



Shops at Victoria

SEQ Highway 59 Business & Delmar Drive | Victoria, Texas

Heather Nguyen | Rebecca Le | 281.477.4300

9,520 SF Retail Building Available For Lease in Front of New Walmart



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This property is situated in front of the new Walmart development which has sparked the trend in retailers beginning to expand along the eastern corridor of Houston Highway 59 Business.

Victoria is a hub of distribution, logistical, petrochemical, and industrial activity that services a large portion of south Texas known as "The Golden Crescent." Also home to the Eagle-Ford shale oil and gas exploration project, the area is poised to become the epicenter of energy-related growth for the region. Victoria was named one of the Top Ten Small Southern Markets of 2015 by Southern Business & Development.

Located at the "South Texas Crossroads," this site is positioned near Interstate 69, also known as the NAFTA Super-highway. This corridor links three major ports of entry from Mexico to the larger cities of Houston, San Antonio, and Austin, as well as the American Mid-West and Canada once the project is completed.

This property is approximately one mile from the new Caterpillar hydraulic excavator manufacturing facility, which spans 600,000 SF and will employ 800 people at peak operation.

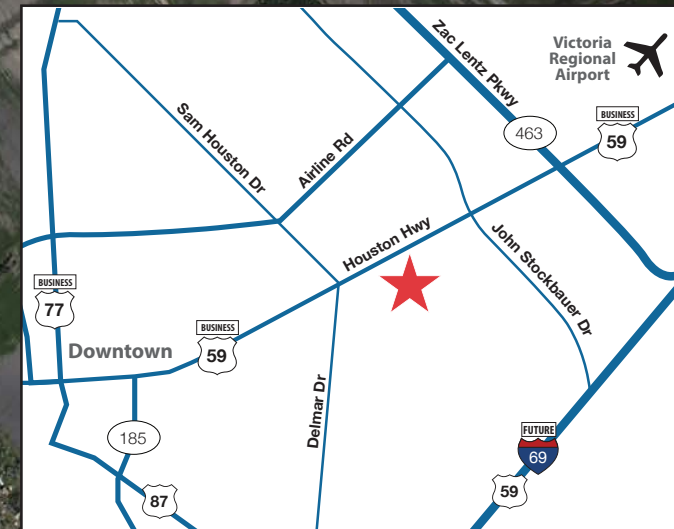
Also along 59 Business, there is Victoria College (9,067 students), The University of Houston - Victoria (4,330 students) and Citizen's Medical Center - a 344 bed, acute care regional hospital.

Traffic Counts:

- 15,867 cars per day on Highway 59 Business (2014 counts)

Traffic Counts:

- Victoria ISD (2,165)
- The Interplast Group (1,975)
- Formosa Plastic (1,663)
- Citizens Medical Center (1,127)
- DeTar Healthcare System (939)
- DOW - Seadrift Operations (600)
- INVISTA (600)
- Ranstad (600)
- Alcoa (599)
- Calhoun ISD (597)



RETAILERS



Demographics	2.00 Mi	3.00 Mi	5.00 Mi
Current Population	23,351	53,842	75,359
Current Households	8,730	20,154	28,764
Average Household Income	\$78,114	\$71,025	\$74,086
Growth Since 2010 Census	8.09%	28.09%	29.57%

