

VILLAGE CENTER & PROFESSIONAL

AVAILABLE FOR LEASE
±23,995 SF



PROPERTY HIGHLIGHTS

- Shopping center and office complex located in the heart of Victoria
- Grocery store space available
- Excellent Visibility & Easy Access
- Located almost adjacent to HEB
- Total SF: 118,827
- Parking: 6.26/1,000



LOCATION

2502 N. Laurent Street,
Victoria, TX 77901



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AREA TRAFFIC GENERATORS



RATES

Call for Pricing



TRAFFIC COUNTS (TXDOT)

14,440 VPD
Laurent St

11,492 VPD
Airline Rd

MICHAEL MOULTON

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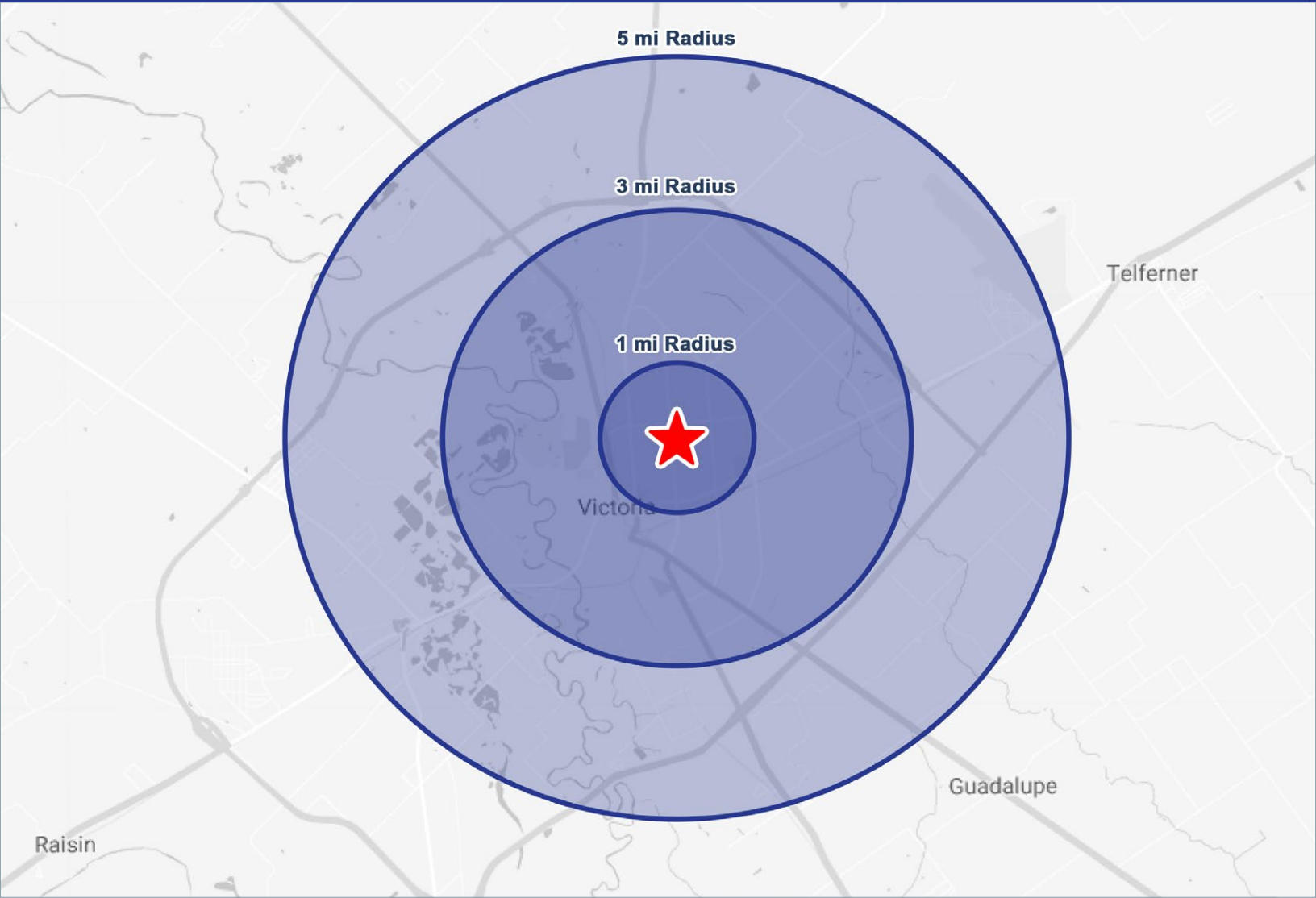
MICHAEL FINKELSHEYN

