

# Navarro Commons

Retail Space Available for Lease

NWC of Navarro St & LaSalle Crossing, Victoria, Texas 77904



**Available:** 1,600 SF End Cap

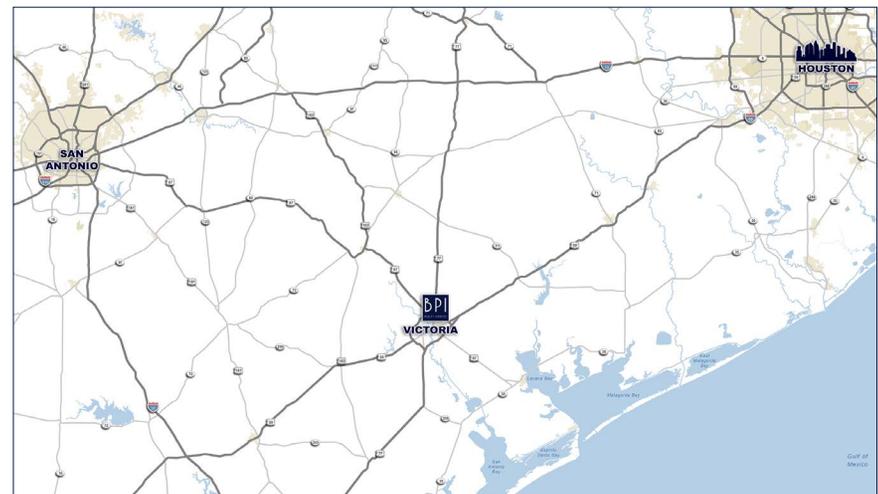
**Pricing:** Call for Pricing

**Description:**

- Anchored by Buffalo Wild Wings
- Located in rapidly expanding and resilient trade area with excellent demographics
- Shared traffic light at intersection for main entrance to Victoria Regional Mall
- Adjacent to Target and Regional Mall

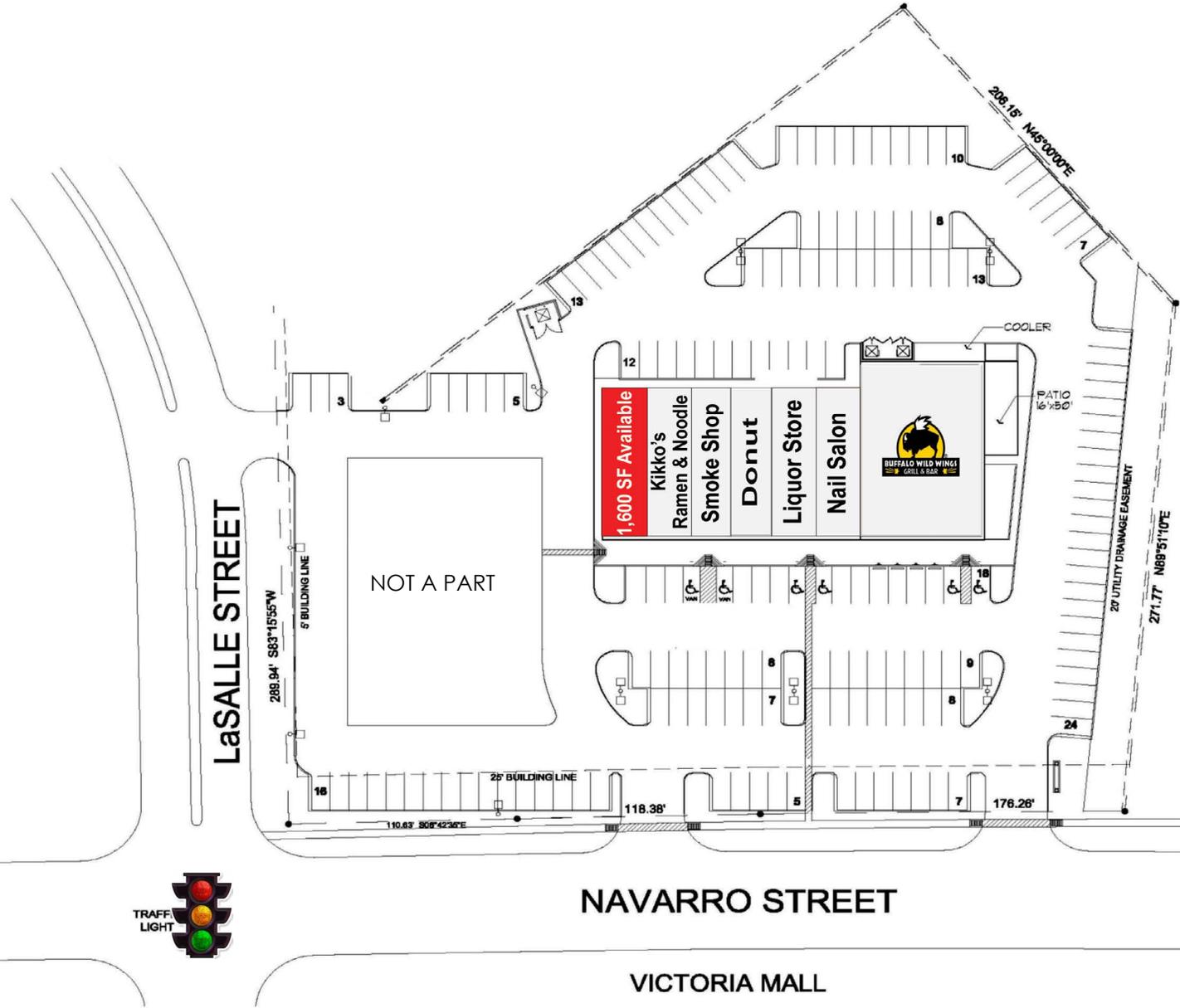
**Traffic Counts:** Loop 463: 34,467 | N Navarro: 20,698 VPD  
(TXDOT '19) (TXDOT '17)

