

NOW LEASING

BAY CITY RETAIL CENTER

7TH Street/Hwy 35
Bay City, Texas



Property Description:

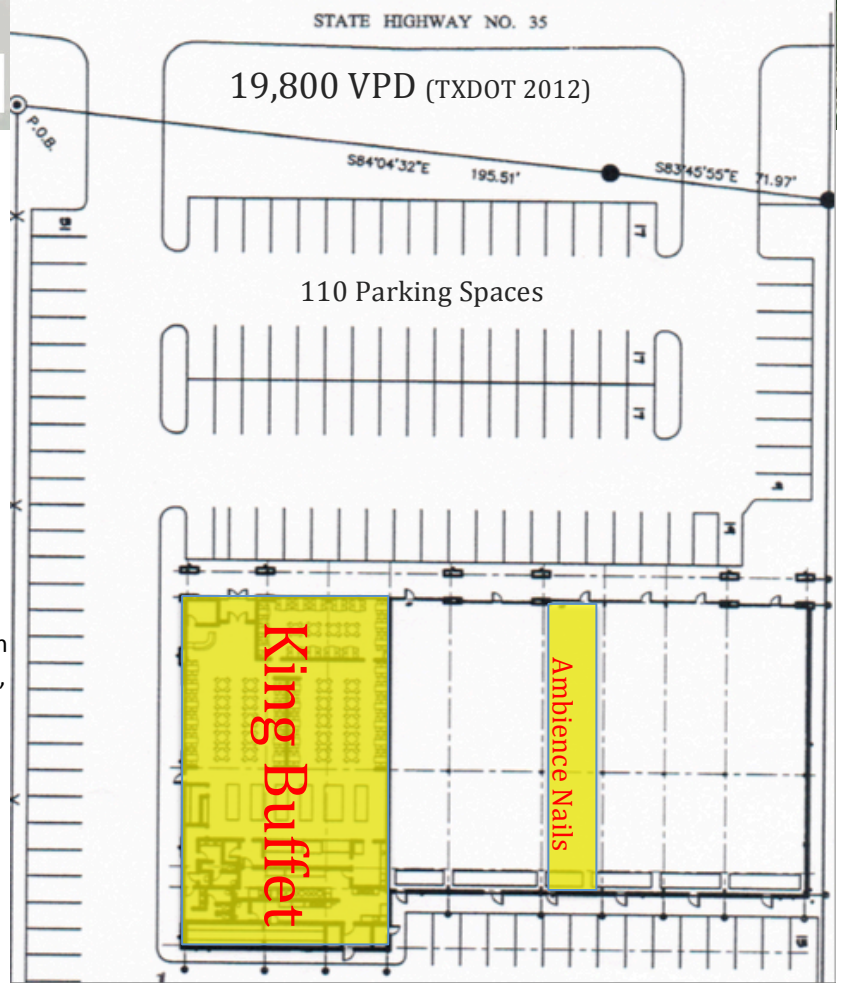
Proposed approx. 22,000 SF retail building planned across the street from Matagorda Plaza with Palais Royal, Payless, Colortyme.

Available Space & Current Tenants:

Approx. 11,500 SF still available
King Buffet Asian Grill & Buffet, Ambience Nails Lounge

Bay City, TX is the County Seat of Matagorda County and services neighboring communities such as Van Vleck, Sweeny, Markham, Blessing, Palacios, and Wadsworth.

Bay City is experiencing massive industrial growth with the current construction of **Tenaris** \$1.8 Billion facility, the current expansion of **Chevron Phillips Chemical**, and the future expansion of **South Texas Nuclear Project**.



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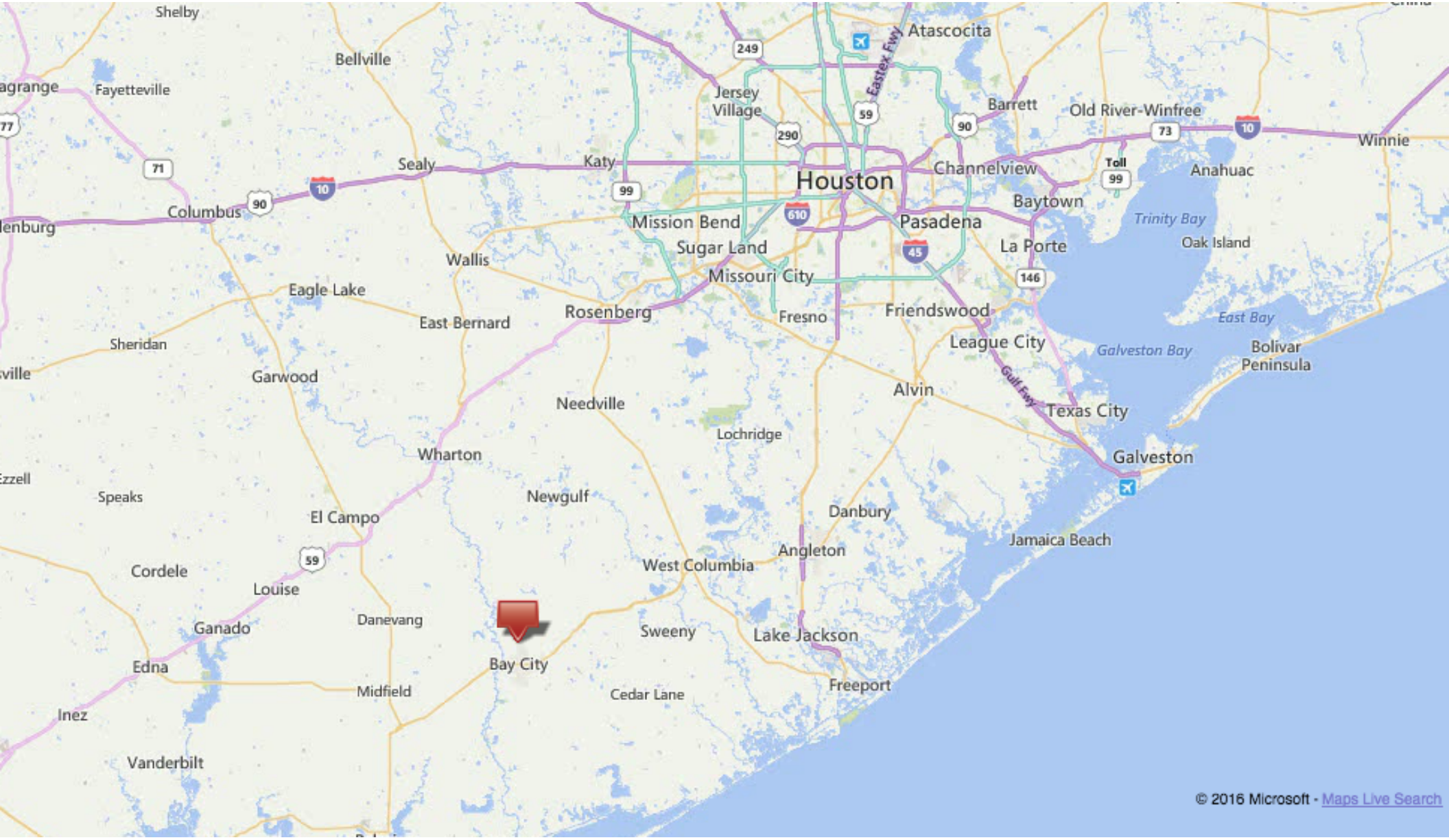


Tenaris

SITE

	BAY CITY	MATAGORDA	POINTS OF INTEREST
POPULATION	23,576	38,084	> 36,702 Current market area population
AVERAGE HOUSEHOLD INCOME	\$61,385	\$60,674	> 43,962 Median household income (2011)
MEDIAN PROPERTY VALUE	\$70,916	\$66,872	> 2,932 Total number of businesses
TRAFFIC COUNT -20,651			> 15,641 Current market area employment
HIGH SCHOOL GRADUATES AND ABOVE 75%			> 19,383 Housing units (2007)
			> 13,894 Households (2000)

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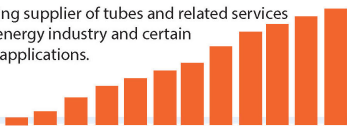


Growth and Possibilities



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



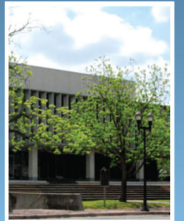
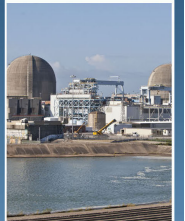
DAILY PROFIT OPPORTUNITIES

Business is thriving in Bay City!

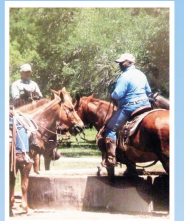
- > Bay City sees almost 600 visitors daily from tourism and business
- > Hotel occupancy is strong as well as sales growth
- > Building permits up over 300%
- > Sales tax revenues up 20%
- > Residents are traveling to outside cities for retail services with 53% of residents stating the selection of 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