

FOR SALE

1,725 SF Office Building in the Heart of Bay City

1619 6th Street | Bay City, TX 77414

BCOS
OFFICE TECHNOLOGIES

Josh LaRocca

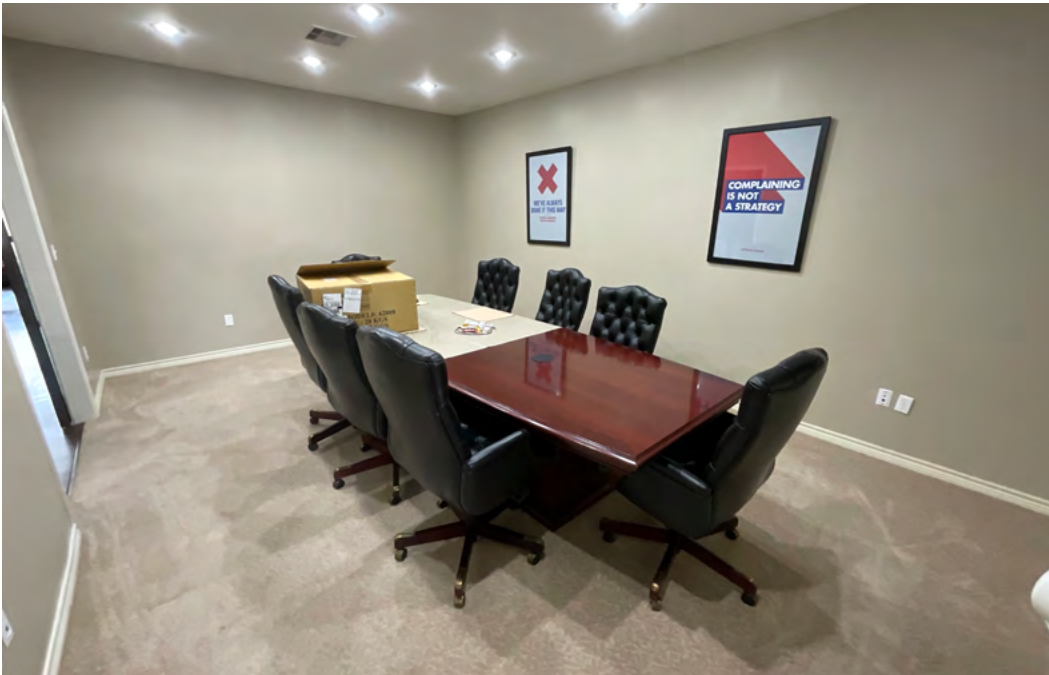
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YOUNG**

