

VICTORIA, TEXAS INVESTMENT SALE

SW CORNER OF N LAURANT AND E AIRLINE
2929 North Laurent Street Victoria, TX 77901



FOR SALE

SALES PRICE
\$1,672,680

AVAILABLE SPACE
7,792 SF

Sydney Martin del Campo
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Gustavo Lopez
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(281) 445-0033

PROPERTY HIGHLIGHTS

- Great location on the signalized intersection of North Laurent Street and East Airline Road with excellent visibility and access
- Strong surrounding demographics and proximity to retail, residential neighborhoods, and major employers
- Two freestanding buildings, both 100% leased. Tenant is Water Well Cafe
- Water Well Cafe is a family owned and operated restaurant that Victoria locals love. Voted Best of the Best overall restaurant in Victoria for the year 2022
- Absolute NNN lease with a fully passive ownership structure – ideal for hands-off investors
- Brand-new HVAC system, installed August 2026 – no near-term replacement costs for tenants/buyer



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2026



54,609
POPULATION
3-MILE RADIUS



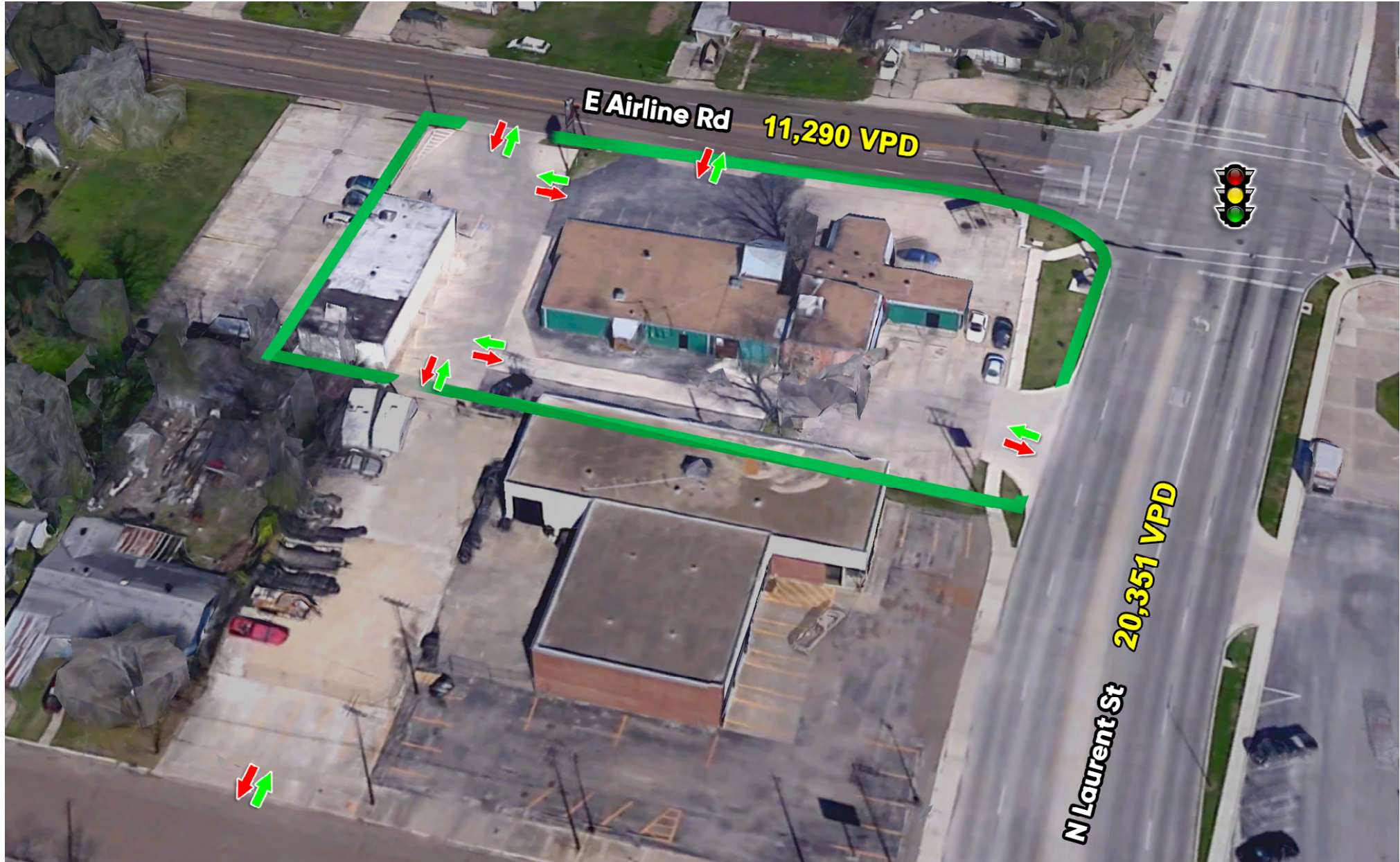
\$84,581
AVG HH INCOME
3-MILE RADIUS



41,415
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
N Laurent Street: 20,351 VPD
East Airline Rd. : 11,290 VPD
(Placer Ai 2024)

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**Company Details:****Trade Name:** Water Well Cafe**Headquartered:** Victoria, TX**# of Locations:** 1 location**Website:** <https://www.facebook.com/thewaterwellcafe/>**Description:**

