



TOWN AND COUNTRY SHOPPING CENTER

SEC N LAURENT ST & E AIRLINE RD
2804 North Laurent Street Victoria, TX 77901



FOR LEASE

AVAILABLE SPACE
750 - 2,720 SF

RATE
Base: \$14.00 PSF
NNNs: \$3.00 PSF
* Estimate provided by Landlord
and subject to change

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PROPERTY HIGHLIGHTS

- Prime retail space in Town & Country Shopping Center
- High-traffic location at N Laurent & E Airline Rd
- Excellent visibility and easy access
- Ample parking for customers and staff



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



54,683
POPULATION
3-MILE RADIUS



\$83,240
AVG HH INCOME
3-MILE RADIUS



41,012
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
N Laurent St: 20,351 VPD
E Airline Rd: 11,290 VPD
(PlacerAI 2023)

Out Parcels

SUITE	TENANT	SQ FT
1209	Burdogz	7601
1308	Crossroads Estate Sales	4929
1402 A/B	Believe Behavioral Health	3240
1402 C/D	AVAILABLE	2360
2801	New Life Nutrition	2000
2905	Crossroads Tire Service	7500

Building A

SUITE	TENANT	SQ FT
1303	Design Nails	887
1305 A	Honeybees Emporium	945
1305 B	Fluffy Mutt Grooming & Spa	1938
1305 C	Beijing Medicine Foot Massage	1410
1307 A	Marquette School of Music	614
1307 C	AVAILABLE	1380
1307 D	Raes Rivera	771
1307 E	Organic Emporium	1575
1307 G	American Paper & Janitorial Supplies Inc.	2013
1307 H	Victoria Baseball Club LLC	975
1307 I	OCCUPIED BUT AVAILABLE	1412
1307 J	American Paper & Janitorial - Storage	1000
2902	Buddys Home Furnishings	7800
2904	AVAILABLE	2451
2906	Top Tattoo	1519
2910	Think Pink & More	1904
2912	Regional Finance Corporation of Texas	1602
2914	Crossroads Art House	1334
2916	The Box	1666
2918	Organic Emporium	3195

Building B

SUITE	TENANT	SQ FT
1401	Jade & Madalynn Bridal Boutique	5000
1403	Cotton Bells Boutique	3892
1405A	Paravida Wellness, LLC	2495
1405B/C	Teachers Toolbox	4077
1409	The Market of Victoria	1800
1411	OCCUPIED BUT AVAILABLE	2600
1415	AVAILABLE	1115
1417	AVAILABLE	1213

Building C

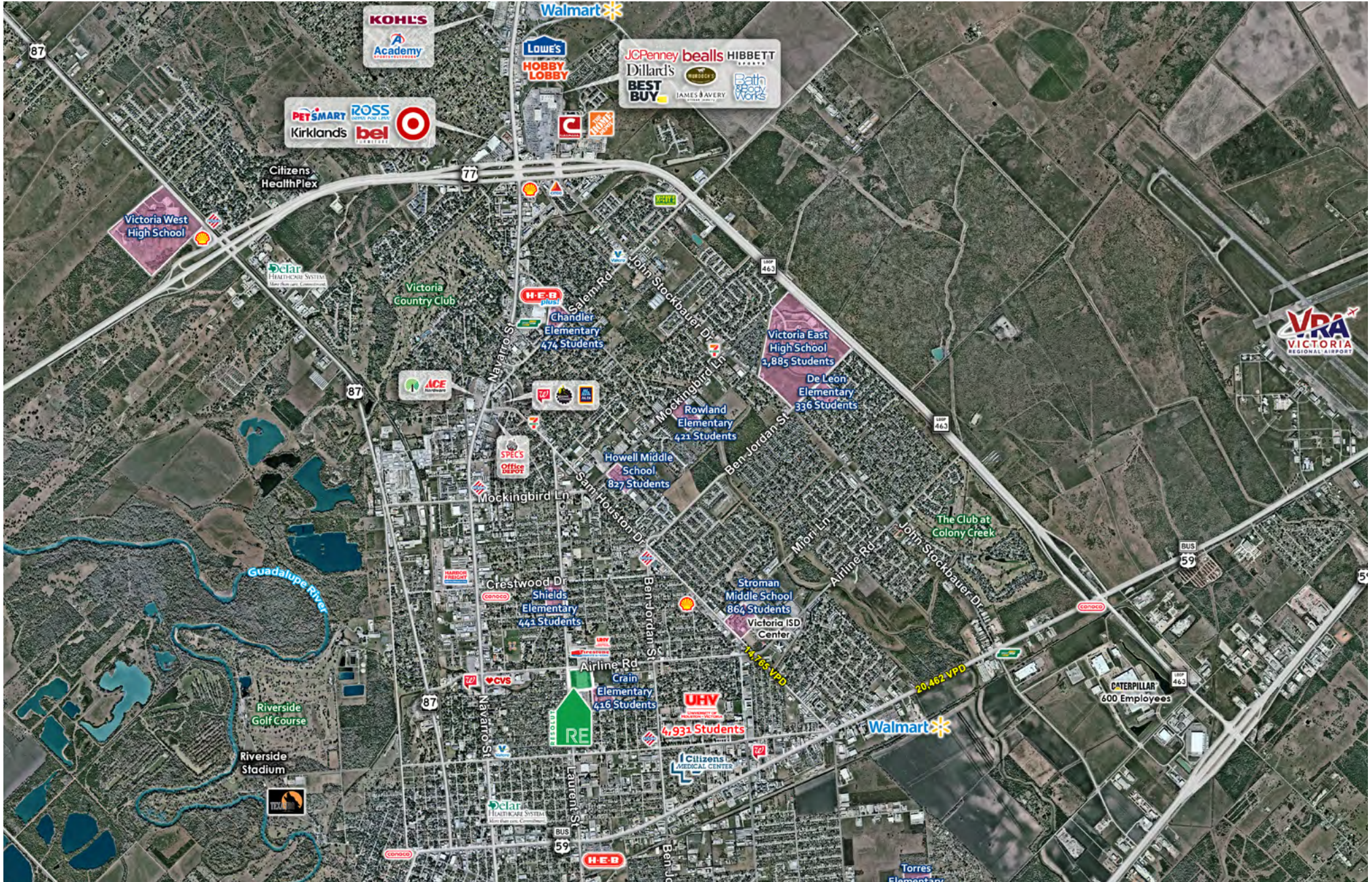
SUITE	TENANT	SQ FT
2903 A/B	Tiny Spouts Academy	7191
2903 C	19th Hole Barber & Style	750
2903 D	AVAILABLE	750
2905	AURE Pilates	1000
2911	AVAILABLE	2057
2911 A	V1 Academy	1400
2911 B	V1 Academy	1600
2911 C	Legacy Cards & Games	1000
2911 D	Legacy Cards & Games	1663
2913 B	Legacy Cards & Games	1000



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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.



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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_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone