

**WARD**  
REAL ESTATE, INC.

*"Bay City's Oldest Real Estate Company"*

**FOR  
SALE**



**Erik Frankson**  
Associate Broker

**Ward Real Estate, Inc**

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**3612 7TH STREET  
BAY CITY, TX 77414**

Priced at \$12/per square foot  
Lot Size: Approximately 1.49 ACRES

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Approximately 1.49 ACRES of commercial property with about 150' of frontage on State HWY 35 (aka 7th Street).  
Public utilities available. VPD= 23,220. In downtown Bay City, just minutes from the intersection of HWY 60.  
Near several proposed residential developments & new retail.



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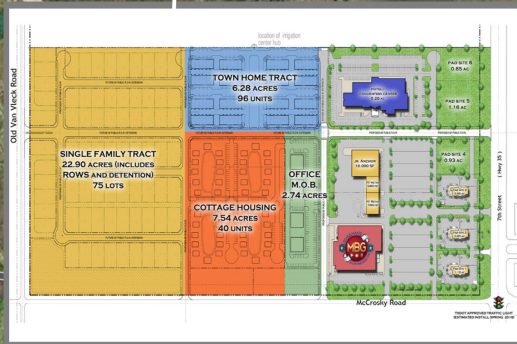


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# FOR SALE



Tenaris

Matagorda Regional Medical Center  
58 beds

Bay City High School

**GNC**  
**ANYTIME FITNESS**  
**CATO**  
**SUBWAY**  
**SALLY BEAUTY** **HIBBETT SPORTS**

12,233 VPD\*

12,313 VPD\*

12,912 VPD\*

12,683 VPD\*

19,290 VPD\*

28,906 VPD\*

24,451 VPD\*

15,573 VPD\*



retail academy

**DEMOGRAPHIC PROFILE**    **3 Mile Radius**    **5 Mile Radius**    **10 Mile Radius**

2018 Estimated Population	17,519	20,943	23,765
Daytime Population	15,765	18,712	20,165
Median HH Income	\$45,268	\$46,107	\$45,705
Number of Households	6,629	7,852	8,927

**5 Minute DT**    **10 Minute DT**    **15 Minute DT**

2018 Estimated Population	3,324	18,553	21,700
Daytime Population	4,849	17,289	19,410
Median HH Income	\$50,632	\$45,209	\$46,087
Number of Households	1,205	7,035	8,140

\*Source: STI PopStats

