

RETAIL FOR LEASE - EAST BAY PLAZA

6500 7th St, Bay City, TX 77414



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REMAX
COMMERCIAL
REAL ESTATE ADVISORS



FOR LEASE
2,400 SF

FOR LEASE
2,000 SF

COBURN
CHIROPRACTIC CENTER

BERKELEY
EYE CENTER

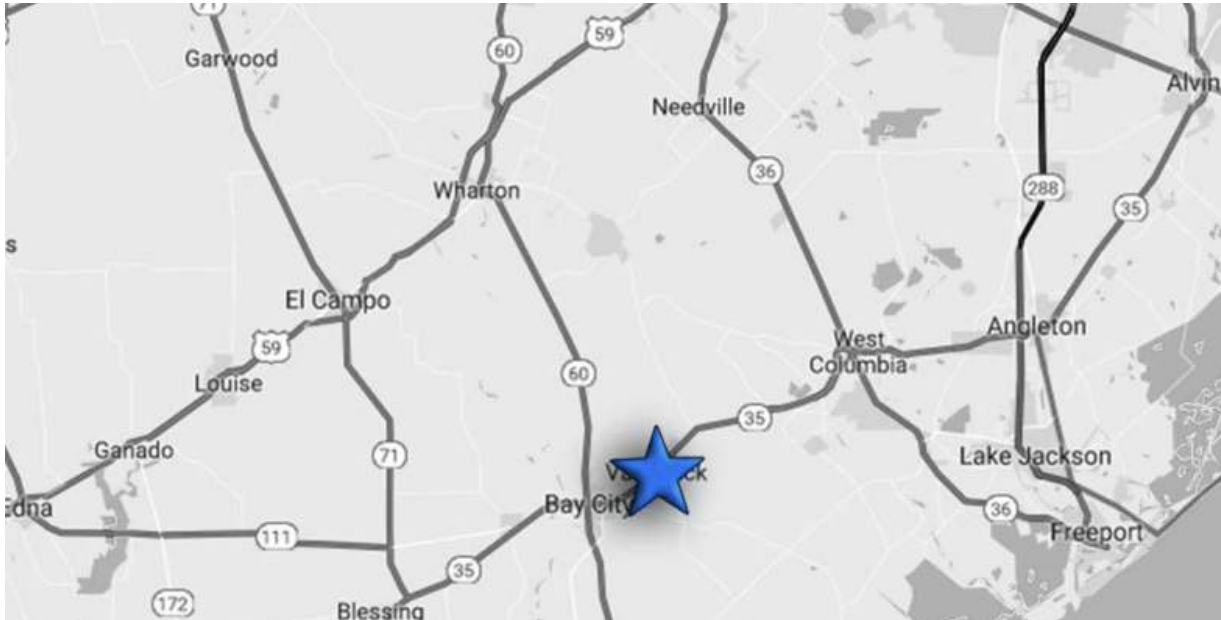
Glamour
NAIL BAR

OGA

the salon

FIRE LANE NO PARKING

LEASING SUMMARY



PROPERTY INFORMATION/HIGHLIGHTS

- Four (4) Suites Available offering flexible leasing configurations for a variety of uses
- ±20,440 SF Retail Strip Center with a well-balanced tenant mix
- Excellent Visibility & Accessibility with strong exposure to passing traffic
- Prime Frontage Along SH-35 / 7th Street, a major retail corridor in Bay City
- Positioned Directly Across from Schulman's Movie Bowl Grille, a high-traffic entertainment destination
- Close proximity to a ±130,000 SF Walmart Supercenter, driving consistent consumer traffic to the area
- 141 On-Site Parking Spaces providing ample parking for tenants and customers
- Located Just West of Tenaris' New \$1.5 Billion Facility, employing approximately 600 people and fueling local economic growth

