

# Victoria, TX

## 8501 N. Navarro Street

### Lots Available

Join Burger King, Dunkin Donuts, McAlister's Deli, Taco Bueno, Arby's & Blue Wave Carwash

**Size: approximately 3.883 acres  
(divisible)**

**Ground Lease, Sale or Build-to-suit**

#### SITE

The site is located at the northwest corner of Navarro Street and Primrose Street in Victoria. This site offers not only great **visibility** to the major retail arterial, Navarro, but full **access** at Primrose Street. This is a unique feature since much of Navarro has unsurmountable medians. Most site can offer right-in/right-out.

#### RETAIL CORRIDOR

The retail corridor along Navarro runs one mile long north from McDonald's Highway 77 to the Sam's Club. Our site is directly in the middle of this corridor across the street from Hobby Lobby and Lowe's. The retail corridor includes:

- Victoria Mall, the only regional mall in Victoria
- Walmart Super Center
- Sam's Club
- Target
- Home Depot
- Lowe's
- Kohl's
- Academy Sports
- Tractor Supply Company
- Ross Dress For Less
- Bed, Bath & Beyond
- Cinemark 12

#### RESTAURANTS

- McDonald's
- Whataburger
- Firehouse Subs
- Wing Street
- Buffalo Wild Wings
- Popeyes
- Subway
- IHOP
- Red Lobster
- Pizza Hut
- Denny's
- Taco Bell
- Sonic Drive-in
- Panda Express
- Domino's Pizza

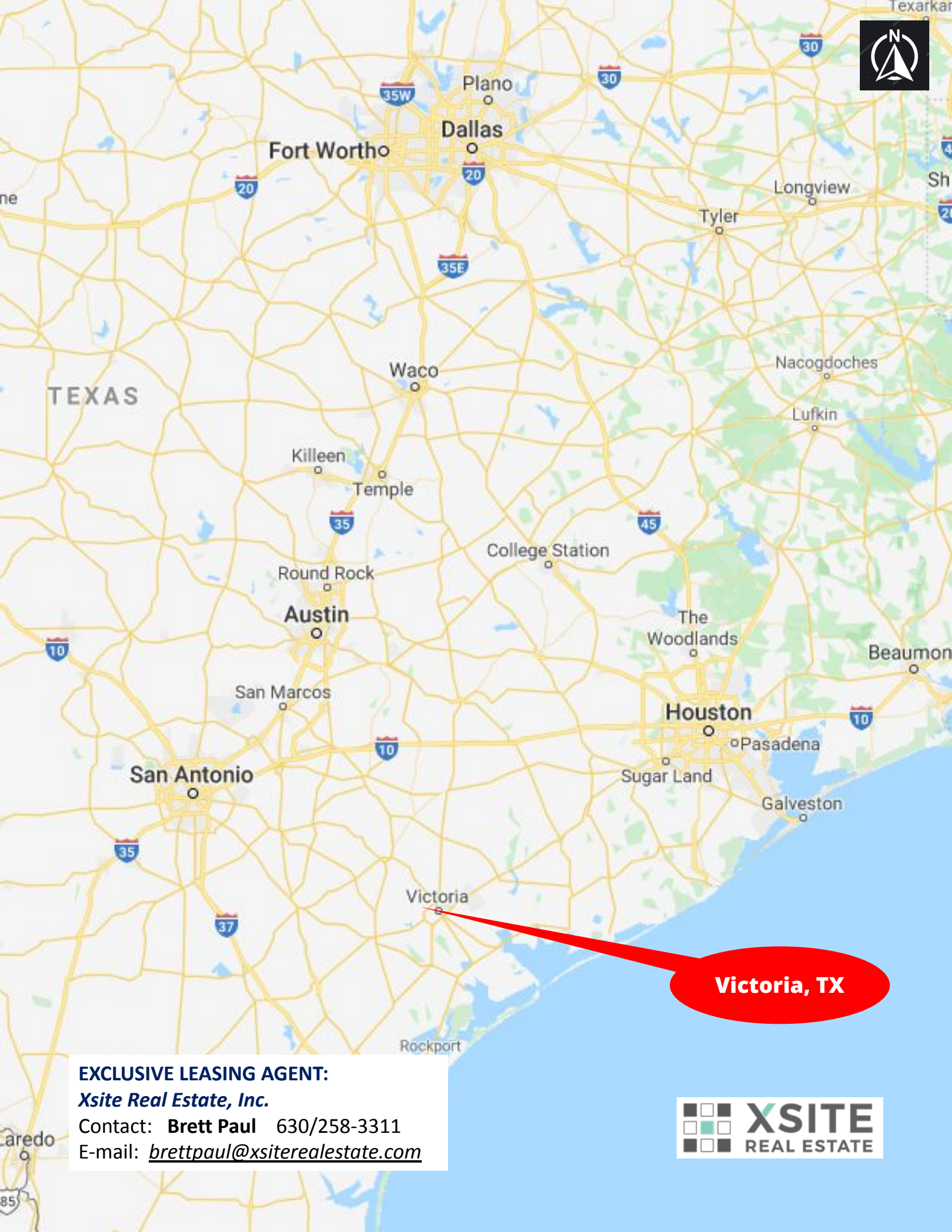
#### Contact:

Brett Paul 630/258-3311

E-mail: [brettpaul@xsiterealestate.com](mailto:brettpaul@xsiterealestate.com)

**Brokers Welcome**



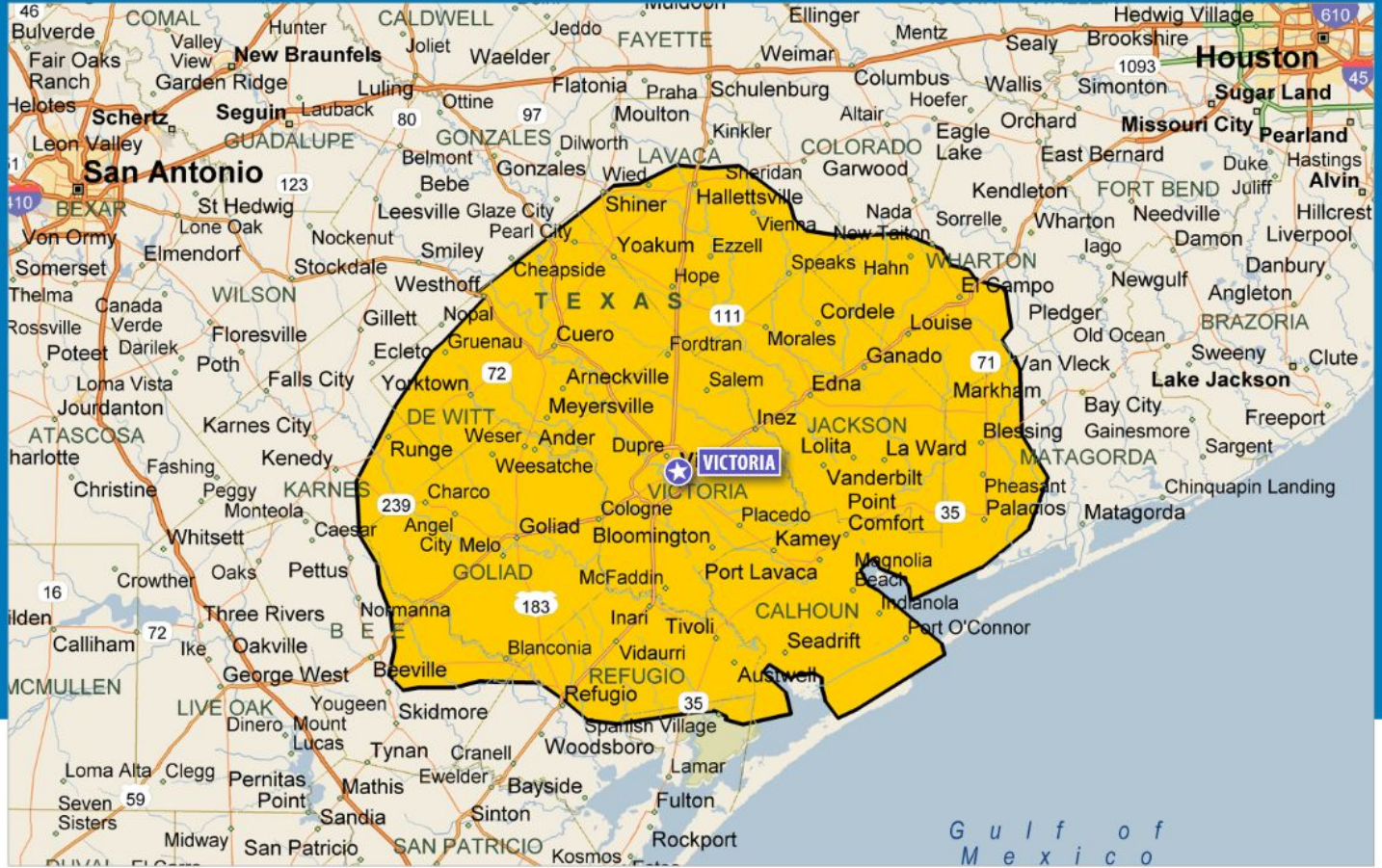


**Victoria, TX**

**EXCLUSIVE LEASING AGENT:**  
*Xsite Real Estate, Inc.*  
Contact: **Brett Paul** 630/258-3311  
E-mail: [brettpaul@xsiterealestate.com](mailto:brettpaul@xsiterealestate.com)



