

# Matagorda Plaza

4001 7th Street  
Bay City, Texas 77414

**frankel**

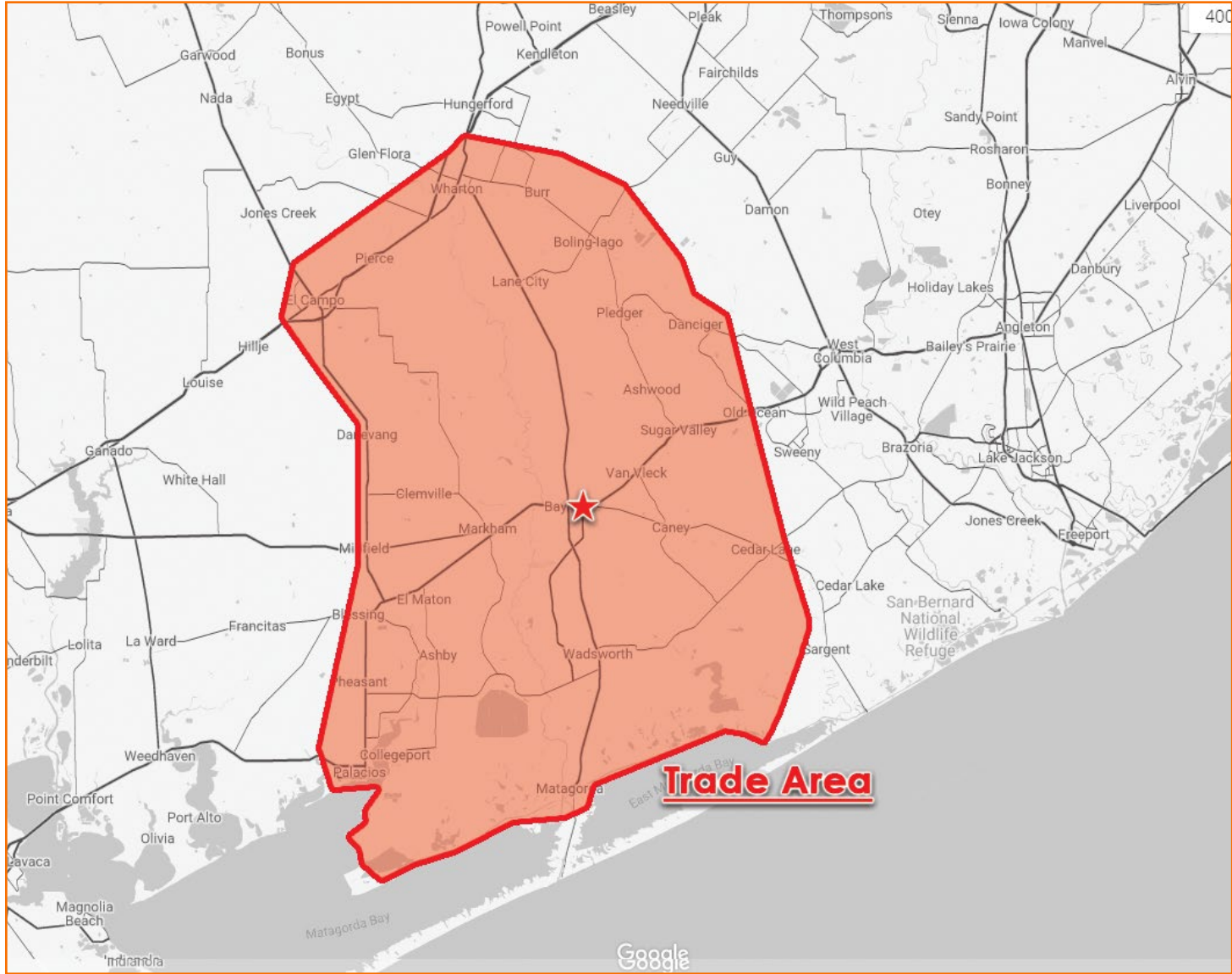
DEVELOPMENT GROUP

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**RETAIL SPACE AVAILABLE FOR LEASE**