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2023 DEMOGRAPHICS

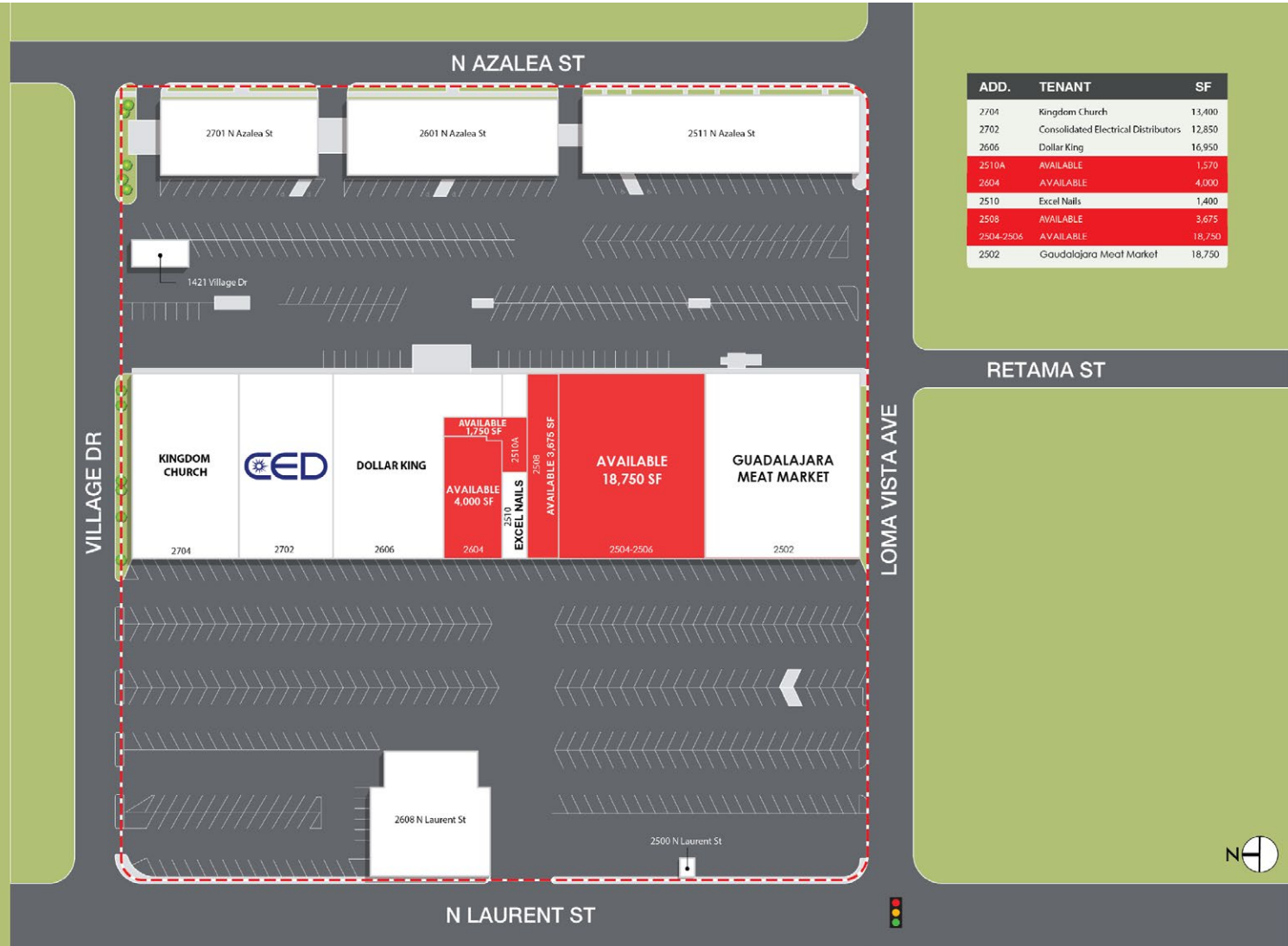
	1 Mile	3 Mile	5 Mile
Total Population	11,165	55,295	66,091
Households	4,232	21,094	25,458
Average HH Income	\$59,248	\$71,478	\$77,126
Total Employees	9,838	30,684	39,155