LOCATION

6500 7TH ST, BAY CITY, TX 77414

SPACES AVAILABLE

- **1,200 SF - INLINE**
 - SECOND-GEN RETAIL
- **2,500 SF - INLINE**
 - SECOND-GEN RETAIL
- **2,000 SF - INLINE**
 - SECOND-GEN CHIROPRACTIC
- **2,400 SF - END CAP**
 - SHELL SPACE

RATES (NNN LEASE)

\$21/SF + NNN

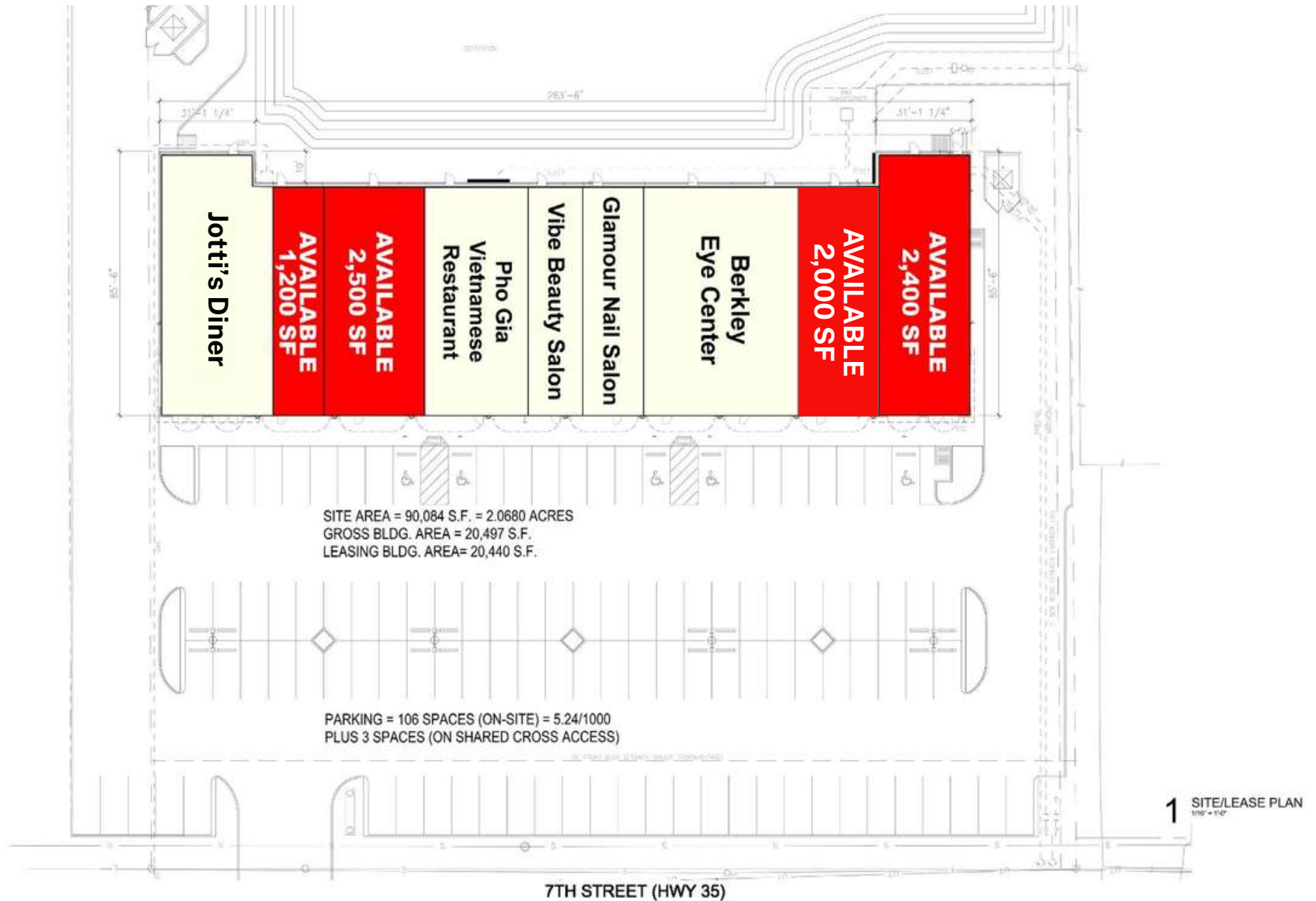
TENANTS

- JOTTI'S DINER
- PHO GIA VIETNAMESE RESTAURANT
- VIBE BEAUTY SALON
- GLAMOUR NAIL SALON
- BERKLEY EYE CENTER
- DR. BILLY COBURN CHIROPRACTOR