# PROJECT SUMMARY



## MARKET HIGHLIGHTS

- Bay City - Country Seat of Matagorda County
- Highly underserved retail market. Strong demand for retail and restaurants
- Strong workforce with disposable income
- Growing Market
- Over \$6 Billion in new industry being invested in Bay City/Matagorda County
- Trade Area includes the following neighboring cities: El Campo, Wharton, and Palacios

## PROJECT HIGHLIGHTS

- Dominant Shopping Center (127,000)SF
- Only Power Center in Bay City
- Newly renovated
- National Co-tenancy
- Apparel Anchors - Beall's and Marshall's
- Strong Traffic
- Great visibility
- Ample parking
- Pylon Signage
- 2,500SF - 21,000SF available

## TRAFFIC COUNTS

- Hwy-35: 25,517 VPD (Highest Traffic Count in Bay City)

## DEMOGRAPHIC SNAPSHOT

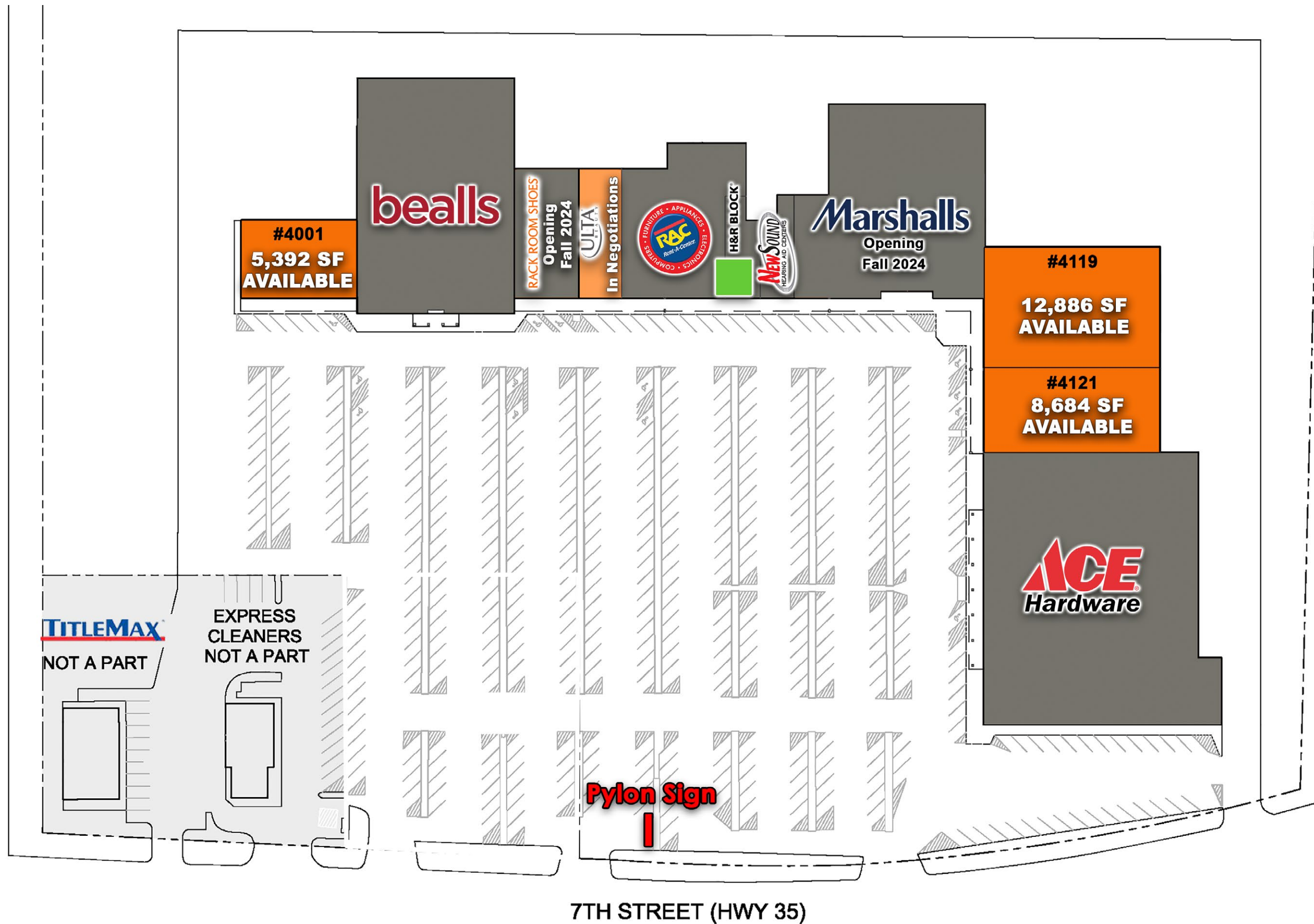
2023 POPULATION	DAYTIME POP.	AVG HH INCOME
1-mi: 18,768	1-mi: 21,231	1-mi: \$74,287
2-mi: 21,231	2-mi: 21,483	2-mi: \$73,175
3-mi: 24,102	3-mi: 24,146	3-mi: \$73,087