Open since 2021, The Water Well Cafe offers a cozy atmosphere and a diverse menu of Southern comfort food. Voted Best of the Best Overall Restaurant in 2022. Patrons frequently praise the generous portions and friendly service, making it a favorite spot for both locals and visitors. Signature dishes like the chicken fried steak and unique salads have garnered particular acclaim. Whether you're stopping by for breakfast or lunch, The Water Well Cafe provides a satisfying dining experience that leaves guests eager to return.

Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Rental Rates					CAM Revenue (Annual)	Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF			
	Water Well Cafe	7,792	97.58%	06/01/26	09/30/33	CURRENT	\$10,454	\$1.34	\$125,451	\$16.10	\$31,168	NNN	
						10/01/2027	\$10,768	\$1.38	\$129,215	\$16.56			
						10/01/2028	\$11,091	\$1.42	\$133,091	\$17.04			
						10/01/2029	\$11,424	\$1.47	\$137,084	\$17.64			
						10/01/2030	\$11,766	\$1.51	\$141,196	\$18.12			
						10/01/2031	\$12,119	\$1.56	\$145,432	\$18.72			
						10/01/2032	\$12,483	\$1.60	\$149,795	\$19.20			
Totals:		7,792					\$10,454				\$31,168		

OFFERING SUMMARY

ADDRESS	2929 North Laurent Street Victoria TX 77901
COUNTY	Victoria
GLA (SF)	7,792 SF
LAND ACRES	.75
LAND SF	32,668 SF
YEAR BUILT	1961

FINANCIAL SUMMARY

PRICE	\$1,672,680
PRICE PSF	\$209.48
OCCUPANCY	100%
NOI (CURRENT)	\$125,451.20
CAP RATE (CURRENT)	7.5%

DEMOGRAPHICS

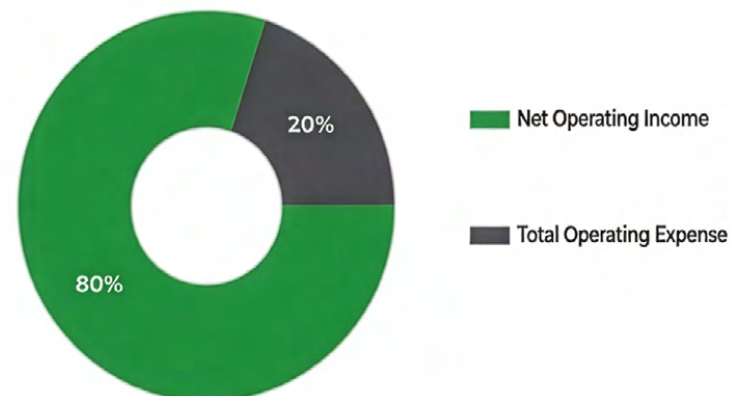
	3 MILE	5 MILE	10 MILE
2026 POPULATION	55,074	66,828	79,803
2026 MEDIAN HH INCOME	\$66,682	\$71,245	\$73,860
2026 AVERAGE HH INCOME	\$86,364	\$92,036	\$95,462

