

# REDEVELOPMENT OPPORTUNITY

Shopping Center  
FOR SALE:

126,694 SF / 7.282 ACRES

Bay City, TX

**frankel**

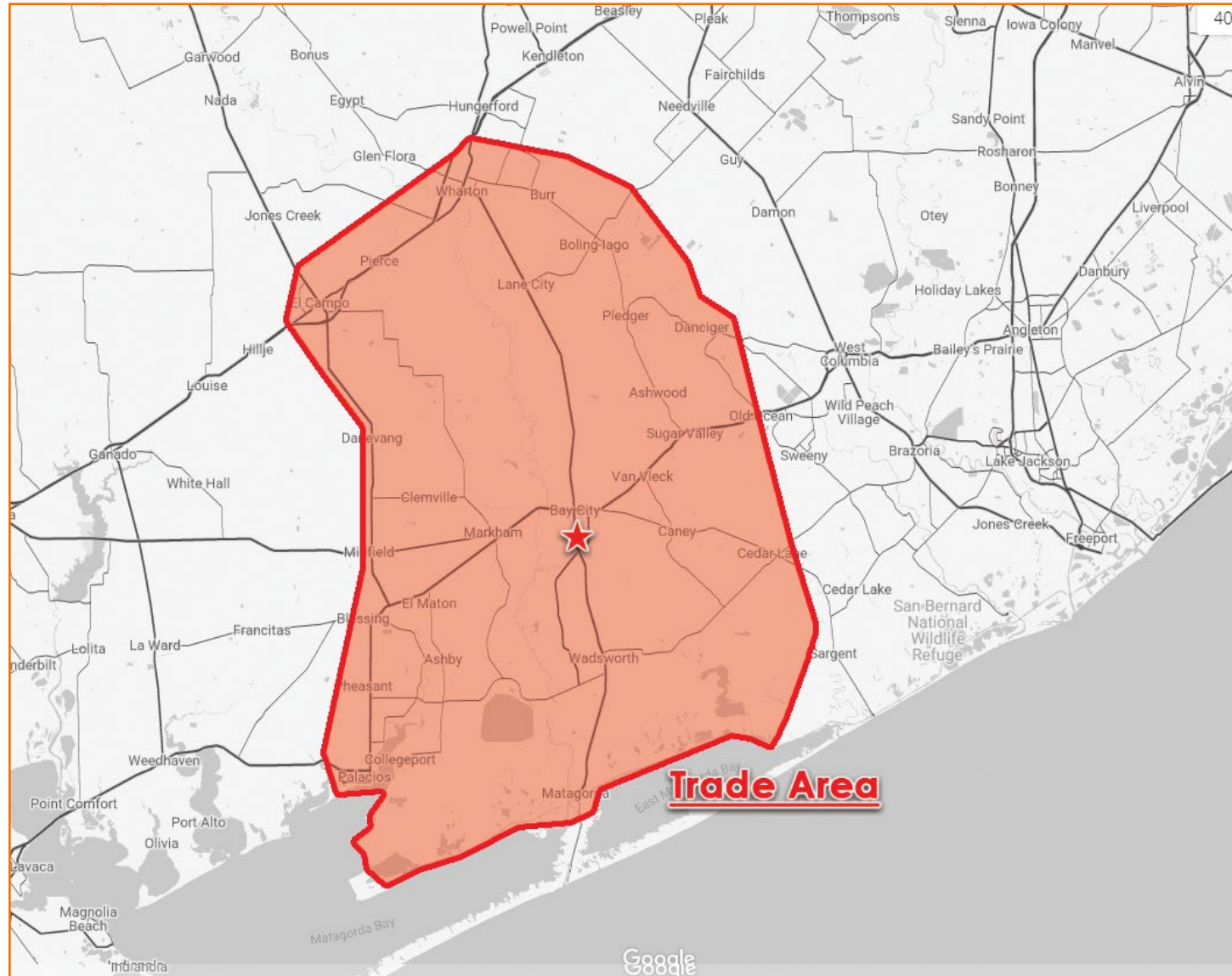
DEVELOPMENT GROUP

Bruce W. Frankel  
713-661-0440  
bfrankel@frankeldev.com



**3500 SH-60 (AVENUE F) BAY CITY, TX 77414**





## 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

- Value Add Development Opportunity
- Shell Building (126,694 SF) with 640' of frontage
- Concrete Parking - 179,827 SF
- **30,000 SF National Retailer with Strong Interest**
- Ample land depth and frontage to create 2 pad sites
- 20' Ceiling Heights
- Not in the flood zone
- Strong Traffic
- Great visibility
- Ample parking

## TRAFFIC COUNTS

- Hwy-60: 13,871 VPD
- Hwy-35: 16,517 VPD

## LOCAL RETAILERS



## DEMOGRAPHIC SNAPSHOT

2025 POPULATION	DAYTIME POP.	AVG HH INCOME
1-mi: 6,721	1-mi: 5,699	1-mi: \$76,402
2-mi: 18,623	2-mi: 18,606	2-mi: \$76,017
3-mi: 19,697	3-mi: 20,052	3-mi: \$76,348