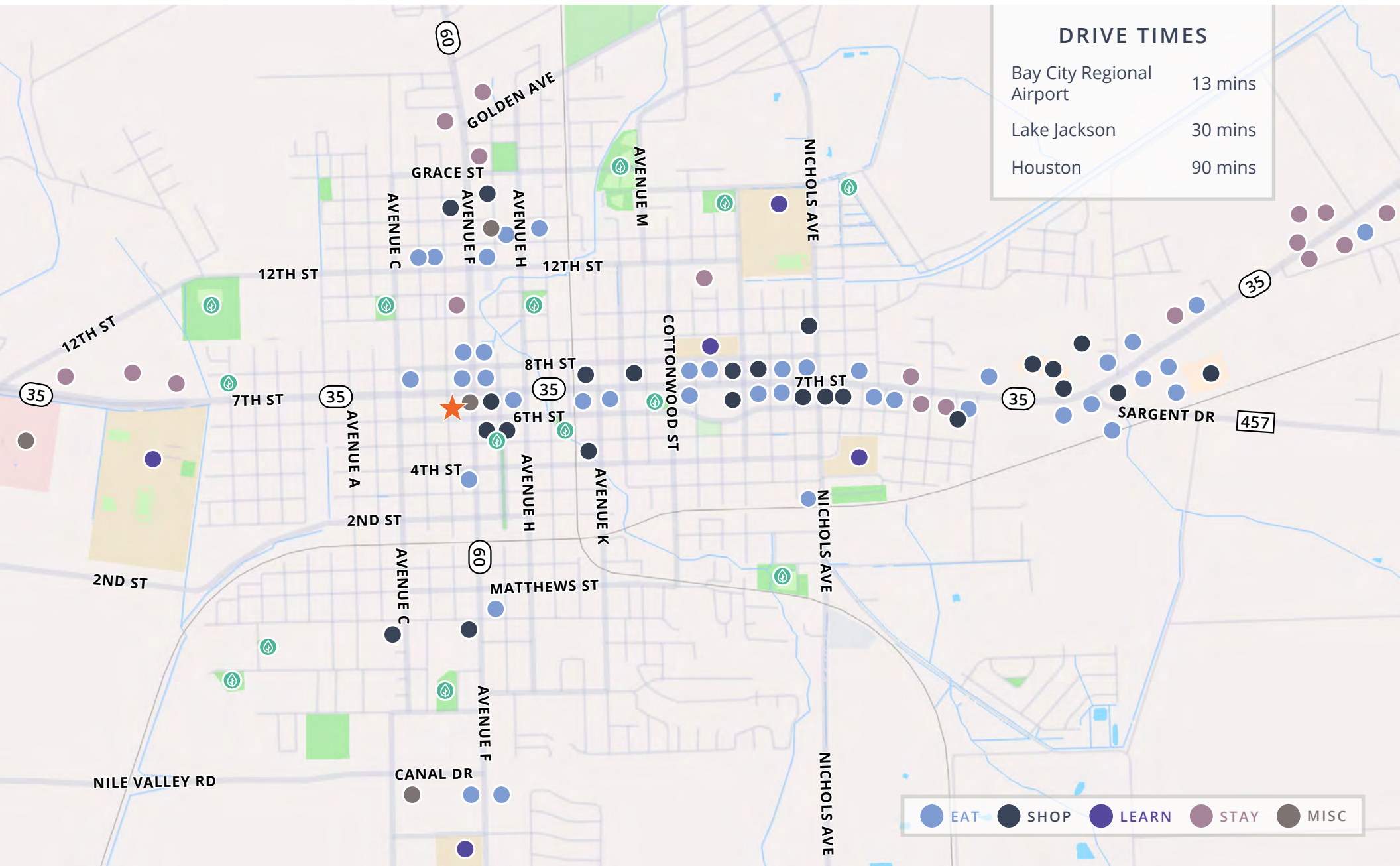
Property details



Highlights

- **Size:** 1,725 SF
- **Purchase Price:** \$310,500
- Welcoming reception + open office area
- 3 private offices
- Dedicated conference room
- Kitchen & restroom
- Flexible climate-controlled storage / office space
- Prime downtown location with excellent walkability to local shops & restaurants
- Easy access to State Hwy 35 & 60 along with regional reach between Houston & Corpus Christi

Nearby amenities



Bay City market overview

Bay City, the county seat of Matagorda County, is a vibrant Gulf Coast community positioned between Houston and Corpus Christi. Known for its historic downtown charm and welcoming small-town character, the city also benefits from strong connectivity via State Highways 35 and 60.

The area is supported by a diverse economy, with key industries including energy, agriculture, and manufacturing. Residents and visitors alike are drawn to Bay City's rich cultural amenities, family-friendly lifestyle, and abundant recreation. From the Matagorda County Birding Nature Center and Riverside Park to fishing, boating, and beaches along Matagorda Bay.

With a growing population base, regional draw, and proximity to coastal and inland markets, Bay City offers a unique balance of business opportunity and quality of life.



