

# 905 Avenue F - Bay City Inn & Suites



Location: **Bay City Inn & Suites**  
**Cluster**  
**Submarket**  
**Matagorda County**  
**Bay City, TX 77414**

Developer: -  
Management: -  
Recorded Owner: **Aspen Hospitality LLC**

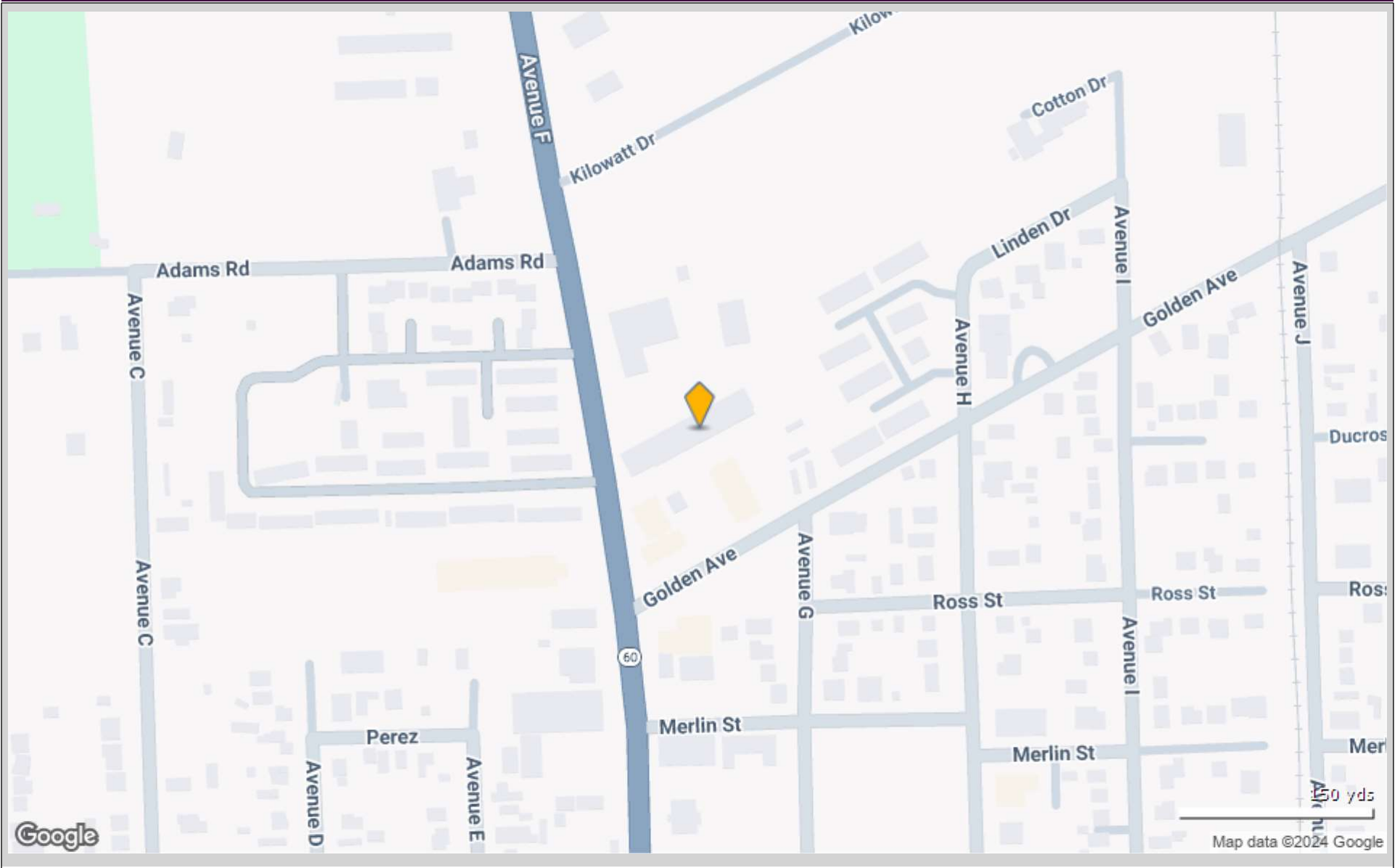
Expenses: **2021 Tax @ \$0.50/sf**  
Parcel Number: **10602**  
Amenities: **Meeting Event Space, Pool, Restaurant**