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ADD.	TENANT	SF
2704	Kingdom Church	13,400
2702	Consolidated Electrical Distributors	12,850
2606	Dollar King	16,950
2510A	AVAILABLE	1,570
2604	AVAILABLE	4,000
2510	Excel Nails	1,400
2508	AVAILABLE	3,675
2504-2506	AVAILABLE	18,750
2502	Guadalajara Meat Market	18,750

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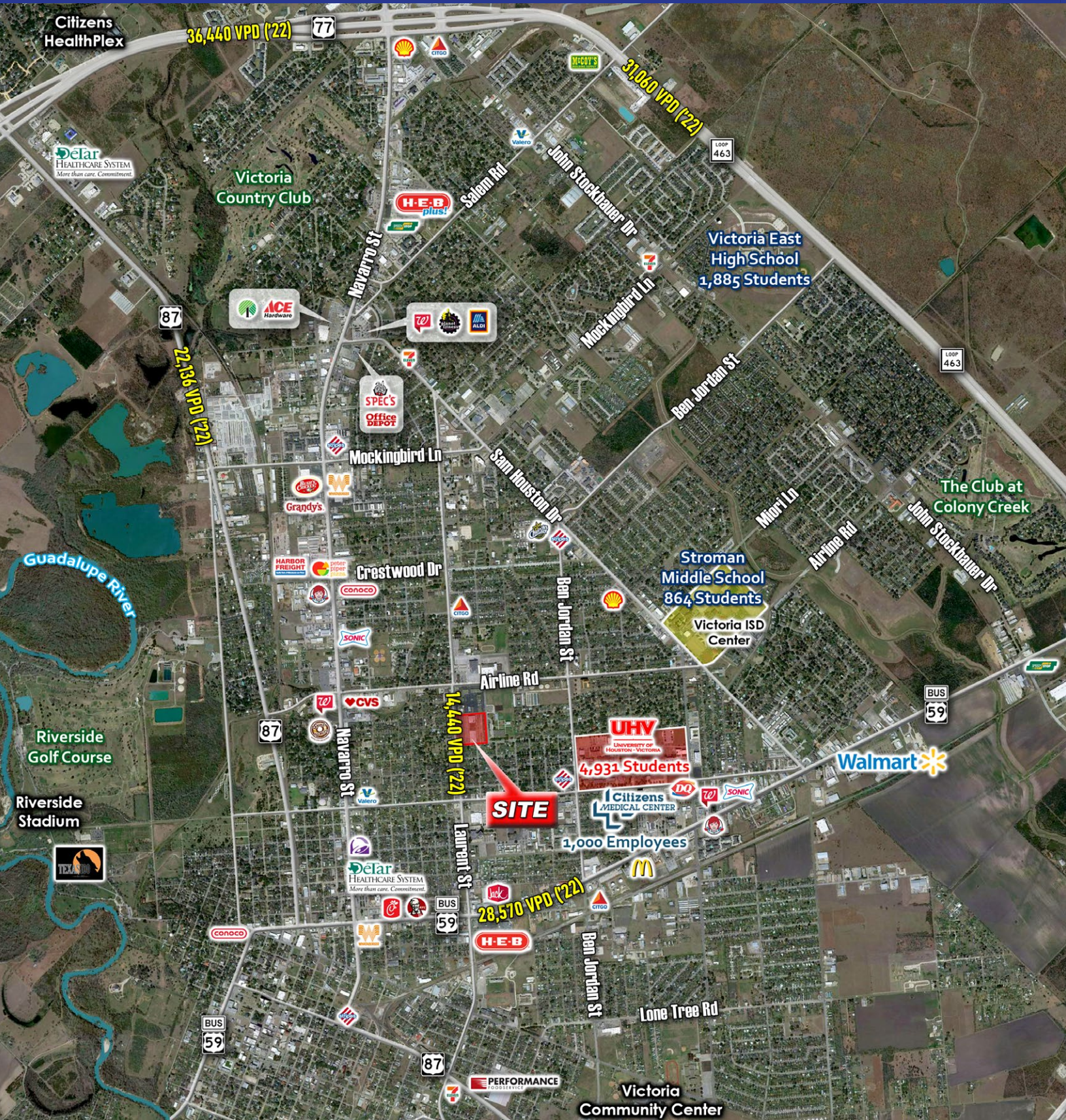
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SHADOWOOD
REALTY PARTNERS