Demographics:	1 mile	3 mile	5 mile
2020 Population	6,602	34,470	60,885
Daytime Population	8,284	36,079	67,764
Average HH Income	\$110,342	\$89,714	\$79,695



For More Information:

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REALTY SERVICES

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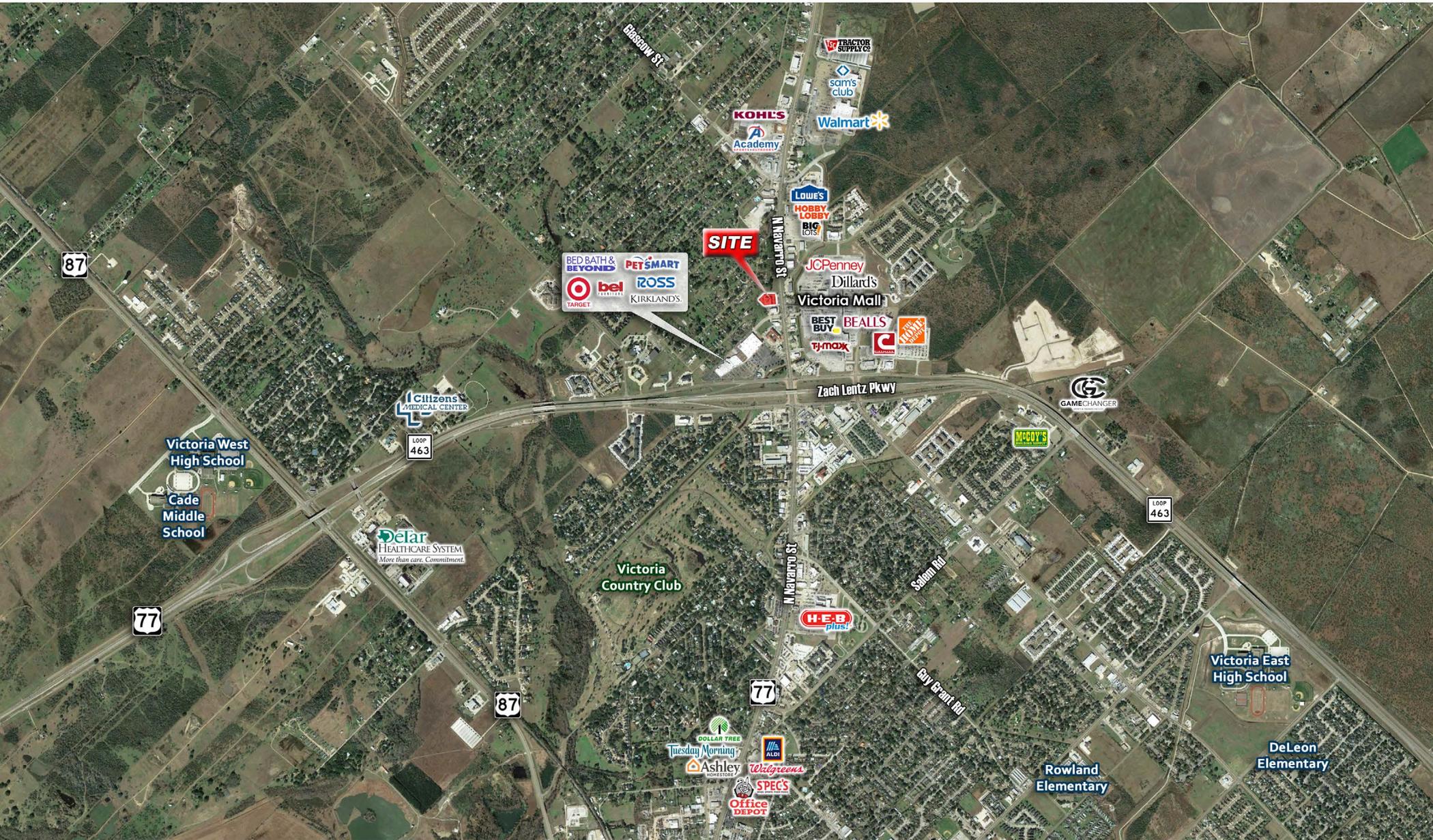
BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

