



## 4501 N Navarro

Victoria, TX 77904 (Victoria County) - Texas South Area Submarket



Retail

|                 |                    |                  |                 |
|-----------------|--------------------|------------------|-----------------|
| Sold            | 8/13/2025          | Actual Cap Rate  | 7.58%           |
| Sale Price      | Not Disclosed      | Sale Comp Status | In Progress     |
| GLA             | 29,443 SF          | Sale Comp ID     | 7293284         |
| Built/Renovated | 2005/2009          | Parcel Numbers   | 48510-001-00100 |
| Land Area       | 3.25 AC/141,570 SF |                  |                 |



| Type            | Name                            | Location           | Phone          |
|-----------------|---------------------------------|--------------------|----------------|
| Recorded Seller | First National Bank of Beeville | Beeville, TX 78102 | (361) 358-1530 |
| True Seller     | First National Bank of Beeville | Beeville, TX 78102 | (361) 358-1530 |



## 1801 Stolz St

Victoria, TX 77901 (Victoria County) - Texas South Area Submarket



Warehouse

|                |                          |                  |                    |
|----------------|--------------------------|------------------|--------------------|
| Sold           | 6/13/2025                | Land Area        | 2.50 AC/108,915 SF |
| Sale Price     | \$1,030,000 (\$31.12/SF) | Sale Comp Status | Research Complete  |
| RBA (% Leased) | 33,097 SF (100%)         | Sale Comp ID     | 7207733            |
| Price Status   | Confirmed                | Parcel Numbers   | 51800-001-004R0    |
| Built          | 1978                     |                  |                    |



| Type            | Name          | Location           | Phone          |
|-----------------|---------------|--------------------|----------------|
| Recorded Buyer  | H2 Inc        | -                  | -              |
| True Buyer      | Waqar Chaudry | Houston, TX 77036  | (850) 443-4771 |
| Recorded Seller | St Equity Lp  | -                  | -              |
| True Seller     | St Equity Lp  | Victoria, TX 77901 | (830) 438-6711 |



## 203 Wayne Watkins Rd

Victoria, TX 77905 (Victoria County) - Texas South Area Submarket



Warehouse

|            |               |                  |                    |
|------------|---------------|------------------|--------------------|
| Sold       | 5/8/2025      | Land Area        | 8.00 AC/348,480 SF |
| Sale Price | Not Disclosed | Sale Comp Status | Research Complete  |
| RBA        | 41,892 SF     | Sale Comp ID     | 7159080            |
| Built      | 2014          | Parcel Numbers   | 40236P2-001-00400  |



| Type            | Name                             | Location              | Phone          |
|-----------------|----------------------------------|-----------------------|----------------|
| Recorded Buyer  | Bohui Fabrication Llc            | Houston, TX 77040     | -              |
| True Buyer      | Bohui Fabrication Llc            | Houston, TX 77040     | -              |
| Recorded Seller | Ken Garner Manufacturing-vto Inc | -                     | -              |
| True Seller     | Ken Garner Manufacturing Co      | Chattanooga, TN 37404 | (423) 698-6200 |



## 000 Culver Rd - Halepaska Mobile Home Park

Victoria, TX 77905 (Victoria County) - Texas South Area Submarket



Manufactured Housing/Mobi...

|                |                             |                  |                     |
|----------------|-----------------------------|------------------|---------------------|
| Sold           | 3/3/2025                    | Built            | 2014                |
| Sale Price     | \$2,200,000 (\$55,000/Unit) | Land Area        | 10.00 AC/435,600 SF |
| Units          | 40                          | Actual Cap Rate  | 13.36%              |
| GBA (% Vacant) | 40,000 SF (5%)              | Sale Comp Status | Research Complete   |
| Price per SF   | \$55.00/SF                  | Sale Comp ID     | 7076654             |
| Price Status   | Confirmed                   | Parcel Numbers   | 00870-000-31705     |



| Type            | Name                              | Location            | Phone          |
|-----------------|-----------------------------------|---------------------|----------------|
| Recorded Buyer  | The Wright Investment Llc         | Pensacola, FL 32502 | -              |
| True Buyer      | The Wright Investment LLC         | Foley, AL 36535     | (937) 789-7512 |
| Recorded Seller | Halepaska Property Management Llc | Victoria, TX 77905  | -              |
| True Seller     | William Halepaska                 | Victoria, TX 77905  | (361) 648-9723 |



