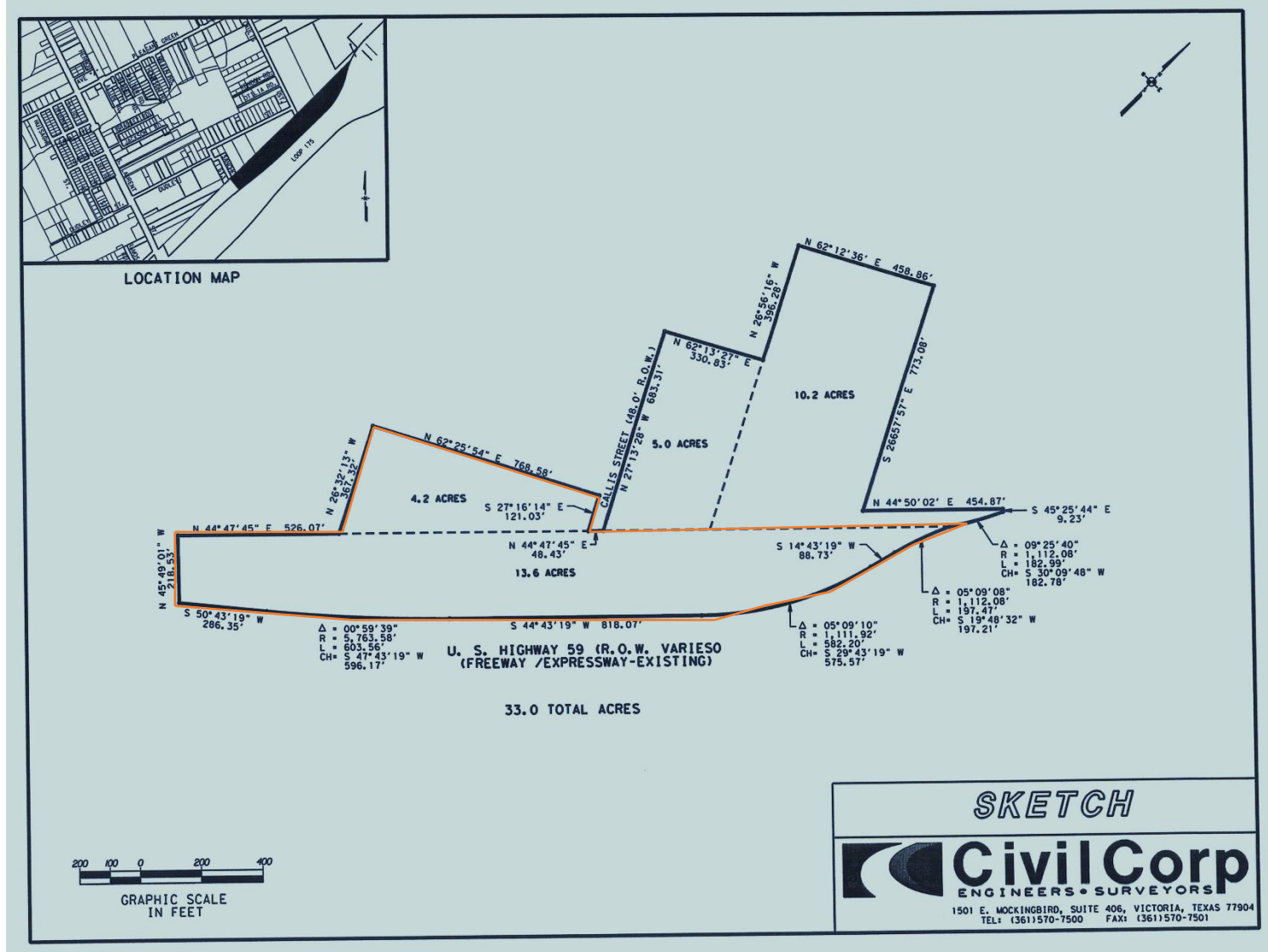
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Survey



