



For Sale

3420 7th St. (SH-35) Bay City, TX

Tenants – VERIZON & CASH ADVANCE

SUITE 100 (1950 SQ FT) – VERIZON WIRELESS

SUITE 200 (1675 SQ FT) – CASH ADVANCE

SUITE 300 (1800 SQ FT) - VACANT

For Sale by

Ward Real Estate, Inc.

MLS #: C772013A (Active) List Price: \$550,000

3420 7th Street Bay City, TX 77414

TYPE/STYLE: Retail Building
APX SQFT PER CAD: 4680
PARKING LOT/CAPACITY: 10-20 Spaces
APX YEAR BUILT: 2003

AREA: Bay City
SUBDIVISION: NICHOLS & NORVELL
ZONING: None



APX LOT SIZE PER CAD: 16000
SIZE OF TRACT: Lot
PROPERTY ID: 40991
EASEMENTS: None Known

TOPOGRAPHY: Level
APX ACREAGE: 0.36
ANNUAL TAXES: 8898

KEY MAP:
ACCESS: City Street

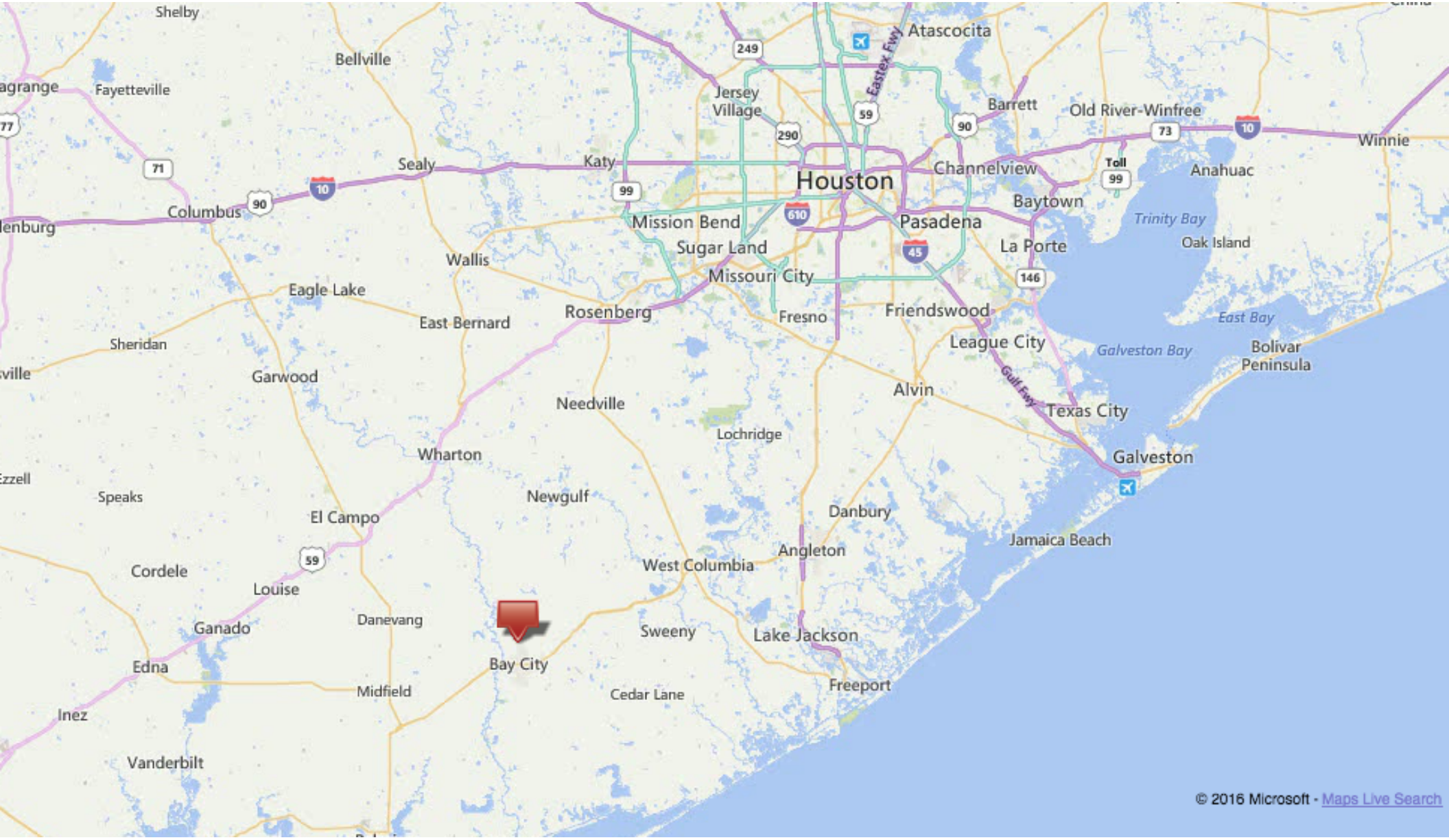
CONSTRUCTION: Brick Veneer, Rock/Stone
HEATING: Central Electric Heat
AIR CONDITIONING: Central Electric
FOUNDATION: Concrete Slab

UTILITIES: City Meter, City Sewer
FENCE: None
ROOF: Flat Roof

REMARKS: INCOME PRODUCING COMMERCIAL INVESTMENT WITH TWO NATIONAL TENANTS, VERIZON WIRELESS & CASH ADVANCE. 3 POSSIBLE SPACES TO LEASE WITH ONLY ONE STILL AVAILABLE. ADD A THIRD TENANT AND GET EVEN MORE INCOME. BUILDING IS IN EXCELLENT CONDITION, CONSTRUCTED IN 2003 WITH METAL STUDS, LIMESTONE, AND BRICK. 3 HOUR FIREWALLS AND NO COMMON ATTIC BETWEEN SECTIONS. CALL TODAY FOR RENTAL RATES, DIMENSIONS, AND LEASE TERMS WITH CURRENT TENANTS.

DIRECTIONS: FROM COURTHOUSE TRAVEL EAST ON 7TH STREET (HWY 35). PROPERTY WILL BE ON YOUR RIGHT WITH REAL ESTATE SIGN OUT FRONT AND VERIZON WIRELESS AND CASH ADVANCE IN BUILDING.

Information Herein Deemed Reliable but Not Guaranteed





BAY CITY

MATAGORDA

POINTS OF INTEREST

POPULATION 23,576
 AVERAGE HOUSEHOLD INCOME \$61,385
 MEDIAN PROPERTY VALUE \$70,916
 TRAFFIC COUNT -20,651

38,084
 \$60,674
 \$66,872

> 36,702 Current market area population
 > 43,962 Median household income (2011)
 > 2,932 Total number of businesses
 > 15,641 Current market area employment
 > 19,383 Housing units (2007)
 > 13,894 Households (2000)

HIGH SCHOOL GRADUATES AND ABOVE 75%

D.C. Dunham | Executive Director | Bay City Community Development Corp | 1900 5th St Bay City TX 77411 | 979.245.8081 | dcdunham@cityofbaycity.org

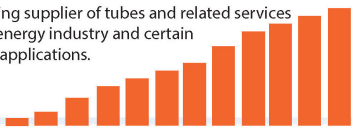


Growth and Possibilities



A real "pipe dream" came true when Tenaris announced that they would build a \$1.5 B manufacturing facility and hire 600 permanent employees.

Tenaris is a leading supplier of tubes and related services for the world's energy industry and certain other industrial applications.



Tenaris

There are many exciting things going on in the Bay City area which translate to more money generation for your business or development. New businesses building and expanding, population changes and new reasons for citizens to utilize health care and retail services locally creates the potential for money to be made in Bay City! Right now Bay City is the right place to be!

Population Changes

Potential for profit

- 4,500 construction jobs (2015-2019) added by completion of new facility for Tenaris Bay City & for Phillips/Chevron
- 400 Replacements for retired workers
- 5,700 New permanent residents over 7 years
- 800 New permanent jobs added after 2016

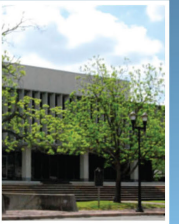
DAILY PROFIT OPPORTUNITIES

Business is thriving in Bay City!

- > Bay City sees almost 600 visitors daily from tourism and business
- > Hotel occupancy is strong as well as sales growth
- > Building permits up over 300%
- > Sales tax revenues up 20%
- > Residents are traveling to outside cities for retail services with 53% of residents stating the selection of retail services is limited. This would suggest a high demand for services, and these dollars can be captured by the right retail and restaurant outlets.

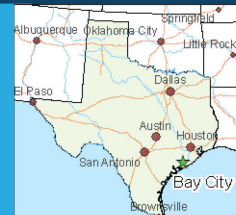
BAY CITY, TX

THE FUTURE IS NOW



City of BayCity
WHERE LIFE HAPPENS

Bay City Community Development Corporation



www.visitbaycity.org

