

Matagorda Plaza

4001 7th Street
Bay City, Texas 77414

frankel

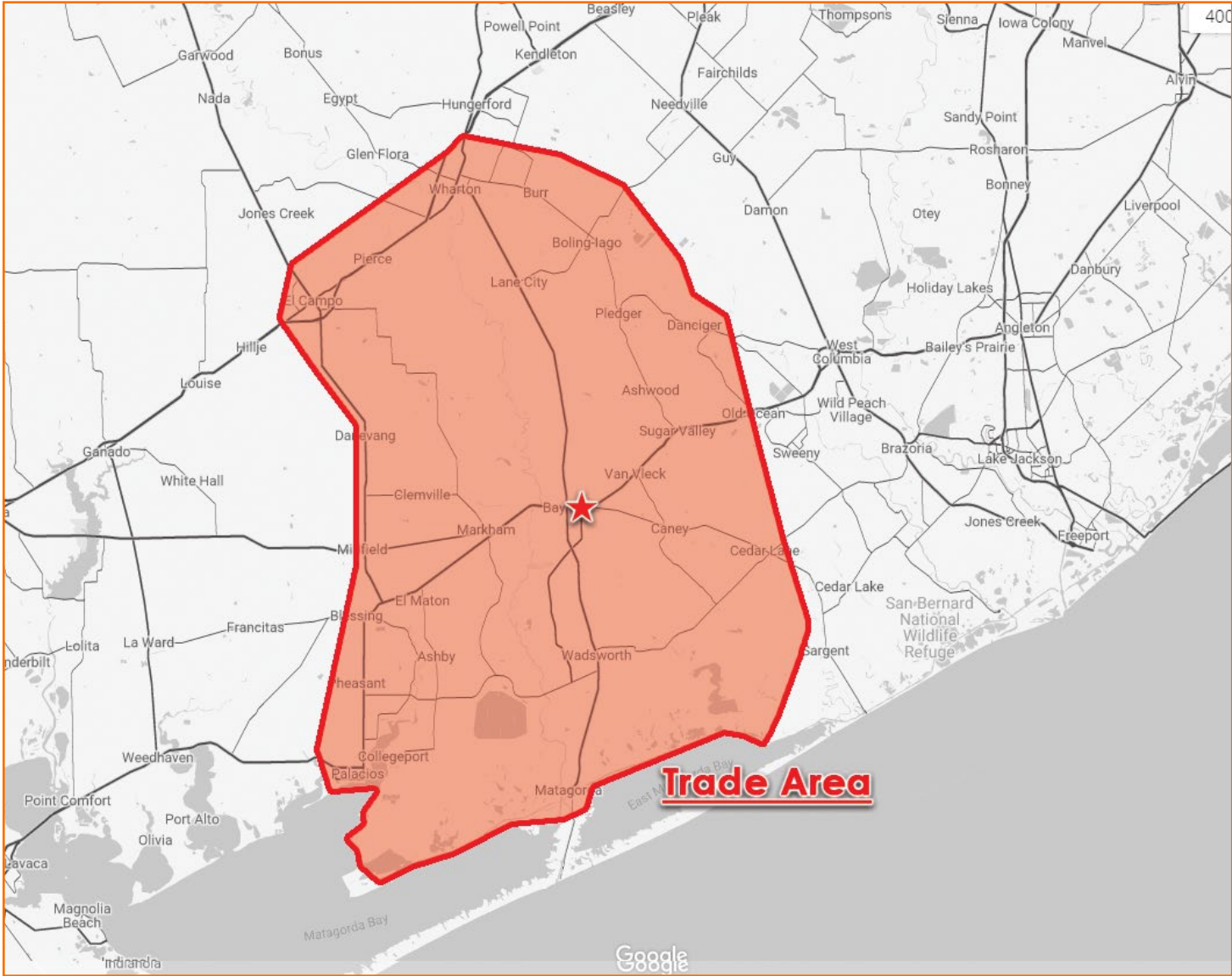
DEVELOPMENT GROUP

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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

1-mi: 18,768

2-mi: 21,231

3-mi: 24,102

DAYTIME POP.