Available For Sale

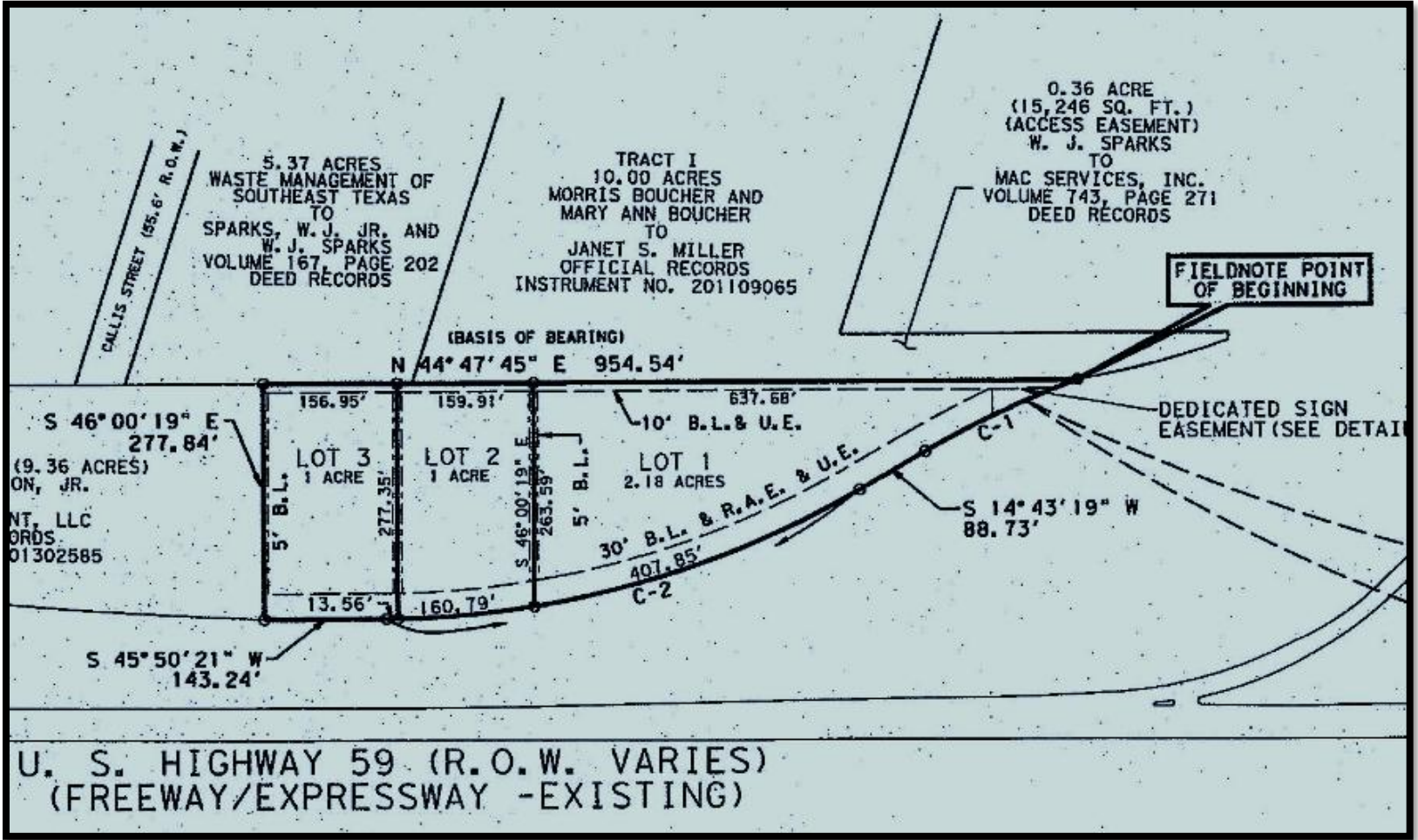
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Survey