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### 2020 Population (3 mi Radius)

**34,470**

### Households (3 mi Radius)

**2,890**

### Daytime Population (3 mi Radius)

**36,079**

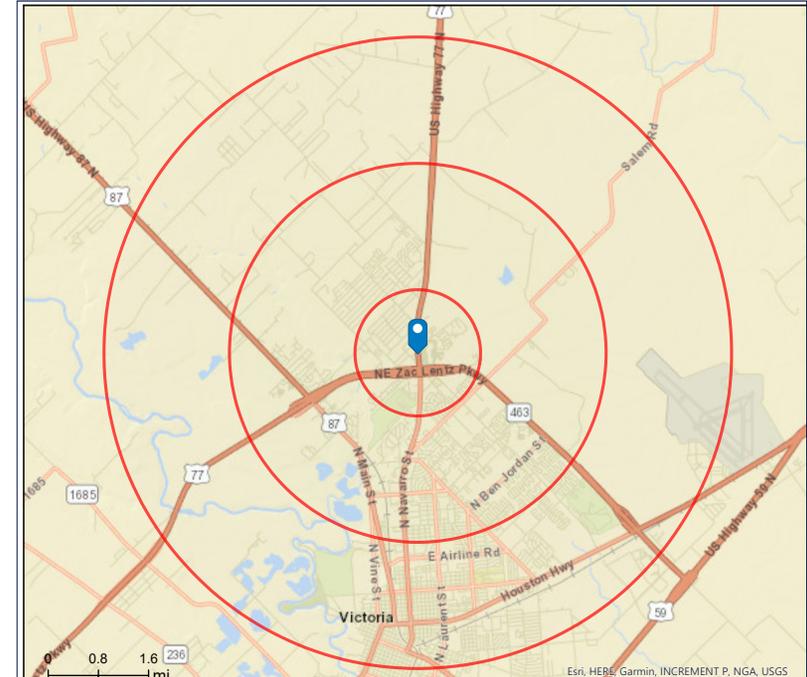
### Average HH Income (3 mi Radius)