## AREA BUSINESSES





MARKET AERIAL



SITE PLAN



PROPERTY PHOTOS

# DEMOGRAPHIC OVERVIEW & MAP

POPULATION  
(Matagorda County, 2023)

**36,702**

DAYTIME  
POPULATION  
(Matagorda County, 2022)

**35,638**

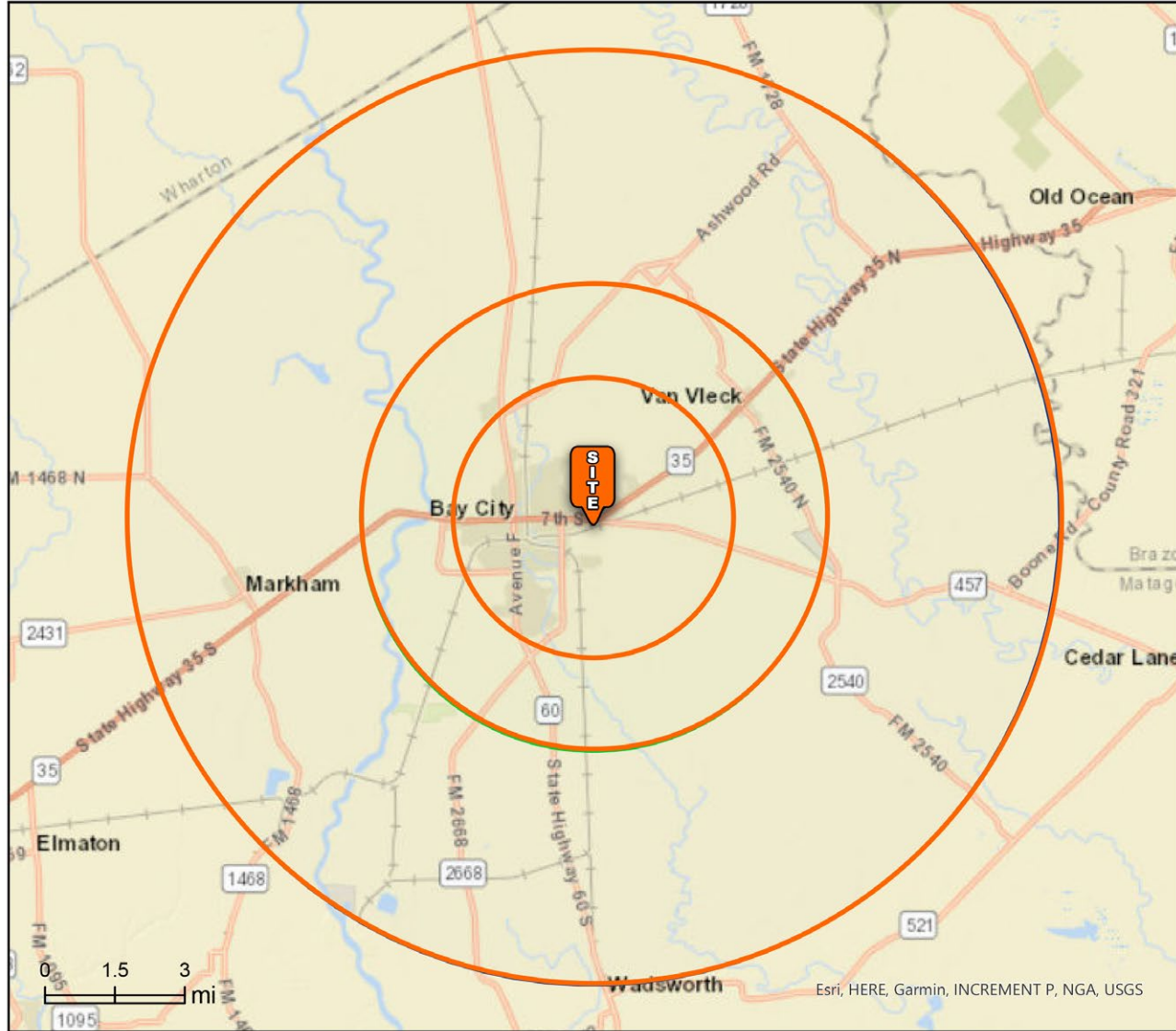
HOUSEHOLDS  
(Matagorda County, 2022)