1-mi: 21,231

2-mi: 21,483

3-mi: 24,146

AVG HH INCOME

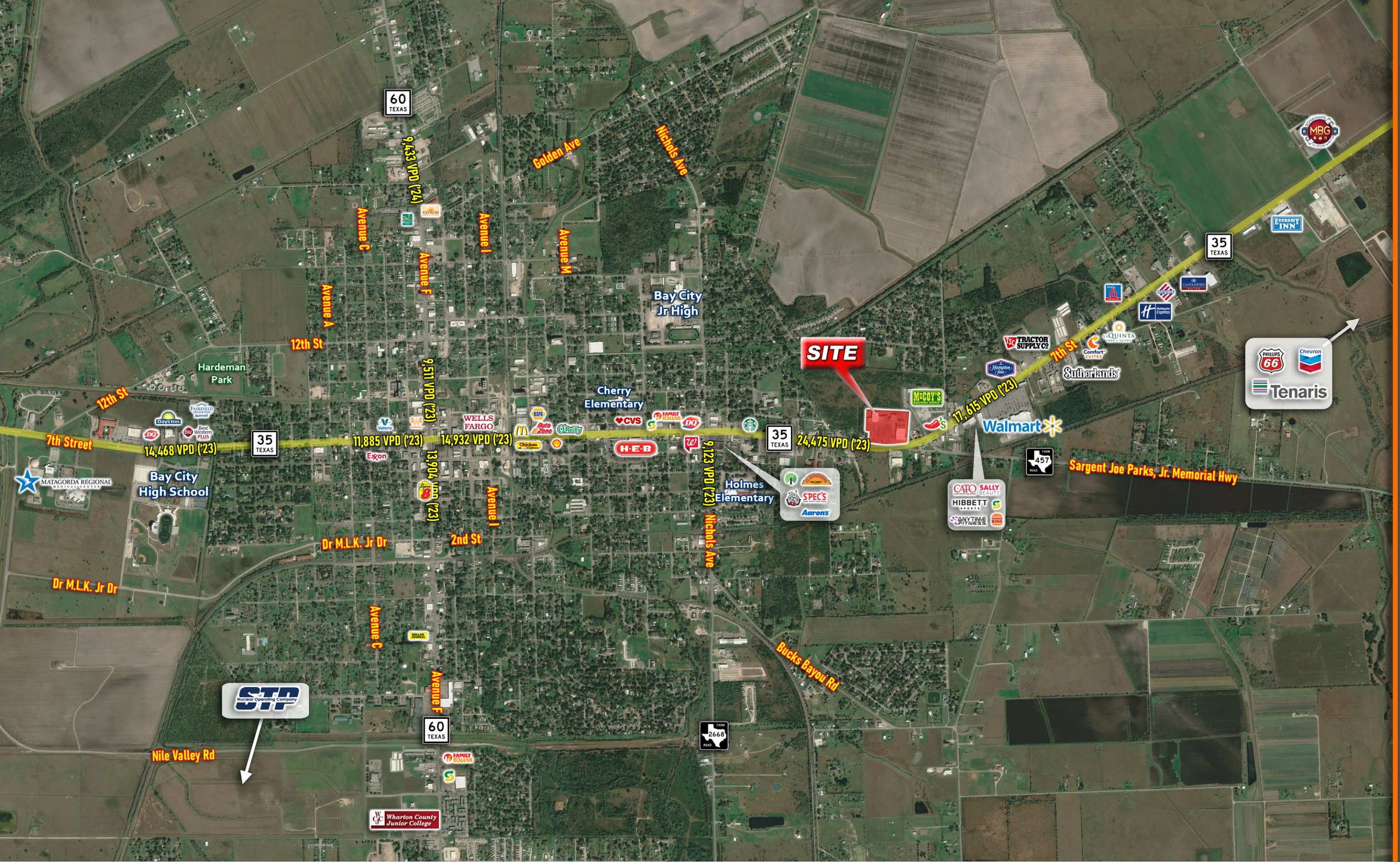
1-mi: \$74,287

2-mi: \$73,175

