

FOR SALE

± 4.94 ACRES
± 39,000 SQFT

EDUCATION SERVICE CENTER

1905 LEARY LANE

VICTORIA, TEXAS 77901

\$4,125,000



FOR MORE
INFORMATION
PLEASE CONTACT

THE LENHART TEAM
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 **COLDWELL BANKER
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SALE

1905 LEARY LN
1905 Leary Ln Victoria, TX 77901



OFFERING SUMMARY

Sale Price:	\$4,125,000
Building Size:	± 39,000 SF
Acreage:	± 4.94 Acres

PROPERTY OVERVIEW

- ± 39,000 sqft.(approximately)
- ± 4.94 Acres
- 273 Parking Spaces
- 3 Phase Electrical
- Natural Gas Available
- 125 KW Natural Gas Generator (Installed July 2021 - automatic transfer switch powers critical areas of building when needed.)
- Network Hub
- Climate Controlled data center with primary and backup Air Conditioning
- New Roof on front section of building (March 2023)
- The roof was replaced on the back section in 2014.
- Cameras on 4 corners of exterior building
- 27 Roof Mount Central Air Conditioning and Heat Units

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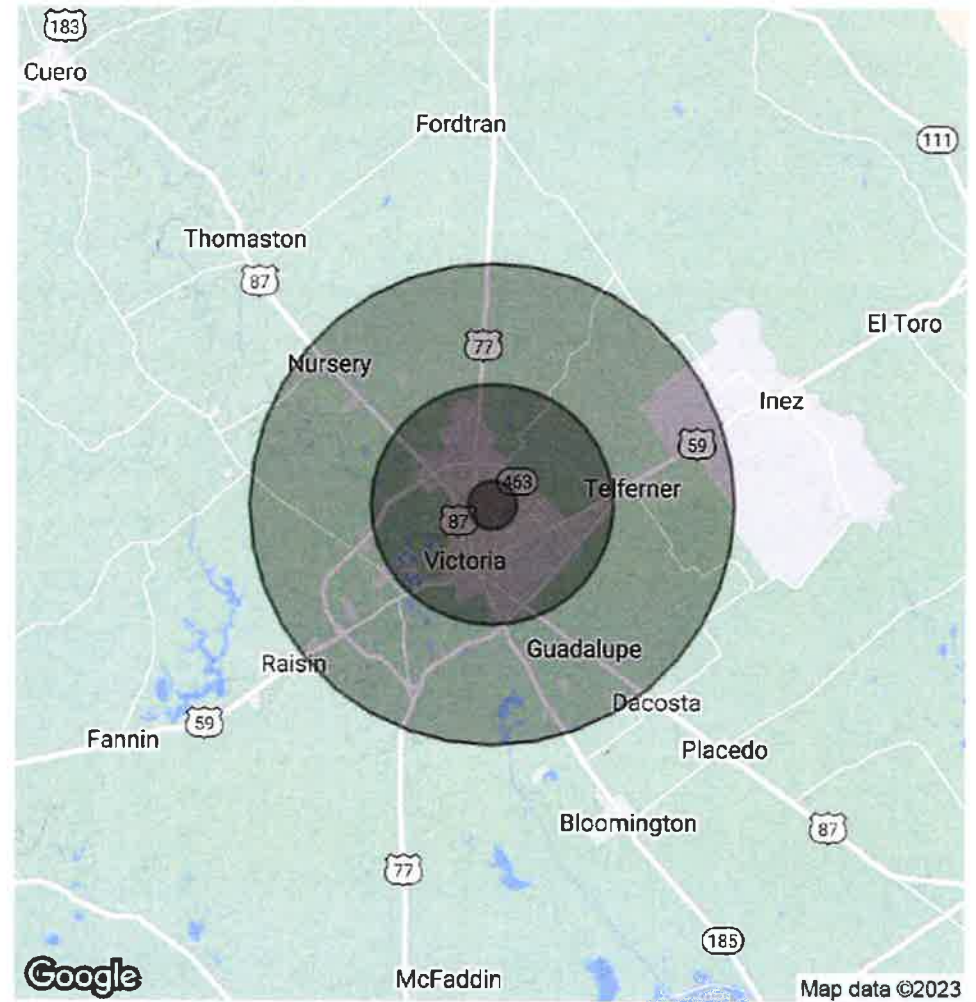
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,823	68,227	78,489
Average Age	30.3	35.5	36.7
Average Age (Male)	29.8	34.9	35.8
Average Age (Female)	30.7	37.1	38.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,213	27,470	31,935
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$63,608	\$68,179	\$68,944
Average House Value	\$128,013	\$151,050	\$155,575

* Demographic data derived from 2020 ACS - US Census



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