**\$89,714**

### Median Home Value (3 mi Radius)

**\$191,787**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	4,491	28,778	53,774
2010 Total Population	5,036	30,670	56,019
2021 Total Population	6,602	34,470	60,885
2021 Group Quarters	79	490	1,565
2026 Total Population	7,171	36,111	63,134
2021-2026 Annual Rate	1.67%	0.93%	0.73%
2021 Total Daytime Population	8,294	36,079	67,764
Workers	4,963	18,477	36,114
Residents	3,331	17,602	31,650
<b>Household Summary</b>			
2000 Households	1,873	10,906	20,064
2000 Average Household Size	2.37	2.61	2.62
2010 Households	2,198	11,941	21,422
2010 Average Household Size	2.27	2.54	2.56
2021 Households	2,890	13,452	23,228
2021 Average Household Size	2.26	2.53	2.55
2026 Households	3,151	14,113	24,119
2026 Average Household Size	2.25	2.52	2.55
2021-2026 Annual Rate	1.74%	0.96%	0.76%
2010 Families	1,522	8,257	14,515
2010 Average Family Size	2.74	3.05	3.10
2021 Families	1,974	9,203	15,598
2021 Average Family Size	2.75	3.05	3.10
2026 Families	2,146	9,625	16,152
2026 Average Family Size	2.74	3.05	3.11
2021-2026 Annual Rate	1.68%	0.90%	0.70%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,024	11,683	21,774
Owner Occupied Housing Units	61.6%	58.8%	56.3%
Renter Occupied Housing Units	30.9%	34.5%	35.8%
Vacant Housing Units	7.5%	6.6%	7.9%
2010 Housing Units	2,302	12,794	23,301
Owner Occupied Housing Units	61.9%	59.0%	55.4%
Renter Occupied Housing Units	33.6%	34.4%	36.6%
Vacant Housing Units	4.5%	6.7%	8.1%
2021 Housing Units	3,096	14,605	25,806
Owner Occupied Housing Units	50.5%	55.0%	52.5%
Renter Occupied Housing Units	42.8%	37.1%	37.5%
Vacant Housing Units	6.7%	7.9%	10.0%
2026 Housing Units	3,350	15,234	26,699
Owner Occupied Housing Units	52.2%	56.4%	53.8%
Renter Occupied Housing Units	41.9%	36.3%	36.5%
Vacant Housing Units	5.9%	7.4%	9.7%
<b>Median Household Income</b>			
2021	\$76,362	\$67,438	\$58,272
2026	\$82,983	\$75,293	\$63,728
<b>Median Home Value</b>			
2021	\$222,214	\$191,787	\$177,783
2026	\$262,879	\$246,400	\$238,389
<b>Per Capita Income</b>			
2021	\$44,667	\$35,091	\$30,533
2026	\$49,482	\$39,154	\$33,936
<b>Median Age</b>			
2010	39.6	36.0	35.6
2021	41.0	37.6	37.1
2026	41.3	38.2	37.6



	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	2,890	13,452	23,228
<\$15,000	7.2%	9.4%	10.8%
\$15,000 - \$24,999	7.8%	8.8%	11.1%
\$25,000 - \$34,999	8.7%	8.0%	9.2%
\$35,000 - \$49,999	10.6%	10.3%	11.7%
\$50,000 - \$74,999	14.8%	17.5%	17.5%
\$75,000 - \$99,999	13.3%	15.9%	15.1%
\$100,000 - \$149,999	14.8%	14.6%	12.5%
\$150,000 - \$199,999	11.5%	8.9%	7.2%
\$200,000+	11.3%	6.5%	5.1%
Average Household Income	\$110,342	\$89,714	\$79,695
<b>2021 Population 25+ by Educational Attainment</b>			
Total	4,612	23,165	40,737
Less than 9th Grade	2.4%	2.6%	4.8%
9th - 12th Grade, No Diploma	2.5%	4.8%	7.7%
High School Graduate	20.1%	24.7%	26.3%
GED/Alternative Credential	3.3%	3.4%	4.0%
Some College, No Degree	27.8%	25.6%	23.5%
Associate Degree	8.5%	10.2%	9.7%
Bachelor's Degree	19.8%	18.5%	15.6%
Graduate/Professional Degree	15.7%	10.2%	8.4%



# 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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