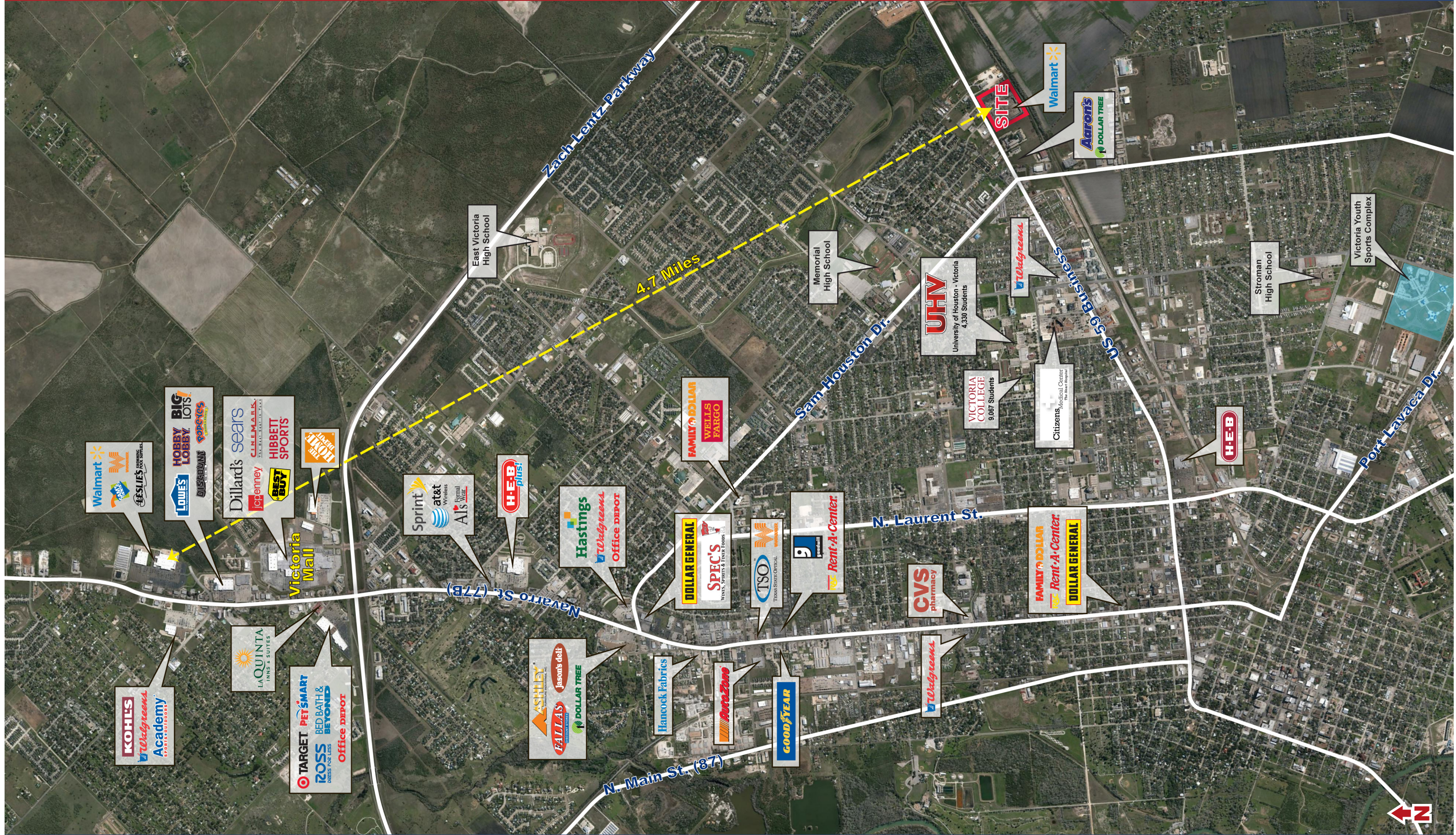
Source: USPS Postal Count, 9/18

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Walmart
ESLIE'S
LOWE'S
BIG HOBBY LOTS!
DISCOUNT STORES
Dillard's
sears
JCPenney
CINEMARK
HIBBETT SPORTS
BEST BUY

Victoria Mall
Sprint
at&t Wireless
AIS
H-E-B plus!

Hastings
Walgreens
Office DEPOT

DOLLAR GENERAL
SPEC'S
TSO
Rent-A-Center

CVS pharmacy
FAMILY DOLLAR
Rent-A-Center
DOLLAR GENERAL

KOHLS
Walgreens
Academy
LA QUINTA
INNS & SUITES
TARGET
PET SMART
BED BATH & BEYOND
ROSS
DRESS FOR LESS
Office DEPOT

ASHLEY
Jason's deli
FALLAS
DOLLAR TREE

Hancock Fabrics
Autozone
GOODYEAR

Walgreens

East Victoria High School

Memorial High School

UHY
University of Houston - Victoria
4,330 Students

VICTORIA COLLEGE
9,067 Students

Citizens Medical Center
The Heart Hospital

H-E-B

Stroman High School

Victoria Youth Sports Complex

SITE

Walmart

Aaron's
DOLLAR TREE



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UHV
Residence Hall
1,200 Rooms

Citizens
Medical Center
The Heart Hospital
1300 Employees

VICTORIA COLLEGE
9,067 Students

UHV
University of Houston - Victoria
4,330 Students

Memorial High School

Remington Apartments
280 Units

Arnold Oil Company

WHATABURGER

6

Quality Systems

Baytown Seafood Restaurant

GULF COAST PAPER CO., INC.