17,471

TOTAL POPULATION



\$162,200

MEDIAN HOUSEHOLD
PROPERTY VALUE



\$55,174

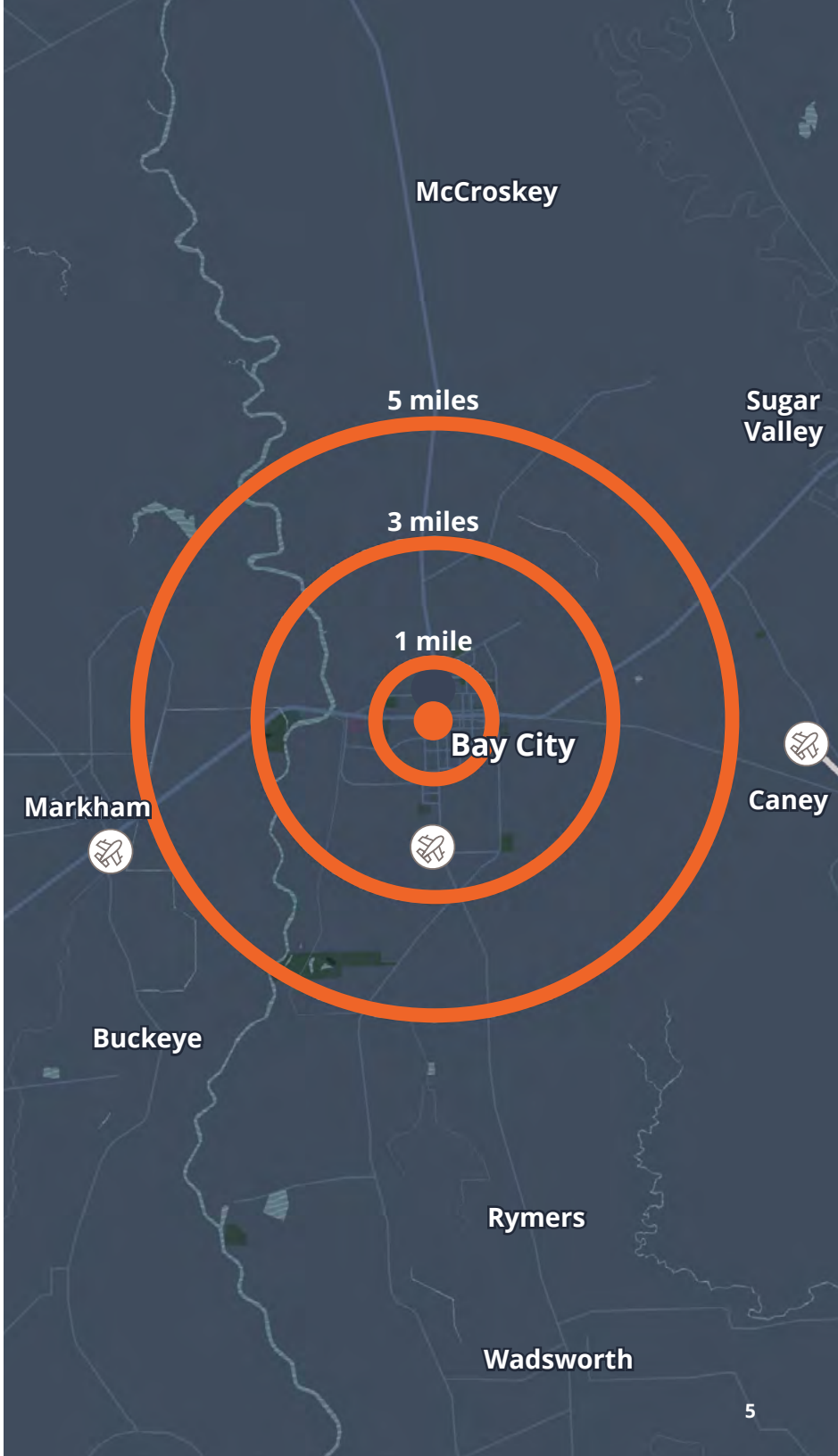
MEDIAN HOUSEHOLD
INCOME

Demographics

Household Income	1 mile	3 miles	5 miles
Median income	\$48,295	\$54,602	\$56,029
Average income	\$75,294	\$79,715	\$78,817
Households			
Median home value	\$122,115	\$130,466	\$133,692
Average HH size	3	3	3
Population			
Total population	6,328	14,951	17,102
Median age	35	33	33



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For more information, please get in touch.

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