3 Lots have been platted.

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Utilities Map



Green – Sewer / Blue – Water

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Aerial



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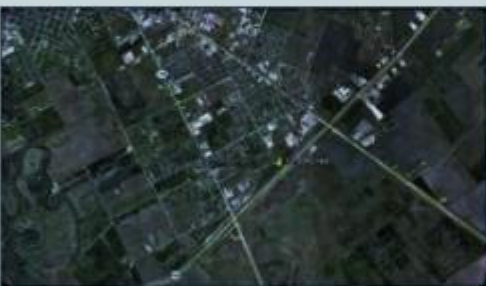
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Traffic Counts

Victoria Business Park
 US 59 Highway @ Sanchez, Victoria, TX 77901

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	TX 121	Callis St	0.15 N	2020	24,079	AADT	.04
2	US Hwy 59 N	E Juan Linn St	0.04 SW	2023	24,569	MPSI	.04
3	Dudley St	Callis St	0.15 N	2024	23,678	MPSI	.04
4	United States Highway 59	United States Hwy 87	0.56 NE	2024	19,932	MPSI	.11
5	Laurent St	Dudley St	0.07 NW	2024	9,521	MPSI	.44
6	Laurent Street	Dudley St	0.07 NW	2020	9,202	AADT	.44
7	South Laurent Street	Dudley St	0.07 NW	2025	9,872	MPSI	.44
8	US Hwy 59 N	Hwy 185	0.08 NE	2024	20,569	MPSI	.57
9	TX 121	Hwy 185	0.08 NE	2025	20,425	MPSI	.57
10	Port Lavaca Drive	Pleasant Green Dr	0.04 NW	2025	11,378	MPSI	.64

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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	1,845	19,779	49,774
2024 Estimate	1,805	19,583	49,549
2020 Census	1,584	18,382	47,904
Growth 2024 - 2029	2.22%	1.00%	0.45%
Growth 2020 - 2024	13.95%	6.53%	3.43%
2024 Population by Hispanic Origin	1,360	13,755	29,017
2024 Population	1,805	19,583	49,549
White	631 34.96%	7,800 39.83%	24,335 49.11%
Black	229 12.69%	2,116 10.81%	4,224 8.52%
Am. Indian & Alaskan	22 1.22%	209 1.07%	438 0.88%
Asian	2 0.11%	134 0.68%	690 1.39%
Hawaiian & Pacific Island	1 0.06%	10 0.05%	27 0.05%
Other	921 51.02%	9,315 47.57%	19,834 40.03%
U.S. Armed Forces	0	0	0
Households			
2029 Projection	640	7,165	18,654
2024 Estimate	626	7,092	18,572
2020 Census	550	6,622	17,932
Growth 2024 - 2029	2.24%	1.03%	0.44%
Growth 2020 - 2024	13.82%	7.10%	3.57%
Owner Occupied	421 67.25%	3,631 51.20%	10,233 55.10%
Renter Occupied	205 32.75%	3,460 48.79%	8,338 44.90%
2024 Households by HH Income	627	7,090	18,571
Income: <\$25,000	281 44.82%	2,659 37.50%	4,939 26.60%
Income: \$25,000 - \$50,000	166 26.48%	1,828 25.78%	4,933 26.56%
Income: \$50,000 - \$75,000	75 11.96%	1,305 18.41%	3,472 18.70%
Income: \$75,000 - \$100,000	32 5.10%	524 7.39%	2,259 12.16%
Income: \$100,000 - \$125,000	18 2.87%	387 5.46%	1,043 5.62%
Income: \$125,000 - \$150,000	13 2.07%	147 2.07%	782 4.21%
Income: \$150,000 - \$200,000	33 5.26%	175 2.47%	757 4.08%
Income: \$200,000+	9 1.44%	65 0.92%	386 2.08%
2024 Avg Household Income	\$46,692	\$48,812	\$61,654
2024 Med Household Income	\$30,221	\$35,286	\$46,348

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Information About Brokerage Services

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 counteroffer 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.

Buyer

Date

Russ A. Gressett, Broker
rgressett@tgcr.com
TREC Broker License - 9012838



6121 FM 1960 W., Ste. 220
Houston, TX 77069
Tel: (281) 444-2044
www.tgcr.com