Aaron's
DOLLAR TREE
Coming Soon

Americas Best Value Inn

Highway 59 Business

FASTENAL

Walmart

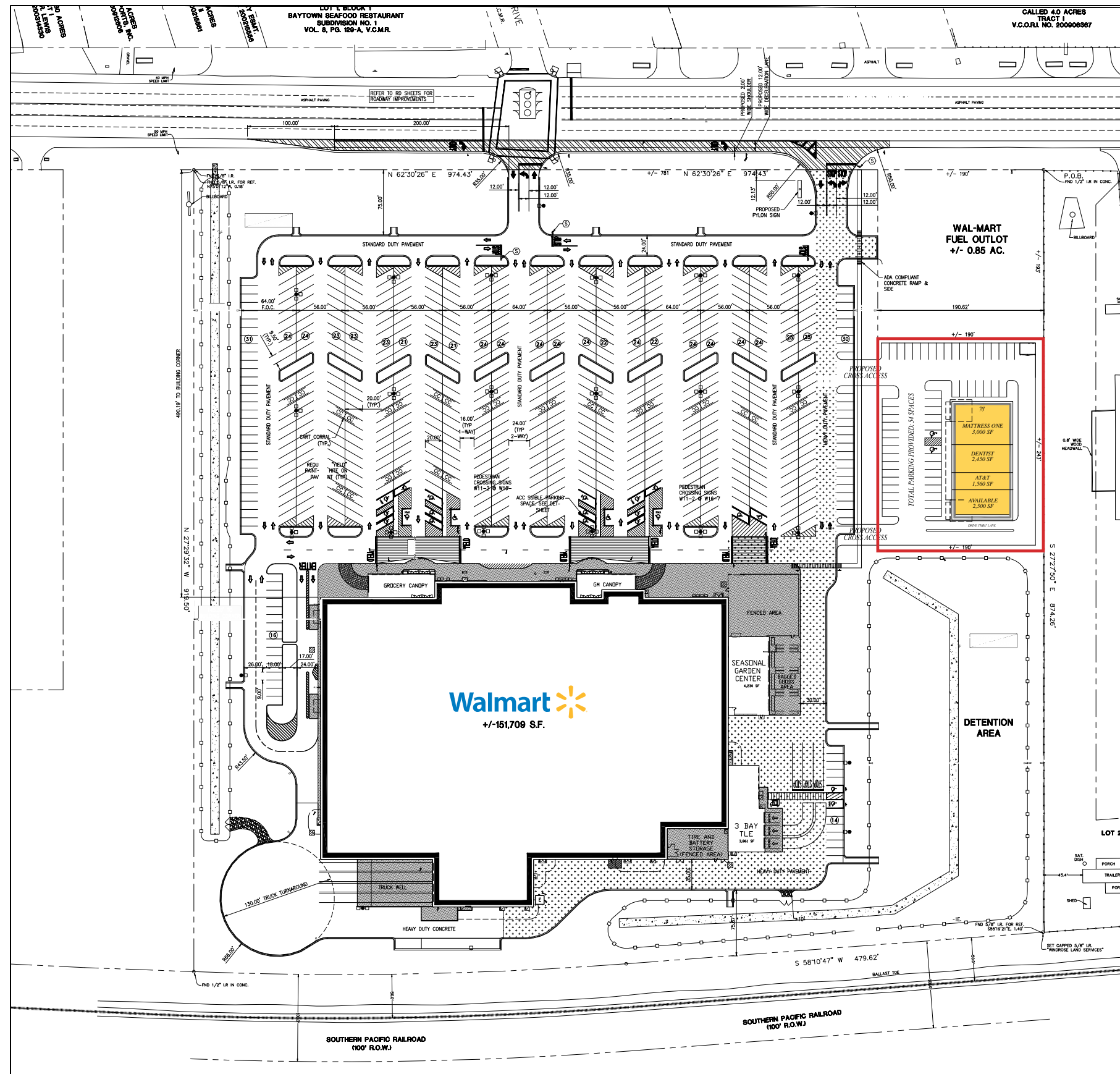
SITE

JET MAINTENANCE Inc.