## 1601 N Azalea St

Victoria, TX 77901 (Victoria County) - Texas South Area Submarket



Retail

|            |               |                  |                    |
|------------|---------------|------------------|--------------------|
| Sold       | 9/11/2024     | Land Area        | 3.23 AC/140,603 SF |
| Sale Price | Not Disclosed | Sale Comp Status | Research Complete  |
| GLA        | 31,040 SF     | Sale Comp ID     | 6867441            |
| Built      | 1943          | Parcel Numbers   | 15500-007-00400 +7 |



| Type            | Name                          | Location              | Phone          |
|-----------------|-------------------------------|-----------------------|----------------|
| Recorded Buyer  | Davis Family Management Trust | Victoria, TX 77902    | -              |
| True Buyer      | Robert Davis                  | Sioux Falls, SD 57104 | (605) 759-8683 |
| Recorded Seller | Clearview Mountain Llc        | -                     | -              |
| True Seller     | Paul Lopez                    | Austin, TX 78731      | (817) 738-0468 |



## 514 S Laurent St

Victoria, TX 77901 (Victoria County) - Texas South Area Submarket



Distribution

|            |               |                  |                    |
|------------|---------------|------------------|--------------------|
| Sold       | 8/16/2024     | Land Area        | 6.26 AC/272,686 SF |
| Sale Price | Not Disclosed | Sale Comp Status | Research Complete  |
| RBA        | 27,940 SF     | Sale Comp ID     | 6833415            |
| Built      | 1980          | Parcel Numbers   | 33340R1-001-001RA  |



| Type            | Name                                          | Location           | Phone          |
|-----------------|-----------------------------------------------|--------------------|----------------|
| Recorded Buyer  | American Builders & Contractors Supply Co Inc | -                  | -              |
| True Buyer      | ABC Supply                                    | Beloit, WI 53511   | (800) 786-1210 |
| Recorded Seller | F I Fservice & Supply Ltd                     | -                  | -              |
| True Seller     | C.D. Johnson Companies                        | Victoria, TX 77902 | (361) 578-8500 |



## 96 Beck Rd - Beck Road Storage (Part of a 2-Property Sale)

Inez, TX 77968 (Victoria County) - Texas South Area Submarket



Specialty

|            |               |                  |                    |
|------------|---------------|------------------|--------------------|
| Sold       | 8/8/2024      | Land Area        | 6.17 AC/268,765 SF |
| Sale Price | Not Disclosed | Sale Comp Status | Research Complete  |
| GBA        | 40,905 SF     | Sale Comp ID     | 6811492            |
| Built      | 2019          | Parcel Numbers   | 01030-000-41807    |



| Type            | Name                     | Location           | Phone          |
|-----------------|--------------------------|--------------------|----------------|
| Recorded Buyer  | William & Bonnie Maingot | Lakewood, CA 90713 | (562) 421-6630 |
| True Buyer      | William & Bonnie Maingot | Lakewood, CA 90713 | (562) 421-6630 |
| Recorded Seller | Mark James               | Edna, TX 77957     | (361) 235-2109 |
| True Seller     | Mark James               | Edna, TX 77957     | (361) 235-2109 |



## 501-513 Profit Dr

Victoria, TX 77901 (Victoria County) - Texas South Area Submarket



Warehouse

|                |                  |                  |                   |
|----------------|------------------|------------------|-------------------|
| Sold           | 12/18/2023       | Land Area        | 1.46 AC/63,528 SF |
| Sale Price     | Not Disclosed    | Sale Comp Status | Public Record     |
| RBA (% Leased) | 27,705 SF (100%) | Sale Comp ID     | 6620074           |
| Built          | 1982             | Parcel Numbers   | 34900-002-00100   |



| Type            | Name                     | Location | Phone |
|-----------------|--------------------------|----------|-------|
| Recorded Buyer  | Victoria County          | -        | -     |
| Recorded Seller | Pezbella Partnership Ltd | -        | -     |