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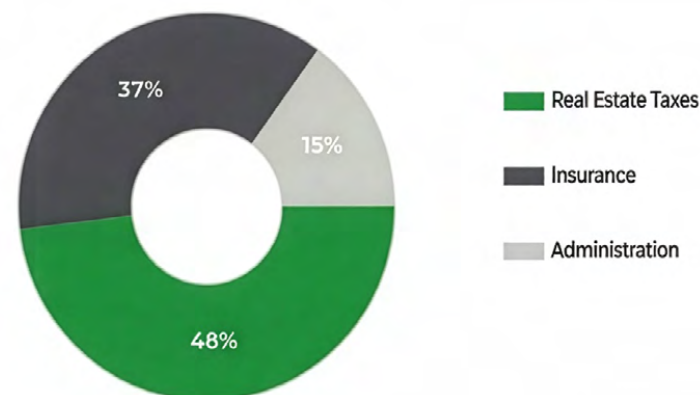
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$156,619	\$157,793
Total Gross Revenue	\$156,619	\$157,793
Occupancy	100.00%	
Effective Gross Income	\$156,619	
Less Expenses	\$31,168	19.90%
Net Operating Income	\$125,451	

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$15,000	
Insurance	\$11,502	
Administration	\$4,666	
Total Operating Expense	\$31,168	
Expense / SF	\$4.00	
% of EGI	19.90%	

REVENUE ALLOCATION CURRENT



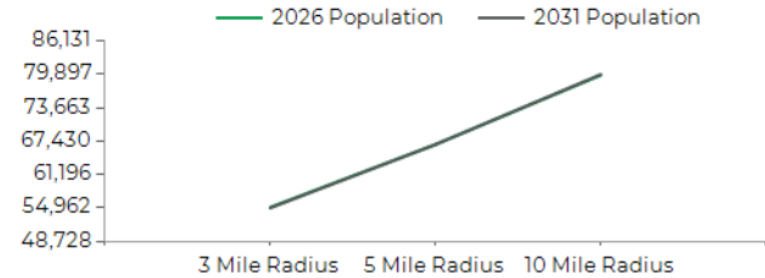
DISTRIBUTION OF EXPENSES CURRENT



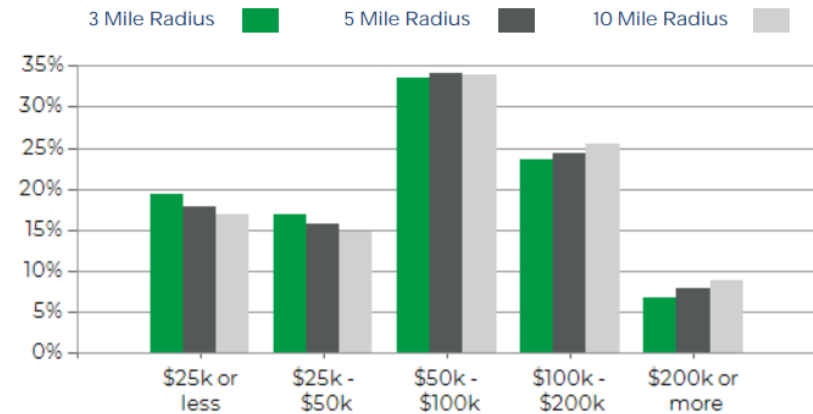
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POPULATION	3 MILE	5 MILE	10 MILE
2000 Population	53,702	62,533	73,613
2010 Population	55,109	64,629	76,020
2026 Population	55,074	66,828	79,803
2031 Population	54,962	66,814	79,897
2026 African American	4,513	4,929	5,273
2026 American Indian	464	553	666
2026 Asian	1,014	1,330	1,379
2026 Hispanic	31,364	35,599	40,226
2026 Other Race	8,637	9,701	10,853
2026 White	27,479	35,163	44,126
2026 Multiracial	12,926	15,108	17,457
2026-2031: Population: Growth Rate	-0.20%	0.00%	0.10%