**Retail Trade Area**  
Victoria, Texas



**Contact Information**

**John K. Kaminski, Assistant City Manager**  
City of Victoria  
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Victoria, Texas 77902

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Jkaminski@victoriatx.org  
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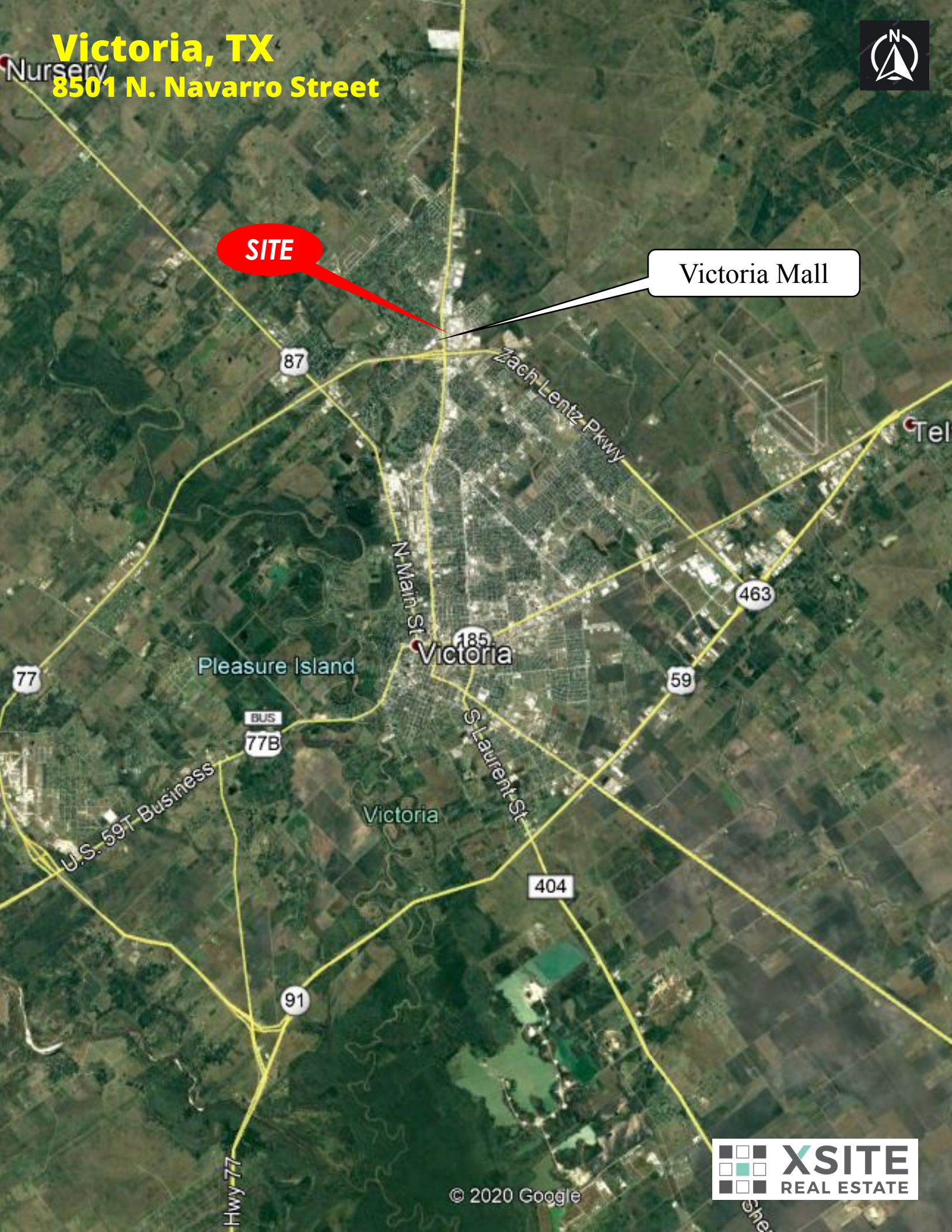
# Victoria, TX