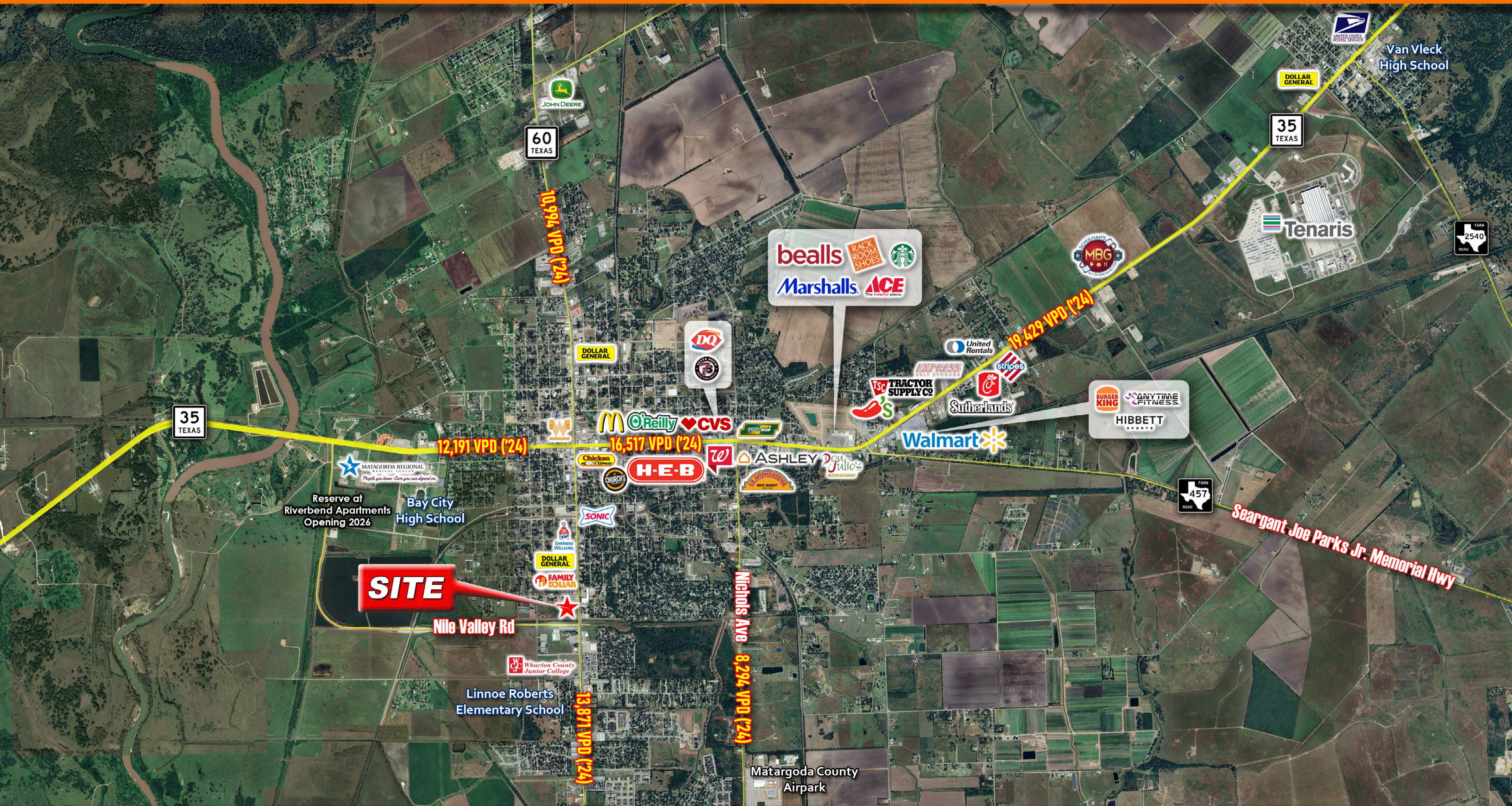
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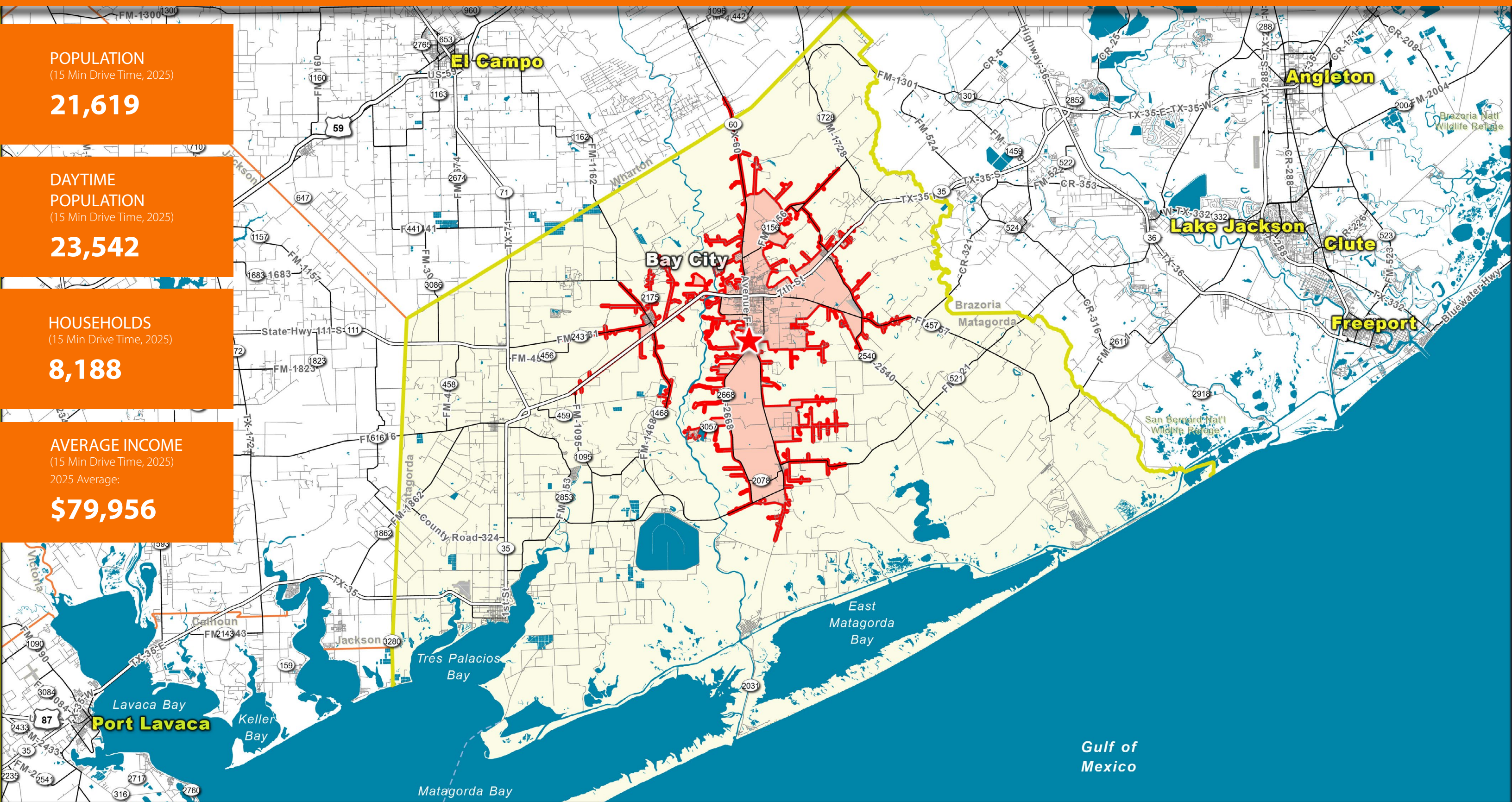