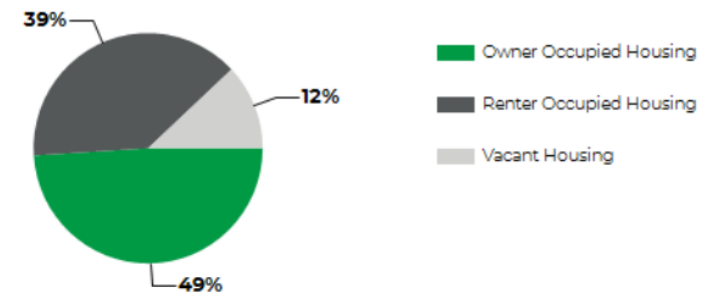
2026 HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
less than \$15,000	1,779	2,034	2,357
\$15,000-\$24,999	2,434	2,683	2,950
\$25,000-\$34,999	1,818	1,992	2,172
\$35,000-\$49,999	1,848	2,140	2,483
\$50,000-\$74,999	4,121	4,931	5,916
\$75,000-\$99,999	3,128	4,058	4,725
\$100,000-\$149,999	4,190	5,184	6,463
\$150,000-\$199,999	903	1,245	1,522
\$200,000 or greater	1,443	2,105	2,747
Median HH Income	\$66,682	\$71,245	\$73,860
Average HH Income	\$86,364	\$92,036	\$95,462



2026 Household Income



2026 Own vs. Rent - 3 Mile Radius

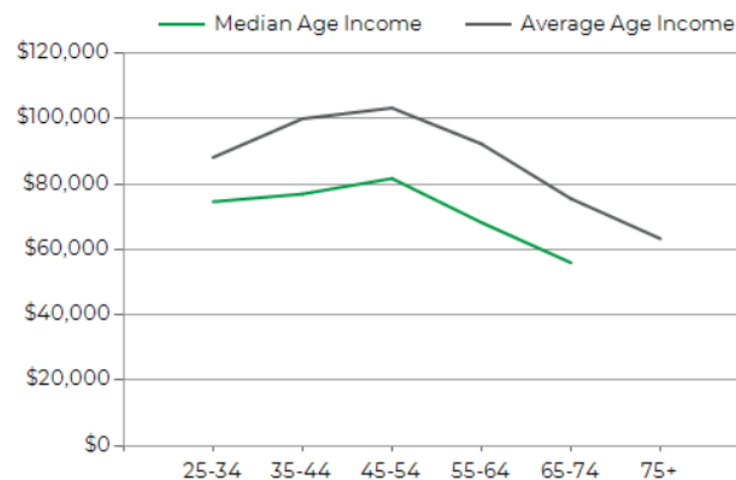
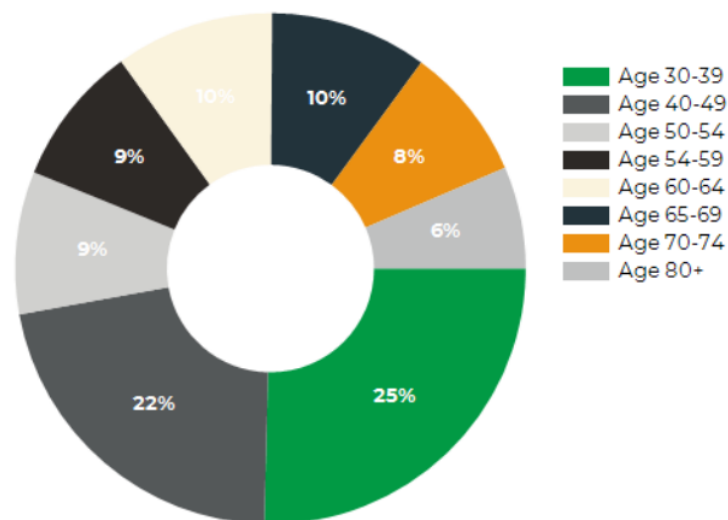