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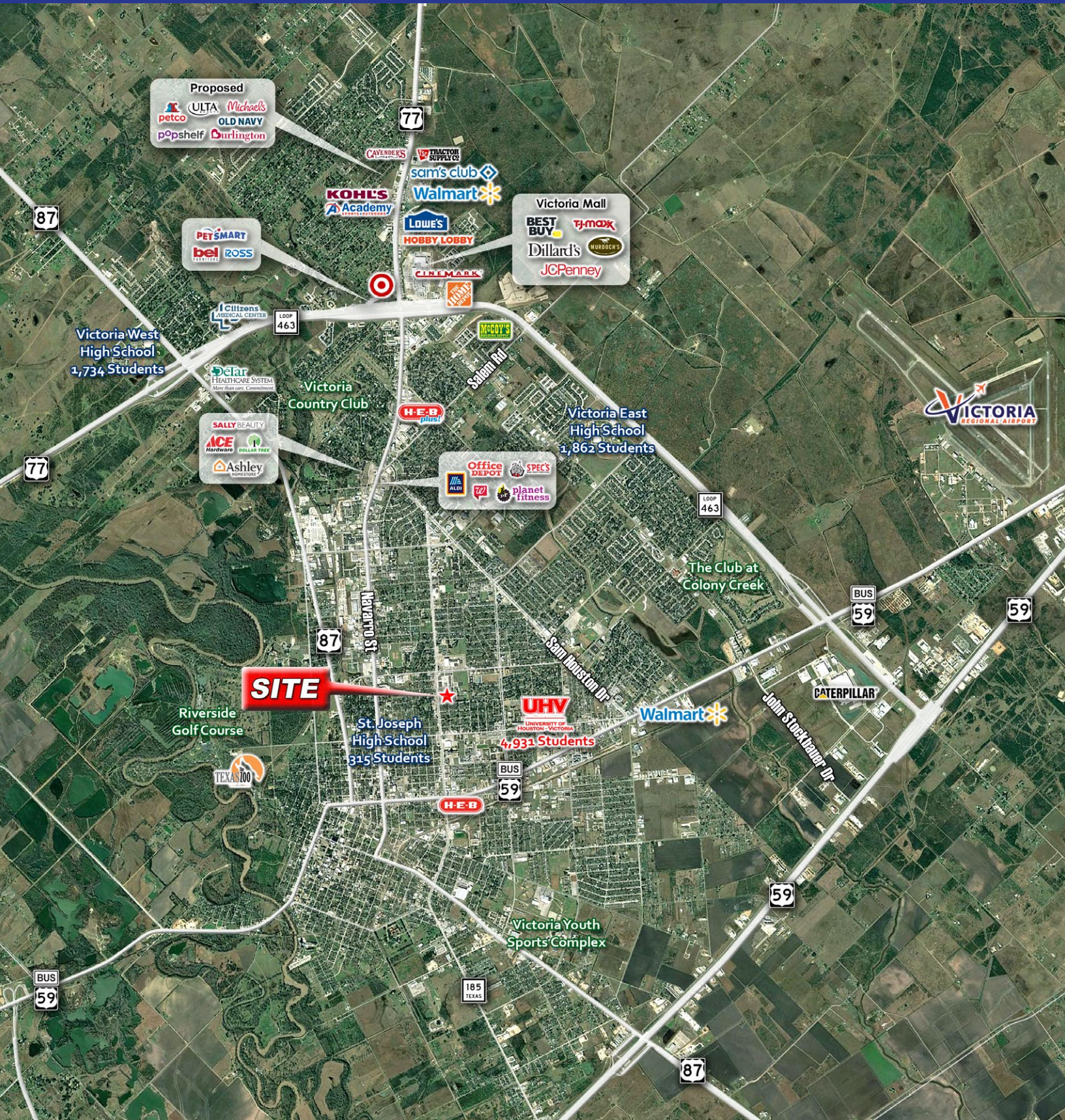
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Shadowood Realty Partners LLC	9015483		713-614-8116
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
Michael Moulton	673249	michael.moulton@ShadowoodRP.com	281-687-7986
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