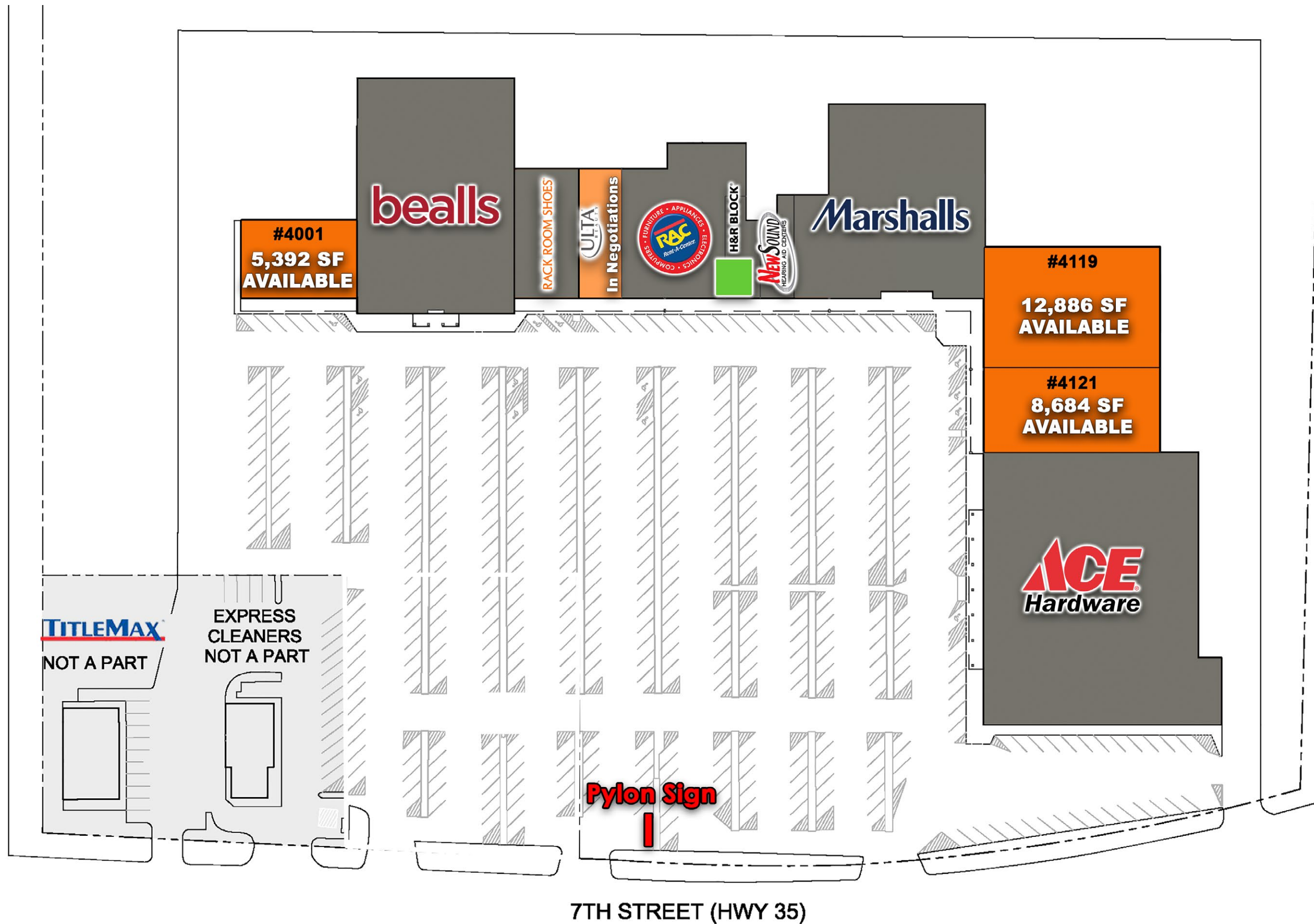
3-mi: \$73,087

AREA BUSINESSES





MARKET AERIAL



SITE PLAN



DEMOGRAPHIC OVERVIEW & MAP

POPULATION
(Matagorda County, 2024)