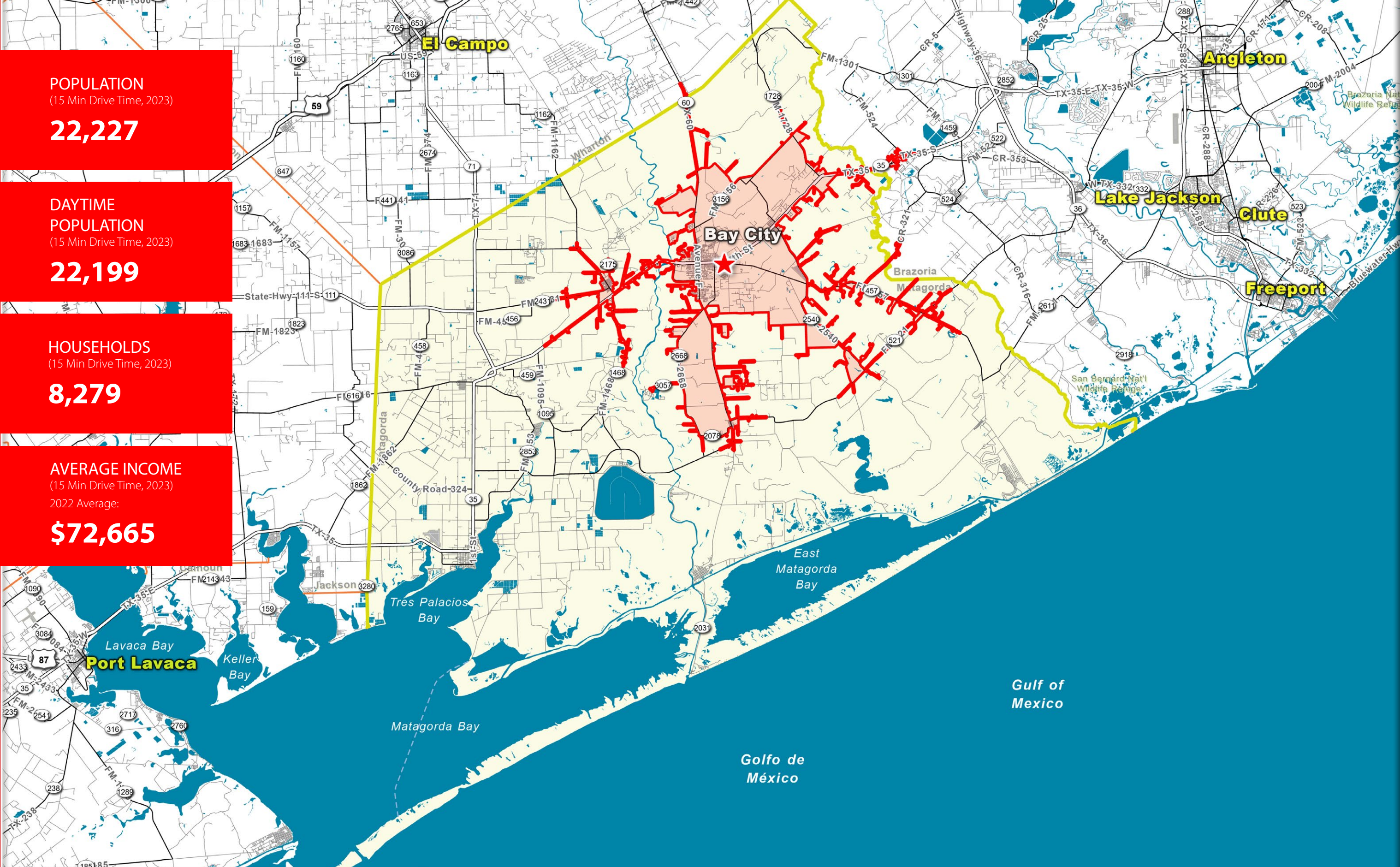
**13,753**

AVERAGE INCOME  
(Matagorda County)  
2022 Average:

**\$72,909**

	3 miles	5 miles	10 miles
<b>Population Summary</b>			
2023 Total Population	18,768	21,231	24,116
2023 Group Quarters	373	373	373
2028 Total Population	18,707	21,229	24,102
2023-2028 Annual Rate	-0.07%	0.00%	-0.01%
2023 Total Daytime Population	18,751	21,483	24,146
Workers	7,485	8,598	9,483
Residents	11,266	12,885	14,663
<b>Household Summary</b>			
2023 Households	6,975	7,877	8,997
2023 Average Household Size	2.64	2.65	2.64
2028 Households	7,040	7,977	9,110
2028 Average Household Size	2.60	2.61	2.60
2023-2028 Annual Rate	0.19%	0.25%	0.25%
2010 Families	4,765	5,405	6,284
2010 Average Family Size	3.17	3.18	3.17
2023 Families	4,625	5,291	6,103
2023 Average Family Size	3.29	3.29	3.26
<b>Housing Unit Summary</b>			
2023 Housing Units	8,534	9,539	10,773
Owner Occupied Housing Units	46.4%	49.1%	52.2%
Renter Occupied Housing Units	35.3%	33.4%	31.3%
Vacant Housing Units	18.3%	17.4%	16.5%
2028 Housing Units	8,466	9,487	10,723
Owner Occupied Housing Units	47.8%	50.6%	53.6%
Renter Occupied Housing Units	35.4%	33.5%	31.3%
Vacant Housing Units	16.8%	15.9%	15.0%
<b>Median Household Income</b>			
2023	\$51,840	\$51,750	\$51,319
2028	\$55,963	\$55,592	\$55,172