Building Type: **Hospitality/Hotel**

Status: **Built 1978**  
Stories: **2**  
RBA: **44,834 SF**  
Typical Floor: **22,417 SF**  
Total Avail: **No Spaces Currently Available**  
% Leased: **0%**

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**Bay City Inn & Suites**

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No Site Plan image was found for this property

*Tenant data not available for this property*

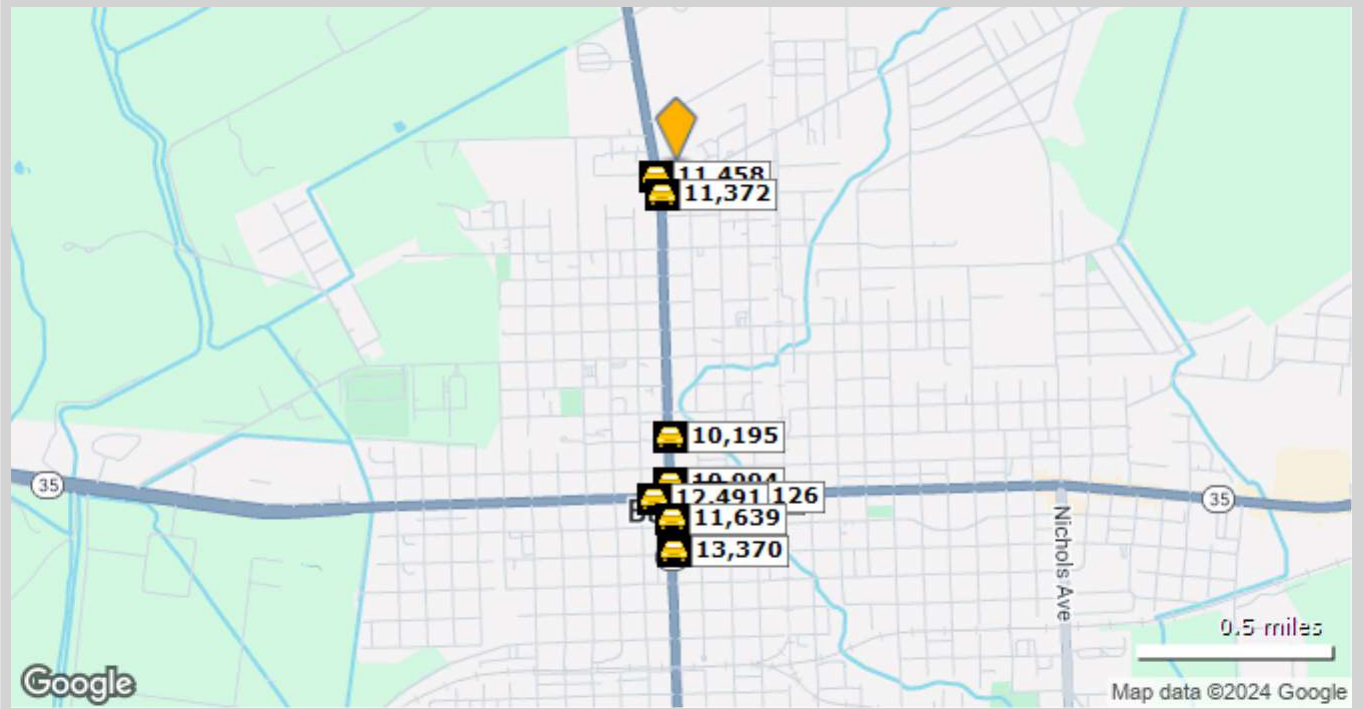
**Total Tenants for report: 0**

# Traffic Count Report

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 % Leased: **0%**  
 Rent/SF/Yr: -



