

Cooperative Way

McCrosky Rd

Economy Inn

17 Acres

Bucks Bayou



7th St

**FOR SALE**

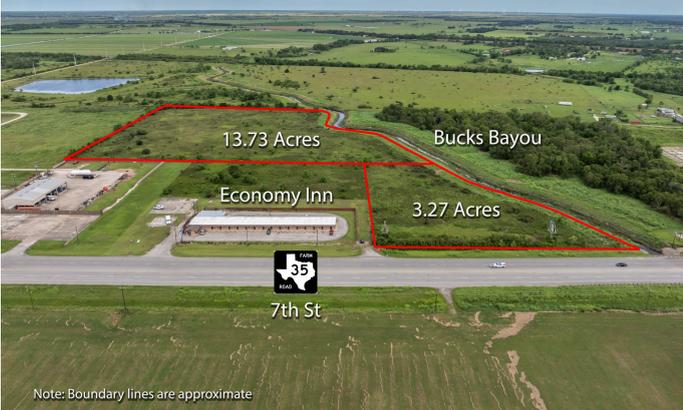
**TX-35 @ Bucks Bayou  
Bay City, TX 77414**

**Highlights**

**Property Description**

- Price:** \$995,000
- Lot Size:** 740,520 SF (Approx.)
- Acreage:** 17 AC (Approx.)
- Parcel ID:** 033-900-000-013A0  
033-900-000-01300
- Zoning:** N/A
- Flood Zone:** X500
- Traffic Count:** 19,429  
(TxDOT-AAADT, 2024 Approx.)

The subject property is a 17-acre commercial land site located on State Highway 35, also known as 7th Street, between Cooperative Way and Ben Eva Drive in Bay City, Texas. This expansive parcel offers high potential for development, strategically located near major thoroughfares including Highway 60 and FM 457. Proximity to Bay City Regional Airport, Bay City Civic Center, Matagorda Regional Medical Center, Matagorda County Birding Nature Center, nearby retail centers, restaurants, and services, enhances the property's attractiveness for various commercial uses. Additionally, the STP Electric Generating Station (nuclear power station), Tenaris Bay City plant and Chevron Phillips in nearby Sweeny, provide significant employment opportunities and economic stability to the area. Ideal for retail centers, office parks, hospitality, or mixed-use developments, this land offers high visibility and easy access. The property is uniquely situated with the front lot (Property ID: 20980) falling under Bay City's jurisdiction, while the back lot (Parcel ID: 20979) extends into Matagorda County's jurisdiction. With Bay City's ongoing growth, this property represents a sound investment opportunity.



Note: Boundary lines are approximate

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