24,119

DAYTIME
POPULATION
(Matagorda County, 2024)

25,752

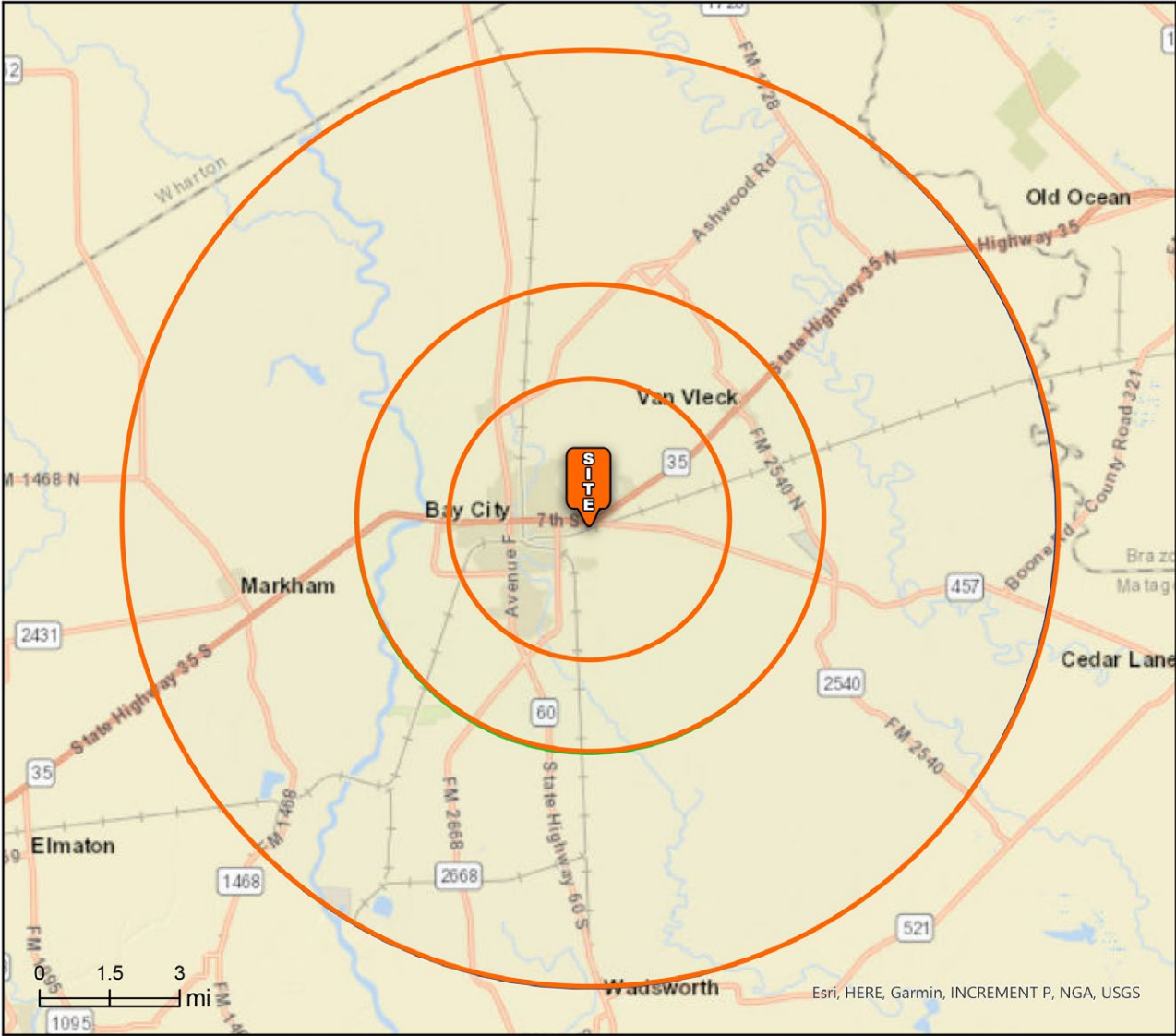
HOUSEHOLDS
(Matagorda County, 2024)

