

## OFFERING MEMORANDUM

# OFFICE/RETAIL BUILDING - FOR SALE

119 East Main Street, Cuero, TX 77954

**FOR SALE: \$275,000**



**7,360 SF | 0.09 ACRES | 1920**

## CONTACTS

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## OFFERING MEMORANDUM

# 119 EAST MAIN ST

Cuero, TX 77954

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### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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## EXECUTIVE SUMMARY

# 119 EAST MAIN ST

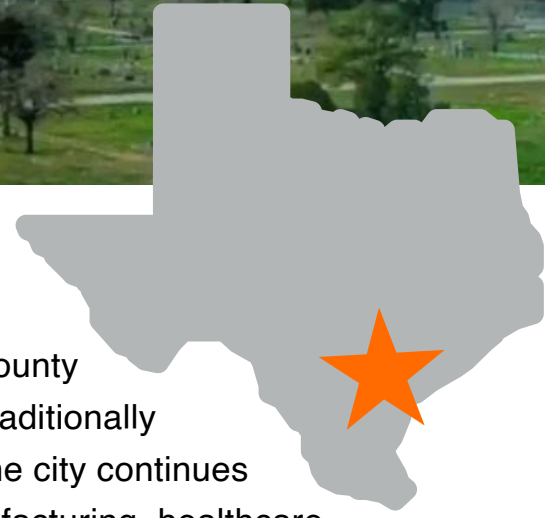
Cuero, TX 77954

Located directly on Main Street in downtown Cuero, this property benefits from excellent visibility and a traditional small-town commercial setting. The surrounding area includes retail, dining, and civic uses.

The building is suitable for retail, office, or mixed-use applications and aligns well with owner-user or investor demand. Main Street frontage provides branding and signage opportunities.

Cuero's established downtown corridor supports consistent foot and vehicle traffic, making this asset a solid candidate for long-term ownership.





## Cuero, TX

Cuero is a historic South Texas community located in DeWitt County between San Antonio, Houston, Corpus Christi, and Victoria. Traditionally rooted in agriculture, ranching, and energy-related industries, the city continues to serve as an important regional hub for oilfield services, manufacturing, healthcare, and logistics operations. Its strategic location along major transportation corridors provides convenient access to larger Texas metro markets while maintaining the affordability and flexibility of a smaller community. Culturally, Cuero is widely recognized for its deep Texas heritage and strong sense of community identity. Nicknamed the “Turkey Capital of the World,” the city is home to the annual Turkeyfest celebration, which draws visitors from across the region. Downtown Cuero features preserved historic architecture, locally owned shops, and community gathering spaces that reflect the area’s blend of rural tradition and small-town charm. Residents benefit from a slower pace of life while still having access to regional employment centers and amenities. Cuero’s location is one of its strongest advantages. Positioned along US-87 and near major state highways, the city offers direct connectivity to San Antonio, Victoria, the Gulf Coast, and South Texas energy markets. Its proximity to larger industrial and port-driven economies, combined with lower operating costs and available land, continues to attract agricultural, industrial, and commercial investment throughout the region.



# DEMOGRAPHIC SUMMARY

CUERO, TX

## POPULATION

Cuero  
**8,165**

State: Texas 30.3 Million

## MEDIAN AGE

Cuero  
**39.4 Years**

State: Texas 35.5 Years

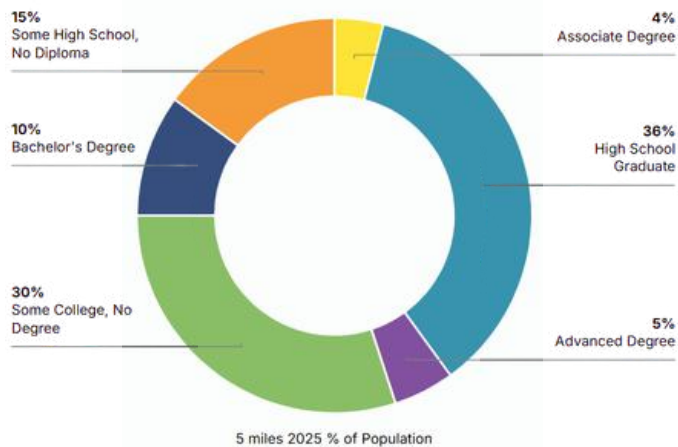
## MEDIAN HOUSEHOLD INCOME

Cuero  
**\$56,480**

State: Texas \$76,292

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



## 2024 STATISTICS

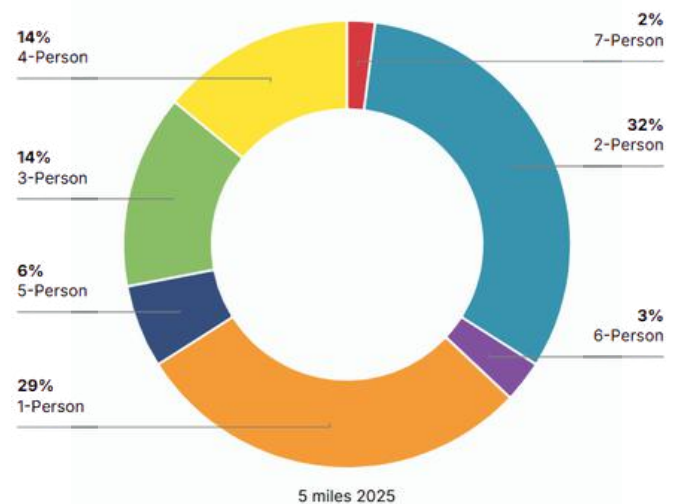
	2 Mile	5 Mile	10 Mile
Population 2024	8,933	10,367	11,924
Total Households	3,071	3,441	4,057
Avg Household Size	2.5	2.5	2.5
Avg Household Income	\$88,001	\$87,984	\$88,204

