

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SALE

306 N Wells St, Edna, TX 77957

FOR SALE: \$315,000



7,200 SF | 0.07 ACRES | 1936

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306 N WELLS ST

Edna, TX 77957

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

306 N WELLS ST

Edna, TX 77957

Situated in Edna's central business area, this property offers convenient access for local customers and employees. The surrounding area is characterized by small-town commercial users and essential services.

The building is adaptable for retail or professional office use and would appeal to an owner-occupant seeking an affordable entry point into commercial real estate. The layout supports a variety of configurations depending on business needs.

Edna's role as a county seat provides steady demand for local services, supporting long-term usability and stable occupancy potential.

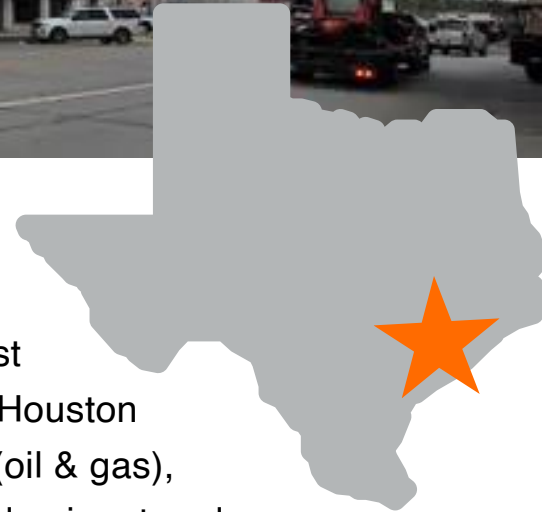


MARKET OVERVIEW



Edna, TX

Edna is the county seat of Jackson County in the Gulf Coast region of Texas, roughly halfway between Victoria and the Houston metro area. The local economy blends agriculture, energy (oil & gas), and service sectors, with ranching and farming historically dominant and still relevant. Edna also functions as a local service hub for surrounding rural communities. Culturally, the town has deep rural Texas roots with community heritage reflected in local institutions and events. The city serves as a regional center for healthcare, banking, and retail within Jackson County. Edna's location on the U.S. corridor from Victoria toward Houston positions it as a strategic waypoint and small-scale commercial node in South Texas.



DEMOGRAPHIC SUMMARY

EDNA, TX

POPULATION

Edna
6,039

State: Texas 30.3 Million

MEDIAN AGE

Edna
38.6 Years

State: Texas 35.5 Years

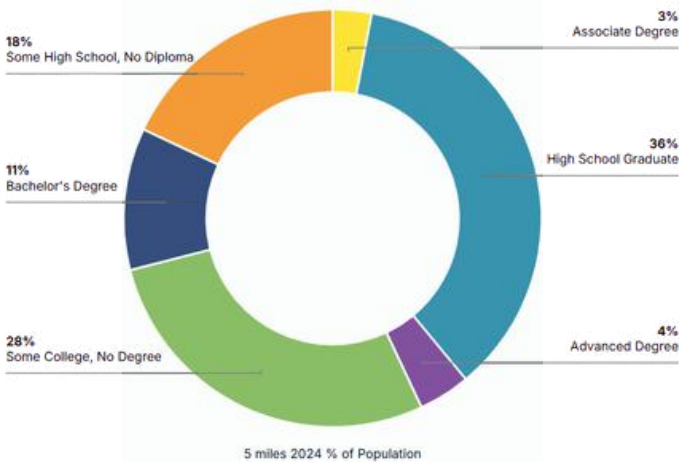
MEDIAN HOUSEHOLD INCOME

Edna
\$60,765

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

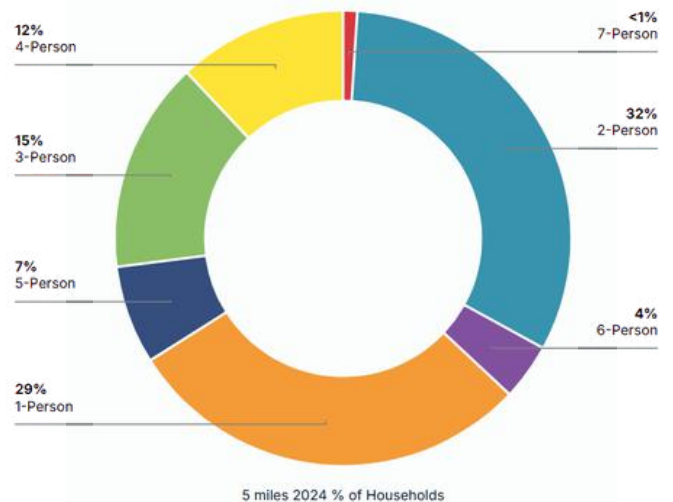
	2 Mile	5 Mile	10 Mile
Population 2024	7,575	8,694	12,368
Total Households	2,766	3,189	4,507
Avg Household Size	2.5	2.5	2.6
Avg Household Income	\$68,689	\$71,230	\$75,242

