

A Real Money Maker Complex!



El Torreon Apartments 1303 E. Colorado Victoria, TX

The Property: 21-unit apartment complex

Price: \$750,000

Location: at intersection of Colorado and North Laurent in Victoria, Texas, blocks from the H-E-B center on Bus. 59. (Future Intercoastal 69)

Project Size: approximately 0.9 acres

Appraised: 4/07

Sold As-Is

El Torreon Apartments (21 units) are comprised of 3 single story, easy-access, all electric buildings with neutral brick and green metal siding. The property was constructed in 1966 and consists of 20 one-bedroom, one-bath units that are approximately 440± square feet, and 1 two-bedroom, one-bath unit that is approximately 590± square feet. The tenants are responsible for individually metered electric and the owner is responsible for master-metered water and sewer. Features include refrigerator, stove, window unit air conditioner. The location of this small community, just off Business 59 and close to Hwy 77, provides easy access to Austin, San Antonio, Houston, and Corpus Christi. The property is in the heart of Victoria, making it highly desirable to working class people. El Torreon Apartments are located near HEB plaza, community centers, YMCA, and employers.



SCHOOL DISTRICT: VICTORIA
INDEPENDENT SCHOOL DISTRICT

TAXES: Victoria County/Victoria Co. Road & Bridge/Victoria Junior College/Victoria Co. Navigation Dist./Victoria ISD/City of Victoria

LEGAL DESCRIPTION: REX EASLEY THE
SUBD #1 LOT 3 BLOCK 1

UTILITIES: Owner pays water, sewer, trash, and security lights.

Tenant pays electricity.

TERMS: CASH, CONVENTIONAL, POSSIBLE
OWNER FINANCE

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