3900 7TH STREET (HWY 35) Bay City, Matagorda County, Texas- 77414

OVERVIEW

±6.89 Acres of land at 3900 7th Street (Hwy 35), just west of FM 457, in Bay City, Texas

- + ±710' of frontage along Hwy 35/7th Street
- + In the Heart of the Bay City Retail Corridor
- + Located on Hwy 35 (7th Street)
- + Great QSR Synergy at Intersection with national QSR all along 7th Street (HWY 35)
- +Shopping Center/Multiunit development; High Apt rental and high Rental occupancy projected based on Feasibility Studies.
- + All Utilities are available / Front of property along HWY 35; Survey/TOPO available upon request
- + All leveled and very visible along main retail arterial

HIGHLIGHTS

- * Site on main retail arterial
- *Great Frontage on 7th Street
- * Utilities to the Site

- * Great Retail Synergy
- *Shopping Center/Multiunit development

PROPERTY OVERVIEW

- + 6.89 Acre Prime Land on 7th Street (HWY 35)
- +Over 700 ' of Frontage with Direct access

Great Retail all along 7th Street

PROPERTY FACTS

Property Type: Land Property Size: ±6.89 Acres

Proposed Use: Retail/Multiunit Apt Complex Price: \$3,300,000

Property Type: Land

ATTACHMENTS

Marketing Flyer

CONTACT US

Tel No.: 832-451-6141

Email Address: KIC-CONST@HOTMAIL.COM

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of owners and use of these images without the express written consent of the owner is prohibited.