<b>Median Home Value</b>			
2023	\$143,861	\$143,079	\$150,532
2028	\$152,009	\$151,605	\$157,265
<b>Per Capita Income</b>			
2023	\$27,890	\$27,387	\$27,433
2028	\$31,277	\$30,769	\$30,946
<b>Median Age</b>			
2010	35.4	36.0	36.6
2020	35.4	35.7	36.4
<b>2023 Population 25+ by Education</b>			
Total	12,567	14,268	16,368
Less than 9th Grade	10.5%	9.9%	9.5%
9th - 12th Grade, No Diploma	6.8%	6.7%	6.4%
High School Graduate	25.6%	25.2%	25.1%
GED/Alternative Credential	6.2%	6.4%	6.6%
Some College, No Degree	19.9%	20.3%	21.6%
Associate Degree	8.0%	7.9%	8.0%
Bachelor's Degree	14.0%	14.6%	14.3%
Graduate/Professional Degree	9.0%	8.9%	8.4%





POPULATION  
(15 Min Drive Time, 2023)

**22,227**

DAYTIME  
POPULATION  
(15 Min Drive Time, 2023)

**22,199**

HOUSEHOLDS  
(15 Min Drive Time, 2023)

**8,279**

AVERAGE INCOME  
(15 Min Drive Time, 2023)  
2022 Average:

**\$72,665**

15 MINUTE DRIVE TIME MAP



# 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 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.

**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 or subagent by the buyer or buyer’s agent.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Frankel Development Group	9000477	bfrankel@frankeldev.com	713.661.0440
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date