ECONOMIC INDICATORS

8.2% Edna Unemployment Rate

4.6% U.S. Unemployment Rate

HOUSEHOLDS



Edna
2,073

State: Texas 10.75 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

U.S. Highway 59 (Future I-69) – Main north-south corridor slicing through the northwest of Edna. It connects the city northeast to Houston (~100 miles) and southwest to Victoria (~25 miles), shaping freight and commuter flows.

Texas State Highway 111 (SH 111) – Cuts through town and links east and west to regional markets and farming communities, feeding local mobility and intra-county commerce.

FM Roads / Local Routes – Farm-to-Market roads (e.g., FM 1822, FM 822) provide additional access to surrounding communities, agricultural operations, and feeder connections to primary highways.

These roadways give Edna strong connectivity without major congestion, suited for logistics, regional movement, and access to larger metro consumer bases.



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

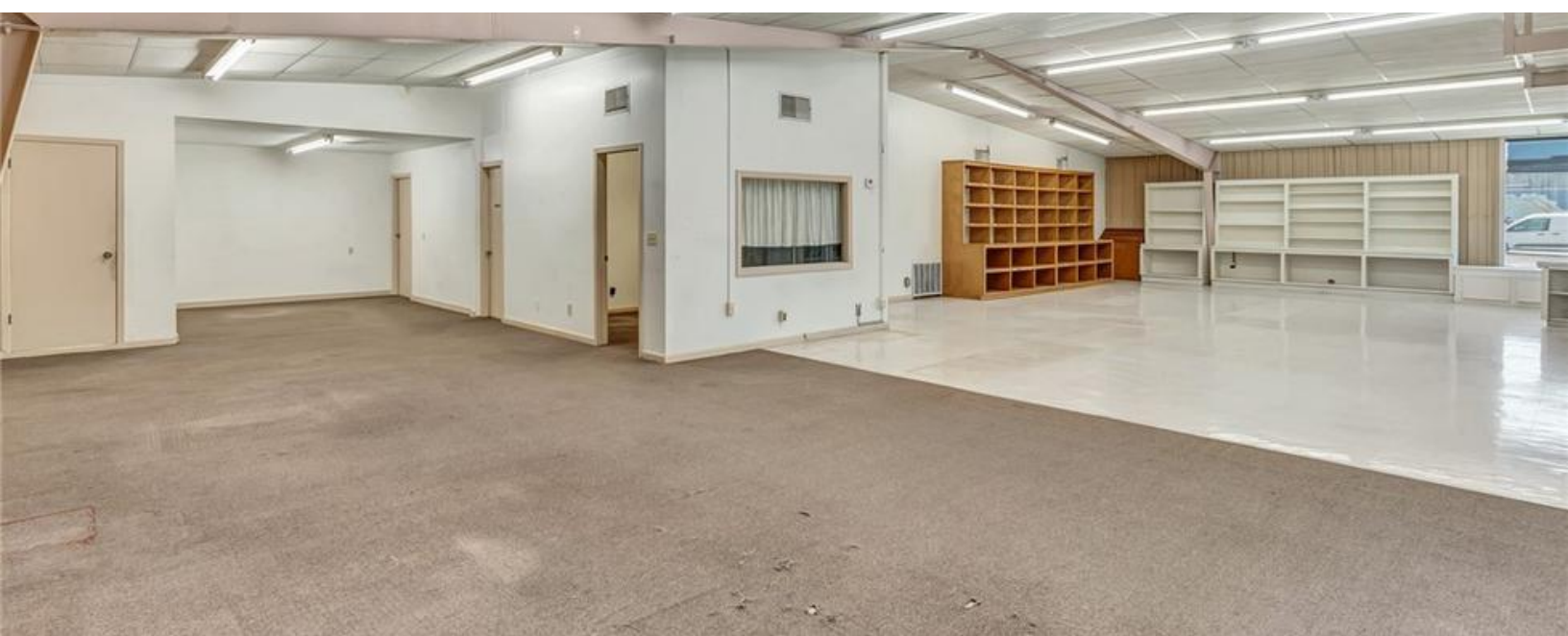
SITE

Property Type:	Industrial
Year Built:	1936
Total SF:	7,200 SF
Acres:	0.24 AC
Stories:	1

OPERATING EXPENSES

Taxes:	\$275.11
Insurance:	\$1,755.00
Utilities:	\$10,968.00
TOTAL	\$12,998.11









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