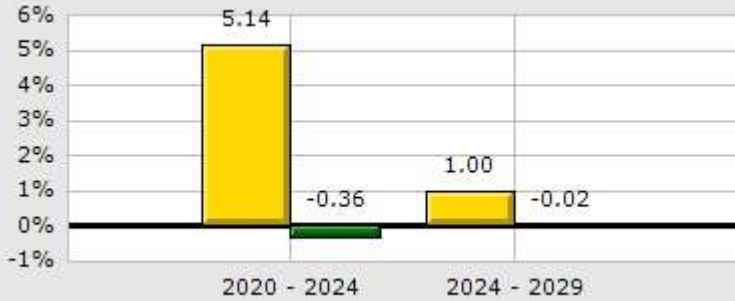
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Avenue F	Golden Ave	0.06 S	2022	11,458	MPSI	.05
2	Golden Avenue	Golden Ave	0.01 S	2022	11,372	MPSI	.08
3	Avenue F	Avenue G	0.02 S	2018	10,195	MPSI	.70
4	Avenue F	8th St	0.04 N	2022	10,994	MPSI	.82
5	7th Street	Ave G	0.03 E	2022	16,299	MPSI	.86
6	7th St	Ave F	0.03 E	2022	13,406	MPSI	.86
7	7th St	Avenue G	0.02 W	2018	16,126	MPSI	.86
8	7th Street	Ave F	0.03 E	2020	12,491	AADT	.86
9	Avenue F	6th St	0.03 S	2022	11,639	MPSI	.91
10	Avenue F	5th St	0.01 S	2018	13,370	MPSI	1.00

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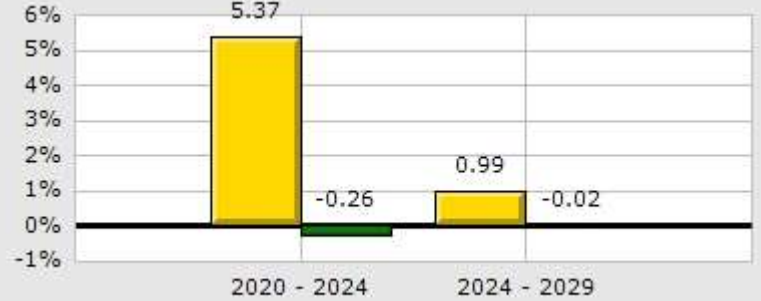
Type: **Hospitality/Hotel**  
County: **Matagorda**

**1 Mile**  
**County**

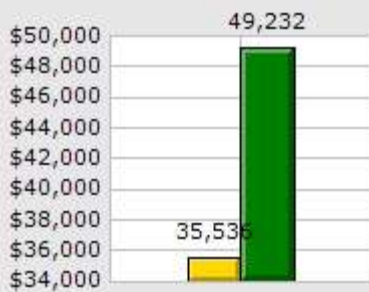
Population Growth



Household Growth



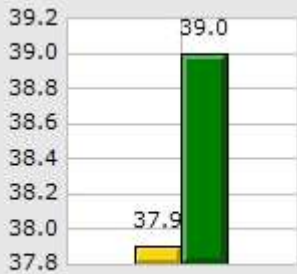
2024 Med Household Inc



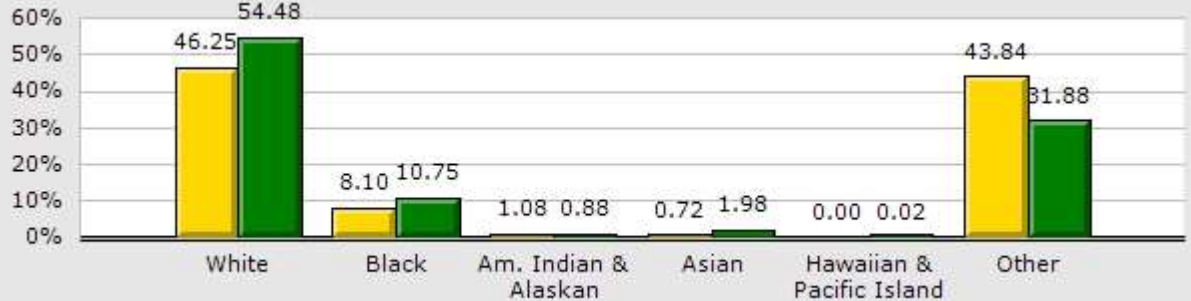
2024 Households by Household Income



2024 Median Age



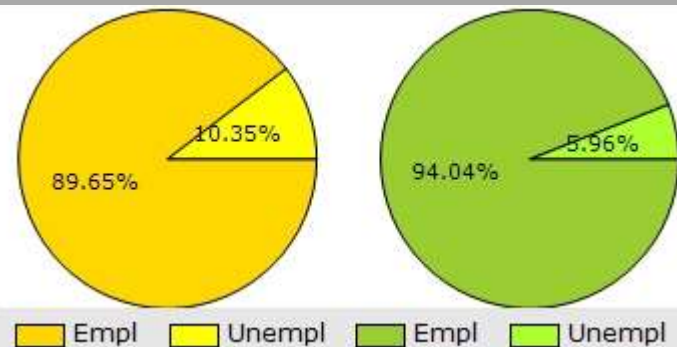
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

<b>Bay City Inn &amp; Suites</b> 905 Avenue F, Bay City, TX 77414				
Type: <b>Hospitality/Hotel</b> County: <b>Matagorda</b>				
	1 Mile		County	
<b>Population Growth</b>				
Growth 2020 - 2024	5.14%		-0.36%	
Growth 2024 - 2029	1.00%		-0.02%	
Empl	1,707	89.65%	14,975	94.04%
Unempl	197	10.35%	949	5.96%
<b>2024 Population by Race</b>				
	<b>4,703</b>		<b>36,123</b>	
White	2,175	46.25%	19,681	54.48%
Black	381	8.10%	3,885	10.75%
Am. Indian & Alaskan	51	1.08%	317	0.88%
Asian	34	0.72%	717	1.98%
Hawaiian & Pacific Island	0	0.00%	7	0.02%
Other	2,062	43.84%	11,516	31.88%
<b>Household Growth</b>				
Growth 2020 - 2024	5.37%		-0.26%	
Growth 2024 - 2029	0.99%		-0.02%	
Renter Occupied	579	35.96%	4,571	33.41%
Owner Occupied	1,031	64.04%	9,110	66.59%
<b>2024 Households by Household Income</b>				
	<b>1,611</b>		<b>13,681</b>	
Income <\$25K	549	34.08%	3,862	28.23%
Income \$25K - \$50K	377	23.40%	3,058	22.35%
Income \$50K - \$75K	271	16.82%	2,391	17.48%
Income \$75K - \$100K	137	8.50%	1,576	11.52%
Income \$100K - \$125K	72	4.47%	1,164	8.51%
Income \$125K - \$150K	59	3.66%	575	4.20%
Income \$150K - \$200K	83	5.15%	618	4.52%
Income \$200K+	63	3.91%	437	3.19%
2024 Med Household Inc	\$35,536		\$49,232	
2024 Median Age	37.90		39.00	



# Demographic Summary Report

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Total Available: **0 SF**  
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 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	4,750	19,294	21,851
2024 Estimate	4,703	19,035	21,617
2020 Census	4,473	17,746	20,466
Growth 2024 - 2029	1.00%	1.36%	1.08%
Growth 2020 - 2024	5.14%	7.26%	5.62%
<b>2024 Population by Hispanic Origin</b>	2,749	8,987	9,998
<b>2024 Population</b>	4,703	19,035	21,617
White	2,175 46.25%	9,254 48.62%	10,543 48.77%
Black	381 8.10%	2,739 14.39%	3,184 14.73%
Am. Indian & Alaskan	50 1.06%	175 0.92%	196 0.91%
Asian	34 0.72%	165 0.87%	209 0.97%
Hawaiian & Pacific Island	0 0.00%	4 0.02%	4 0.02%
Other	2,062 43.84%	6,698 35.19%	7,481 34.61%
U.S. Armed Forces	17	33	43
<b>Households</b>			
2029 Projection	1,626	7,032	8,082
2024 Estimate	1,610	6,939	7,998
2020 Census	1,528	6,471	7,581
Growth 2024 - 2029	0.99%	1.34%	1.05%
Growth 2020 - 2024	5.37%	7.23%	5.50%
Owner Occupied	1,031 64.04%	4,184 60.30%	4,575 57.20%
Renter Occupied	579 35.96%	2,755 39.70%	3,423 42.80%
<b>2024 Households by HH Income</b>	1,611	6,939	7,999
Income: <\$25,000	549 34.08%	1,878 27.06%	2,232 27.90%
Income: \$25,000 - \$50,000	377 23.40%	1,689 24.34%	1,882 23.53%
Income: \$50,000 - \$75,000	271 16.82%	1,263 18.20%	1,445 18.06%
Income: \$75,000 - \$100,000	137 8.50%	829 11.95%	956 11.95%
Income: \$100,000 - \$125,000	72 4.47%	471 6.79%	544 6.80%
Income: \$125,000 - \$150,000	59 3.66%	249 3.59%	286 3.58%
Income: \$150,000 - \$200,000	83 5.15%	332 4.78%	381 4.76%
Income: \$200,000+	63 3.91%	228 3.29%	273 3.41%
<b>2024 Avg Household Income</b>	\$60,208	\$64,444	\$64,536
<b>2024 Med Household Income</b>	\$35,536	\$48,490	\$48,340