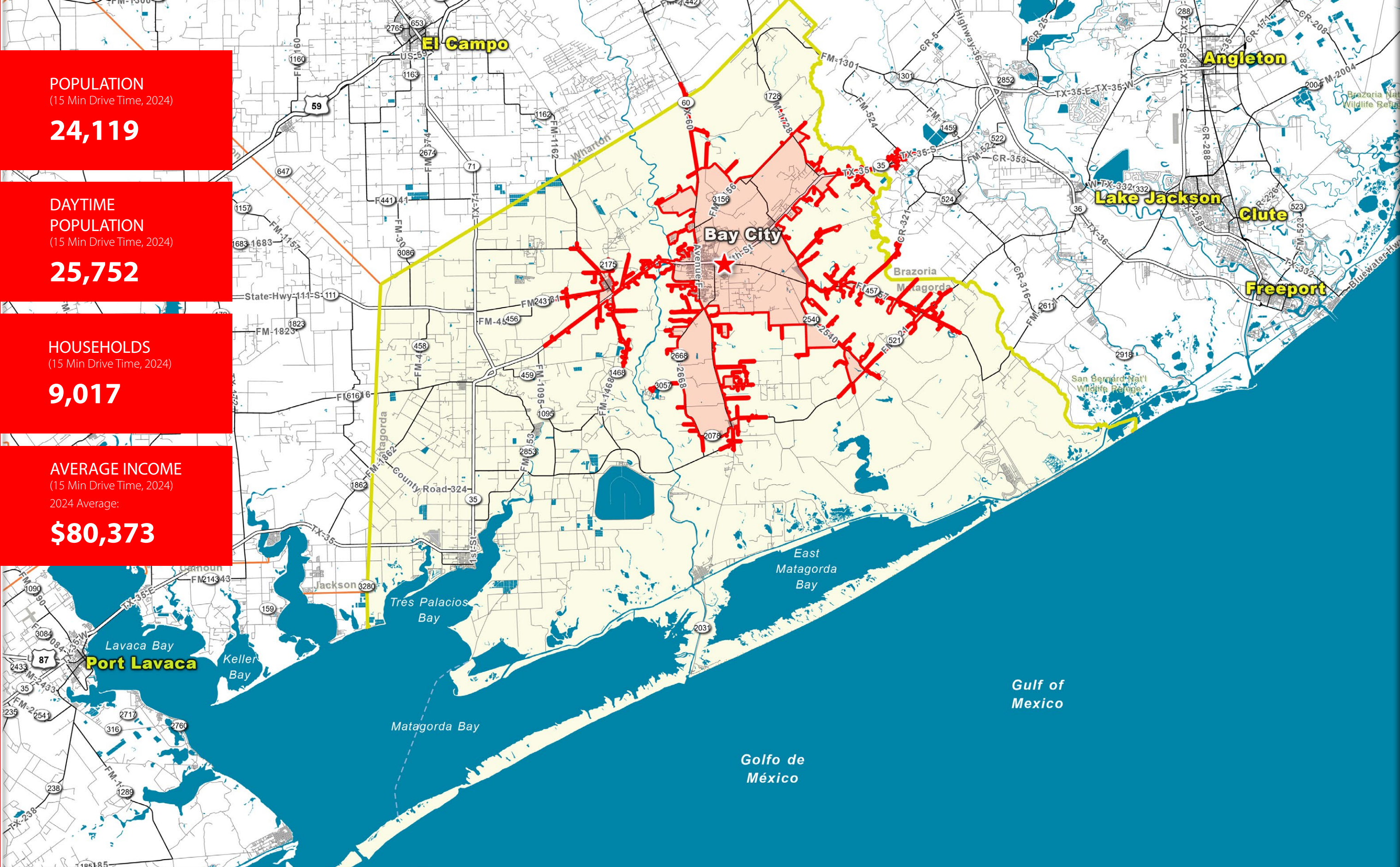
9,017

AVERAGE INCOME
(Matagorda County)
2024 Average:

\$80,373

	3 miles	5 miles	10 miles
Population Summary			
2024 Total Population	18,685	21,170	24,119
2024 Group Quarters	331	331	331
2029 Total Population	18,561	21,118	24,076
2024-2029 Annual Rate	-0.13%	-0.05%	-0.04%
2024 Total Daytime Population	18,600	21,479	25,752
Workers	8,047	9,381	11,921
Residents	10,553	12,098	13,831
Household Summary			
2024 Households	6,961	7,873	9,017
2024 Average Household Size	2.64	2.65	2.64
2029 Households	7,009	7,964	9,125
2029 Average Household Size	2.60	2.61	2.60
2024-2029 Annual Rate	0.14%	0.23%	0.24%
2010 Families	4,773	5,404	6,295
2010 Average Family Size	3.16	3.17	3.17
2024 Families	4,577	5,225	6,056
2024 Average Family Size	3.37	3.36	3.33
2029 Families	4,578	5,254	6,093
Housing Unit Summary			
2024 Housing Units	8,567	9,583	10,844
Owner Occupied Housing Units	46.3%	49.1%	52.3%
Renter Occupied Housing Units	34.9%	33.1%	30.9%
Vacant Housing Units	18.7%	17.8%	16.8%
2029 Housing Units	8,621	9,663	10,931
Owner Occupied Housing Units	47.4%	50.4%	53.5%
Renter Occupied Housing Units	33.9%	32.1%	29.9%