21,619

23,542

8,188

**\$79,956**



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POPULATION  
(Matagorda County, 2025)

36,391

DAYTIME  
POPULATION  
(Matagorda County, 2025)

18,606

HOUSEHOLDS  
(Matagorda County, 2025)

7,005

AVERAGE INCOME  
(Matagorda County, 2025)

2025 Average:

\$76,017



	1 mile	3 miles	5 miles
Population Summary			
2025 Total Population	6,721	18,623	19,697
2025 Group Quarters	111	344	344
2030 Total Population	6,678	18,530	19,627
2025-2030 Annual Rate	-0.13%	-0.10%	-0.07%
2025 Total Daytime Population	5,699	18,606	20,052
Workers	1,790	8,103	8,882
Residents	3,909	10,503	11,170
Median Household Income			
2025	\$55,686	\$57,983	\$58,234
2030	\$59,672	\$64,759	\$65,224
Median Home Value			
2025	\$161,337	\$165,761	\$169,333
2030	\$231,190	\$218,472	\$225,543
Per Capita Income			
2025	\$28,920	\$28,803	\$28,835
2030	\$31,448	\$31,557	\$31,623
Median Age			
2025	35.3	35.8	36.0
2030	36.2	36.8	37.0
2025 Households by Income			
Household Income Base	2,553	7,005	7,411
<\$15,000	16.6%	17.8%	17.5%
\$15,000 - \$24,999	6.3%	5.8%	5.8%
\$25,000 - \$34,999	10.8%	9.2%	9.2%
\$35,000 - \$49,999	10.1%	10.8%	11.0%
\$50,000 - \$74,999	17.2%	15.8%	15.7%
\$75,000 - \$99,999	15.5%	16.4%	16.2%
\$100,000 - \$149,999	13.6%	13.9%	14.0%
\$150,000 - \$199,999	4.2%	4.8%	5.0%
\$200,000+	5.7%	5.6%	5.5%
Average Household Income	\$76,402	\$76,017	\$76,348



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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer /tenant will pay a price greater than the price submitted in a written offer; and
  - 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
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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)