## ECONOMIC INDICATORS

**6.3%** Cuero Unemployment Rate

**4.2%** U.S. Unemployment Rate

## HOUSEHOLDS



Cuero  
**2,247**

State: Texas 10.75 Million



Average Household Size



# LOCATION OVERVIEW



## HIGHWAY ACCESS

**US-87** – Primary north-south highway running directly through Cuero; connects the city north to San Antonio and south to Victoria and the Texas Gulf Coast, serving as a major commercial and freight corridor for South Texas.

**US-183** – Regional north-south route intersecting near Cuero; provides access north toward Austin and south toward Gonzales and Refugio, supporting regional industrial and agricultural transportation.

**TX-72** – East-west state highway linking Cuero with Yorktown and Kenedy to the west and Yorktown to the east; supports movement throughout the Eagle Ford Shale and broader South Texas energy region.

**TX-119** – Connector highway running northeast from Cuero toward Yorktown and surrounding rural communities, providing local and regional access for agricultural and industrial traffic.

**I-10** – Located approximately 30 miles north of Cuero via US-183; major interstate corridor



## AIRPORT PROXIMITY

**Jackson County Airport (26R / K26R)** – Local public-use airport about 3–4 miles northeast of Edna’s CBD, handling mostly general aviation and small aircraft operations – useful for business travel, air services, and local connectivity.

**Victoria Regional Airport (VCT)** – ~18–21 miles southwest, this small commercial airport offers limited scheduled passenger service and general aviation support, and is the closest airport with broader connectivity.

**Calhoun County Airport (KPKV)** – ~22 miles southeast at Port Lavaca, additional general aviation services.

# SITE OVERVIEW

## SITE

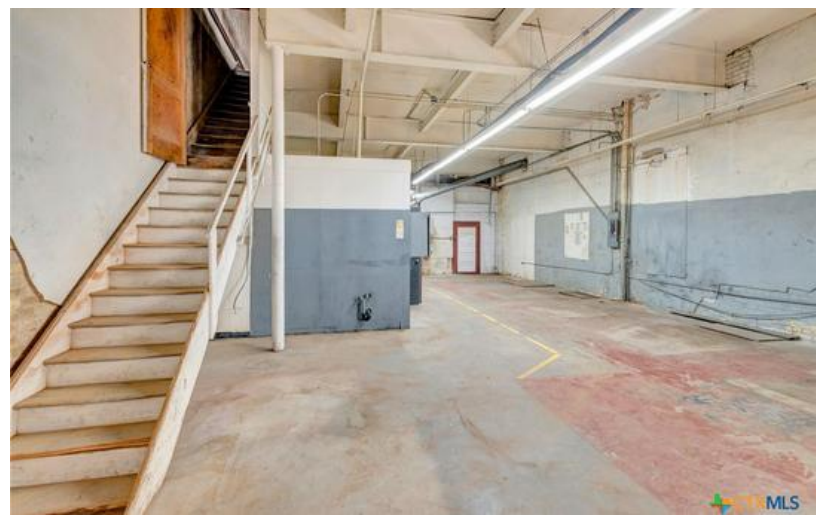
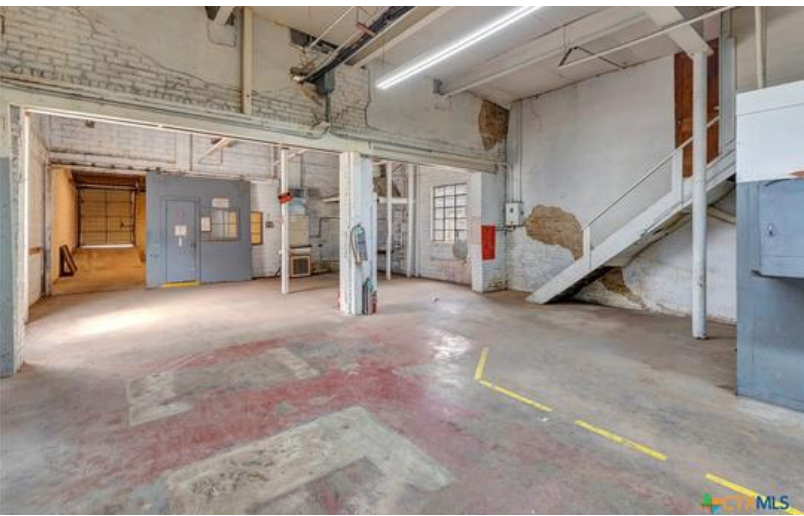
Property Type:	Retail
Year Built:	1920
Zoning:	Commercial (NEC)
Total SF:	7,360 SF
Acres:	0.09 AC
Stories:	2

## OPERATING EXPENSES

Taxes:	\$1,636.89
Insurance:	\$470.00
Utilities:	\$10,128.00
<b>TOTAL</b>	<b>\$12,234.89</b>











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