Vacant Housing Units	18.7%	17.6%	16.5%
Median Household Income			
2024	\$58,181	\$58,376	\$58,218
2029	\$66,973	\$66,783	\$66,712
Median Home Value			
2024	\$157,378	\$163,724	\$171,764
2029	\$166,644	\$173,866	\$183,541
Per Capita Income			
2024	\$29,626	\$29,450	\$30,149
2029	\$34,371	\$34,227	\$35,234
Median Age			
2020	35.4	35.7	36.4
2024	35.8	36.1	36.8
2024 Population 25+ by Educational Attainment			
Total	12,021	13,660	15,664
Less than 9th Grade	8.9%	8.4%	7.8%
9th - 12th Grade, No Diploma	7.9%	7.8%	7.6%
High School Graduate	24.6%	24.4%	24.7%
GED/Alternative Credential	6.5%	6.7%	6.6%
Some College, No Degree	21.2%	21.1%	21.8%
Associate Degree	9.0%	8.9%	8.8%
Bachelor's Degree	13.3%	14.2%	14.6%
Graduate/Professional Degree	8.6%	8.6%	8.2%





POPULATION
(15 Min Drive Time, 2024)

24,119

DAYTIME
POPULATION
(15 Min Drive Time, 2024)

25,752

HOUSEHOLDS
(15 Min Drive Time, 2024)

9,017

AVERAGE INCOME
(15 Min Drive Time, 2024)
2024 Average:

\$80,373

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:
 - 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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date