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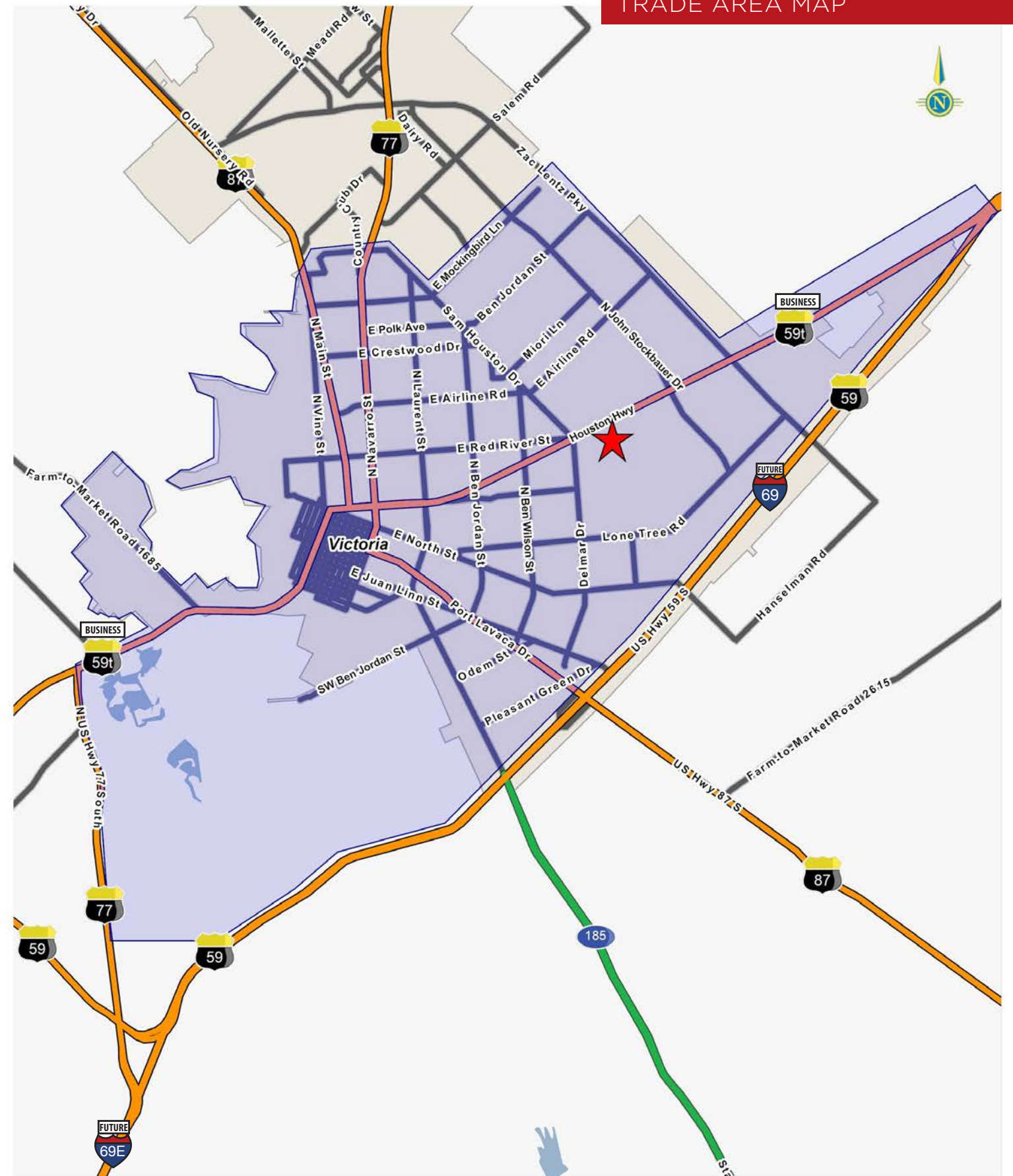
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PHOTOS



TRADE AREA MAP



DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics of 09/18

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	8,730	20,154	28,764
Current Population	23,351	53,842	75,359
2010 Census Average Persons per Household	2.67	2.67	2.62
2010 Census Population	21,913	42,761	59,609
Population Growth 2010 to 2018	8.09%	28.09%	29.57%
CENSUS HOUSEHOLDS			
1 Person Household	24.14%	25.85%	26.69%
2 Person Households	31.90%	30.51%	31.44%
3+ Person Households	43.97%	43.64%	41.87%
Owner-Occupied Housing Units	64.68%	57.43%	57.71%
Renter-Occupied Housing Units	35.32%	42.57%	42.29%
RACE AND ETHNICITY			
2018 Estimated White	73.77%	73.40%	74.58%
2018 Estimated Black or African American	8.87%	8.65%	8.24%
2018 Estimated Asian or Pacific Islander	2.64%	2.04%	1.90%
2018 Estimated Other Races	14.18%	15.35%	14.67%
2018 Estimated Hispanic	48.45%	52.76%	50.64%
INCOME			
2018 Estimated Average Household Income	\$78,114	\$71,025	\$74,086
2018 Estimated Median Household Income	\$67,550	\$57,915	\$61,104
2018 Estimated Per Capita Income	\$29,414	\$26,850	\$28,343
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	32.27%	32.70%	31.48%
2018 Estimated Bachelors Degree	13.49%	12.11%	12.77%
2018 Estimated Graduate Degree	5.88%	5.26%	6.15%
AGE			
2018 Median Age	33.9	33.2	34

Our quest
is your success.

9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

Information About Brokerage Services

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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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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