8501 N. Navarro Street



**SITE**

Victoria Mall



# Victoria, TX

## 8501 N. Navarro Street



35,560 ADT



**SITE**

Primrose St.

40,400 ADT

Victoria Mall



Zach Lentz Pkwy

463

77

BUS 77B



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# Victoria, TX

## 8501 N. Navarro Street



Verizon

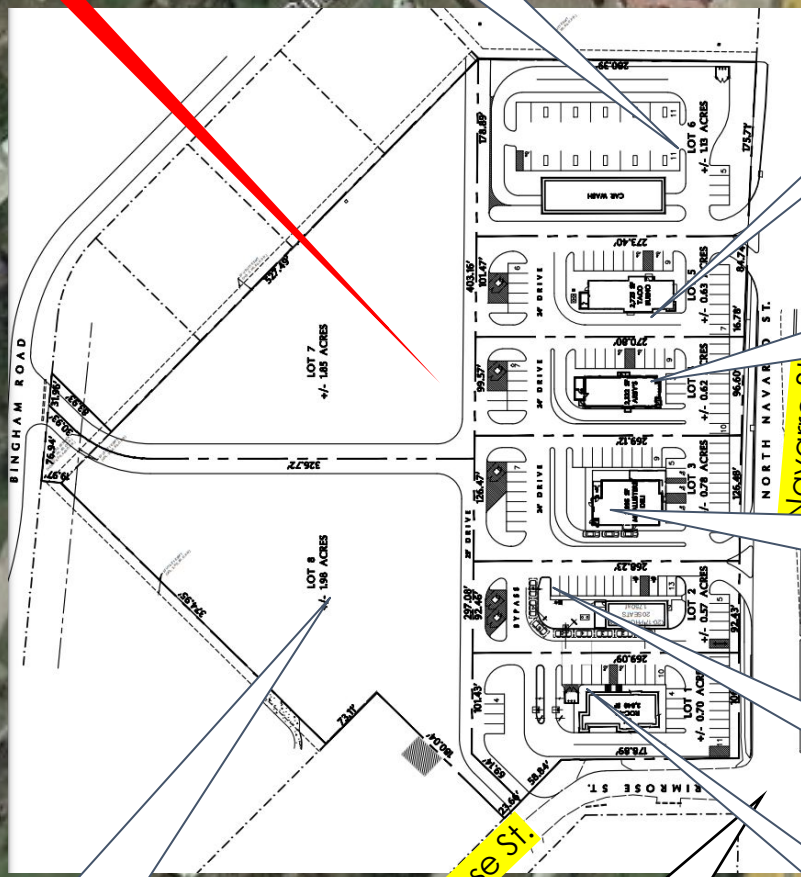
Jim's Big Burger

N Navarro St

**SITE**



**HOBBY LOBBY**



Available  
3.83 Acres  
(Divisible)

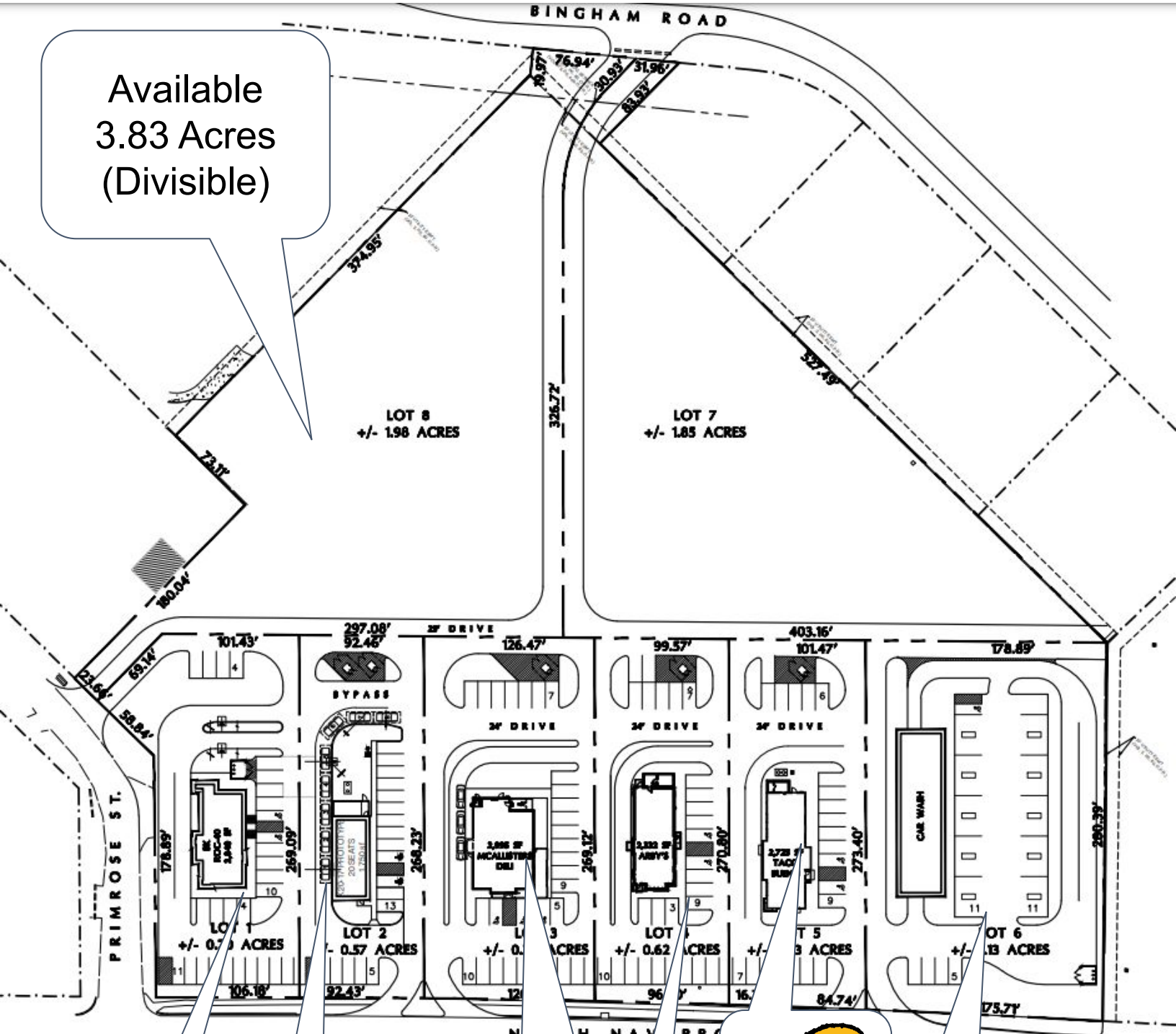
Full access at Primrose & Navarro



# Victoria, TX

## 8501 N. Navarro Street

Available  
3.83 Acres  
(Divisible)



Taco Bueno



SITE  
ESTATE