DEMOGRAPHICS (2024)	3 MI	5 MI	10 MI
POPULATION	1,562	3,071	15,523
DAYTIME POPULATION	9,236	21,847	25,471
AVERAGE HH INCOME	\$88,130	\$79,415	\$80,394



SITE PLAN



| 1,250 SF INLINE | SECOND-GEN RETAIL



2,500 SF - INLINE | SECOND-GEN RETAIL



2,000 SF - INLINE | SECOND-GEN CHIROPRACTIC



| 2,000 SF - INLINE | SECOND-GEN CHIROPRACTIC



| 2,400 SF - ENDCAP | SHELL





17,730
PEOPLE IN 77414



\$53,840
MEDIAN HHI

AREA

AREA DESCRIPTION

Located in the heart of Bay City, the property at 6500 7th Street benefits from strong positioning along one of the city's primary commercial corridors. Bay City serves as the economic hub of Matagorda County, supporting a diverse mix of industries, including agriculture, energy, petrochemical, and healthcare.

The subject property offers excellent accessibility and visibility with direct frontage along 7th Street (State Highway 35), a major north-south thoroughfare connecting the region to key employment centers and coastal markets. The surrounding area features a mix of national retailers, local businesses, and service-oriented tenants, creating consistent daily traffic and consumer activity.

Bay City continues to experience steady demand driven by its proximity to the Gulf Coast, regional industrial employers, and ongoing infrastructure improvements. The area's stable workforce and limited retail inventory provide an attractive opportunity for tenants seeking to establish or expand their presence in a growing secondary market.

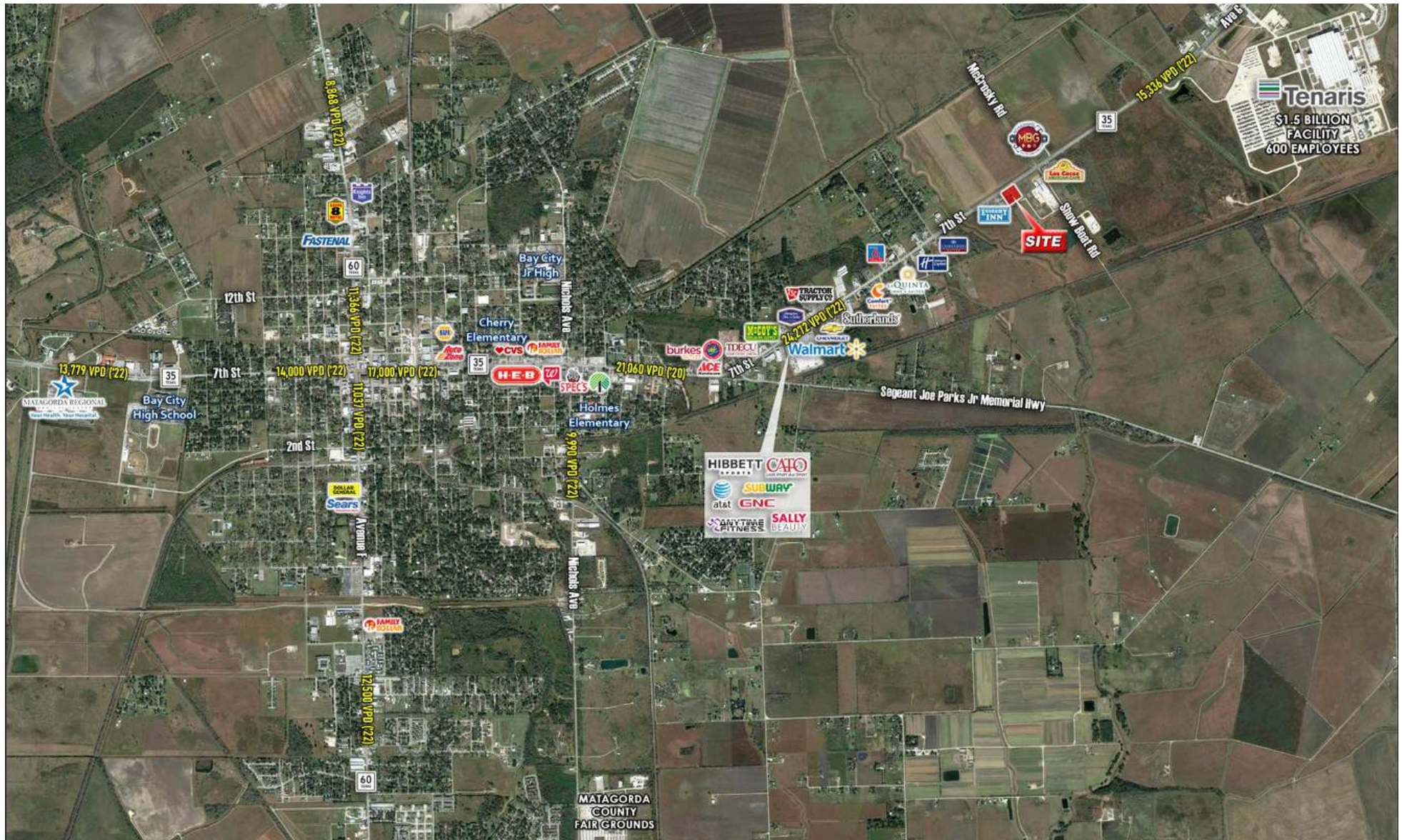
AREA HIGHLIGHTS

- **Strategic Retail Corridor:** Located along State Highway 35, the main commercial artery with strong daily traffic counts and visibility
- **Regional Hub:** Serves as the primary retail and service center for Matagorda County and surrounding rural communities
- **Diverse Economic Base:** Supported by agriculture, energy, petrochemical, and healthcare industries
- **Proximity to Major Employers:** Near key industrial and energy operations along the Gulf Coast region
- **Limited Retail Supply:** Opportunity to capture unmet demand in a growing secondary market
- **Strong Accessibility:** Convenient access to nearby highways connecting to Houston (~75 miles northeast) and coastal markets

AERIAL MAP



WIDE AERIAL MAP



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CHARLES PATAWARAN, CCIM **PRESIDENT & JANITOR**

Charles Patawaran, CCIM is the CEO of ReMax Commercial Real Estate Advisors and also serves as the President of Gatsby Advisors Brokerage Group, where he combines M&A expertise with direct capital market access to lead high-performing commercial real estate transactions. Known for his hands-on approach, Charles specializes in healthcare and hospitality assets, including assisted living, medical offices, and hotels. With a background in business acquisitions, SBA financing, and investment sales, he delivers strategic, results-driven solutions aligned with investor goals. His strong lender relationships and track record in complex negotiations ensure deals are sourced, financed, and closed with precision.



MICHAEL SHANKS, CPM **MANAGING DIRECTOR, RETAIL ADVISORY**

Michael Shanks, CPM® is the Managing Director of the Retail Advisory division at Gatsby Advisory Group. With 10+ years of experience, he brings extensive expertise across finance, sales, and real estate operations. As a former Asset-Based Lending Agent, he managed complex multimillion-dollar financing deals, and as Vice President of Property & Asset Management for a real estate investment trust, he oversaw large-scale portfolios and strategic asset planning. Michael has worked with prominent firms such as Marcus & Millichap and Maz Real Estate, and holds the Certified Property Manager (CPM®) designation from the Institute of Real Estate Management, reflecting his commitment to operational excellence and industry leadership.



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. **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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date