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>404</b>	<b>2,552</b>	<b>6</b>
Retail & Wholesale Trade	48	238	5
Hospitality & Food Service	28	406	15
Real Estate, Renting, Leasing	13	38	3
Finance & Insurance	39	151	4
Information	6	63	11
Scientific & Technology Services	34	134	4
Management of Companies	0	0	0
Health Care & Social Assistance	87	536	6
Educational Services	6	133	22
Public Administration & Sales	45	437	10
Arts, Entertainment, Recreation	9	54	6
Utilities & Waste Management	6	17	3
Construction	17	79	5
Manufacturing	8	42	5
Agriculture, Mining, Fishing	3	7	2
Other Services	55	217	4

# Consumer Spending Report

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2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$41,425</b>	<b>\$178,519</b>	<b>\$203,666</b>
<b>Total Apparel</b>	<b>\$2,503</b>	<b>\$10,595</b>	<b>\$12,125</b>
Women's Apparel	884	3,804	4,354
Men's Apparel	470	2,016	2,313
Girl's Apparel	214	878	996
Boy's Apparel	167	694	794
Infant Apparel	143	600	693
Footwear	626	2,603	2,975
<b>Total Entertainment &amp; Hobbies</b>	<b>\$6,021</b>	<b>\$25,949</b>	<b>\$29,731</b>
Entertainment	921	2,928	3,384
Audio & Visual Equipment/Service	1,478	6,606	7,565
Reading Materials	50	231	266
Pets, Toys, & Hobbies	933	4,137	4,727
Personal Items	2,639	12,048	13,790
<b>Total Food and Alcohol</b>	<b>\$11,733</b>	<b>\$51,013</b>	<b>\$58,498</b>
Food At Home	6,595	28,066	32,052
Food Away From Home	4,459	19,951	22,970
Alcoholic Beverages	679	2,996	3,475
<b>Total Household</b>	<b>\$6,215</b>	<b>\$27,084</b>	<b>\$30,769</b>
House Maintenance & Repair	1,557	6,380	6,995
Household Equip & Furnishings	2,473	10,840	12,396
Household Operations	1,700	7,564	8,695
Housing Costs	484	2,300	2,683

## Consumer Spending Report

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2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$11,118</b>	<b>\$46,900</b>	<b>\$53,039</b>
Vehicle Purchases	5,763	23,551	26,310
Gasoline	3,238	14,036	15,969
Vehicle Expenses	230	824	969
Transportation	608	2,877	3,391
Automotive Repair & Maintenance	1,277	5,612	6,399
<b>Total Health Care</b>	<b>\$2,078</b>	<b>\$8,896</b>	<b>\$10,102</b>
Medical Services	1,142	4,893	5,571
Prescription Drugs	715	3,039	3,432
Medical Supplies	220	964	1,098
<b>Total Education/Day Care</b>	<b>\$1,757</b>	<b>\$8,082</b>	<b>\$9,403</b>
Education	1,121	5,118	5,964
Fees & Admissions	636	2,964	3,438