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2026 POPULATION BY AGE	3 MILE	5 MILE	10 MILE
2026 Population Age 30-34	3,970	4,731	5,490
2026 Population Age 35-39	3,748	4,472	5,265
2026 Population Age 40-44	3,551	4,301	5,098
2026 Population Age 45-49	3,061	3,768	4,603
2026 Population Age 50-54	2,747	3,404	4,152
2026 Population Age 55-59	2,708	3,352	4,168
2026 Population Age 60-64	3,055	3,723	4,658
2026 Population Age 65-69	3,028	3,692	4,639
2026 Population Age 70-74	2,578	3,210	3,933
2026 Population Age 75-79	1,965	2,548	3,071
2026 Population Age 80-84	1,150	1,498	1,791
2026 Population Age 85+	1,046	1,449	1,687
2026 Population Age 18+	42,001	51,171	61,275
2026 Median Age	37	37	38
2031 Median Age	38	38	39

2026 INCOME BY AGE	3 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$74,588	\$77,999	\$79,353
Average Household Income 25-34	\$88,137	\$93,257	\$95,392
Median Household Income 35-44	\$76,944	\$81,967	\$85,989
Average Household Income 35-44	\$99,975	\$106,542	\$112,134
Median Household Income 45-54	\$81,697	\$87,628	\$90,957
Average Household Income 45-54	\$103,269	\$112,075	\$116,572
Median Household Income 55-64	\$68,222	\$75,366	\$78,245
Average Household Income 55-64	\$92,278	\$99,359	\$103,606
Median Household Income 65-74	\$55,931	\$59,824	\$61,988
Average Household Income 65-74	\$75,510	\$80,339	\$82,582
Average Household Income 75+	\$63,260	\$66,550	\$67,890

Population By Age



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DIVERSITY INDEX	3 MILE	5 MILE	10 MILE
Diversity Index (+5 years)	83	83	82
Diversity Index (current year)	83	82	81
Diversity Index (2020)	83	82	81
Diversity Index (2010)	71	70	68

POPULATION BY RACE



3 MILE



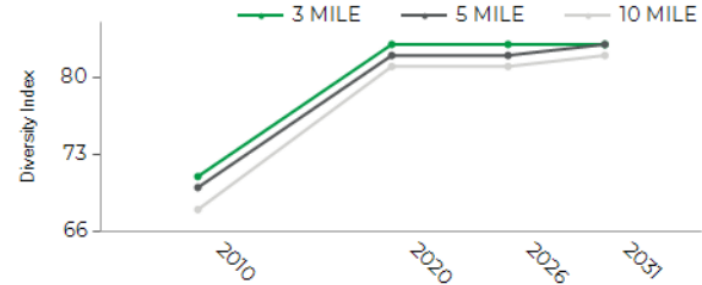
5 MILE



10 MILE

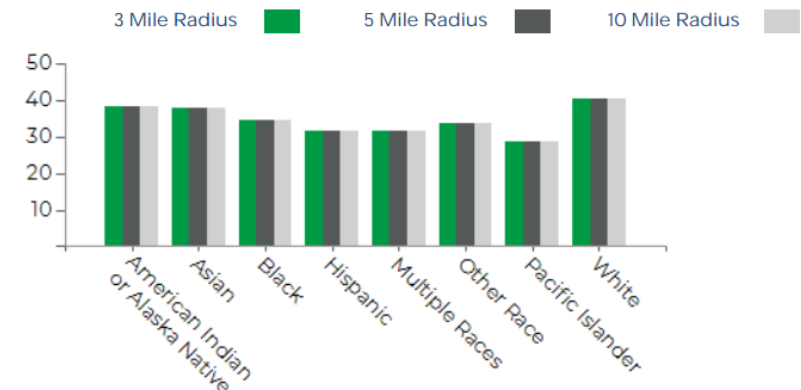
2026 POPULATION BY RACE	3 MILE	5 MILE	10 MILE
African American	5%	5%	4%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	36%	35%	34%
Multiracial	15%	15%	15%
Other Race	10%	9%	9%
White	32%	34%	37%

POPULATION DIVERSITY

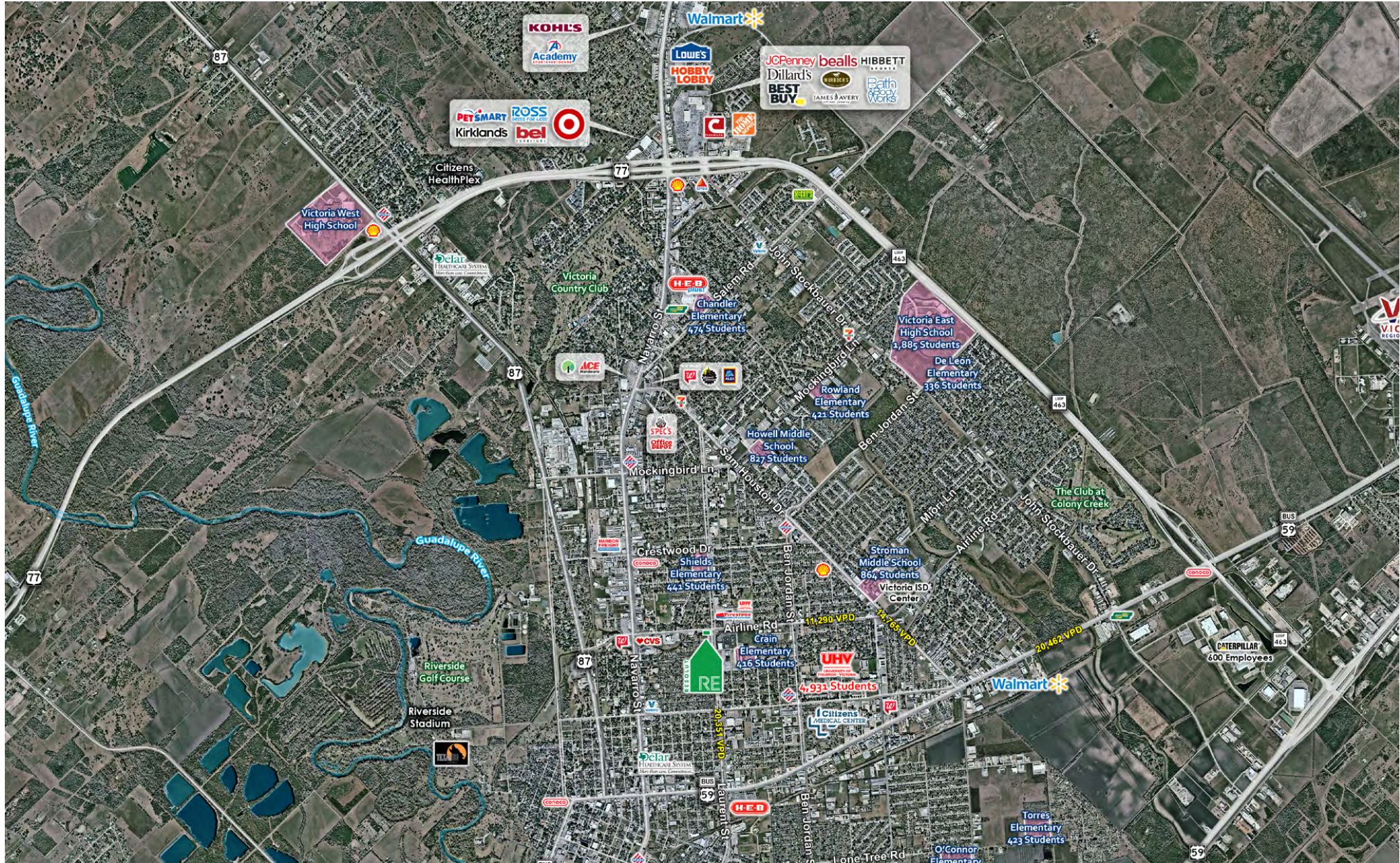


2026 MEDIAN AGE BY RACE	3 MILE	5 MILE	10 MILE
Median American Indian/Alaska Native Age	39	37	36
Median Asian Age	38	37	37
Median Black Age	35	35	36
Median Hispanic Age	32	32	32
Median Multiple Races Age	31	32	32
Median Other Race Age	34	34	34
Median Pacific Islander Age	29	29	28
Median White Age	40	41	42

2026 MEDIAN AGE BY RACE



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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.

11-03-2025



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 on 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone