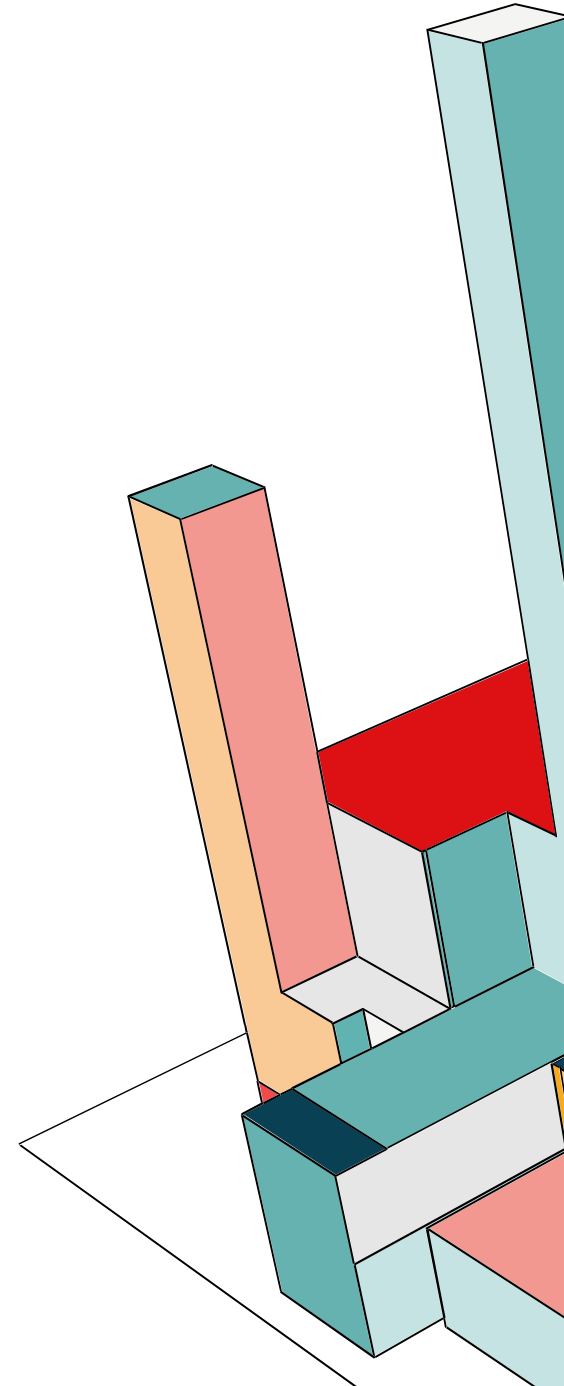


EXPRESS INN
905 AVE F
BAY CITY TX 77414

PROPERTY INFORMATION

- Land 2.38 Acres
- Building Area 44,834 Sqft
- Rooms 91
- Year Built 1978
- Exterior Corridor Motel
- Seller Finance Available for qualified Buyer.



ROOMS TOTAL ROOMS: 92 (INCLUDES MANAGER SUITE)

UNAVAILABLE ROOMS: 1 ,

ROOM BREAKDOWN:

SINGLE: 8, KING: 28

DOUBLE: 30 , SINGLE KITCHEN: 1

KING KITCHEN: 6, DOUBLE KITCHEN: 12

SUITE: 6

Recent Improvements:

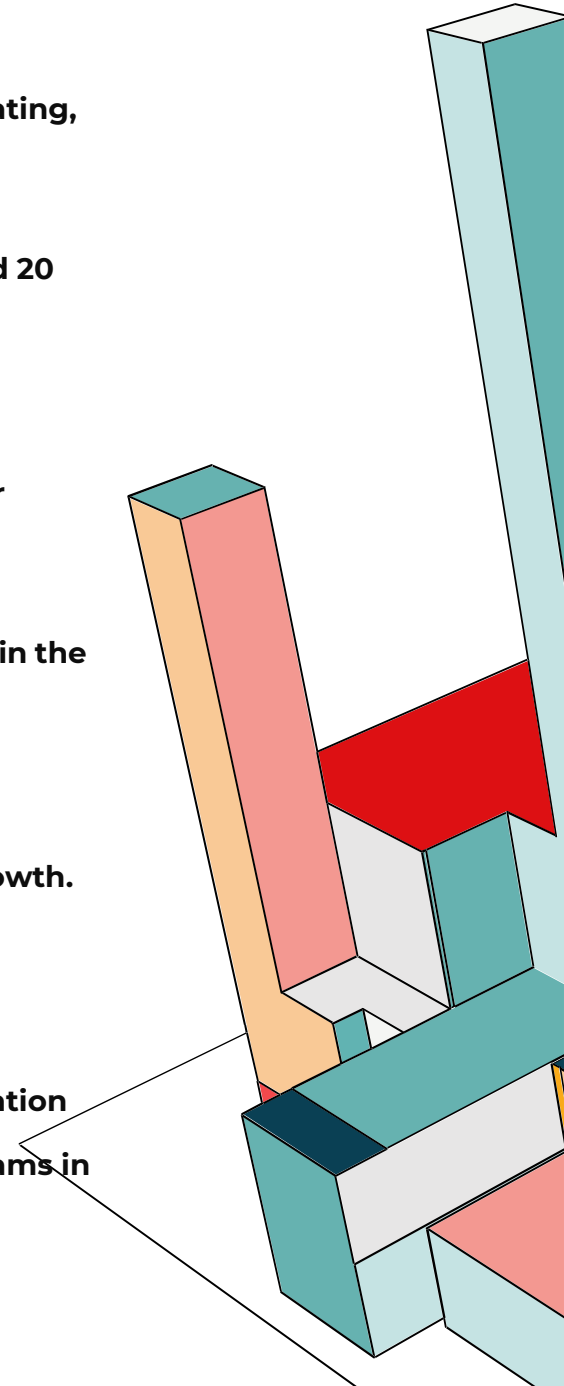
- Water Heater in Laundry (less than 5 years)
- Water Heater in Kitchen Building (less than 3 years)
- New Camera system (less than 2 years)
- Lighting throughout the property (less than a year)

Room for Improvements As per seller

- Keep the lobby open 24 hours
- Have a FD person that understands the local public and charge accordingly
- Better marketing (Social Media, word of mouth, connections at the plant)
- On site Laundry (garage space available)
- BBQ area for guests
- Add variety to Food / Beverage
- Add variety to Food / Beverage

BAY CITY ECONOMIC DEVELOPMENT

- The [City of Bay City](#), is truly the gateway to the great outdoors of beaches, bays, rivers, bird watching, fishing, boating, hunting, nature walks, kayaking, sailing and golfing to name a few.
- Bay City residents enjoy the best of both worlds being just an hour drive from the fast pace of Houston, Texas and 20 minutes from the unspoiled beaches of the Gulf of Mexico.
- The Bay City area truly provides “the good life” for business with an excellent business climate and an attractive, affordable lifestyle. In Bay City, small town values survive and a sense of community permeates every activity. For businesses looking to expand or relocate, Bay City is a great choice.
- Matagorda County has a power generating company, which is undergoing permitting, interested in locating within the county, and a specialty chemical plant is in construction. Their employment needs would generate a demand for 2,000+ construction workers and 225+ new permanent jobs upon completion.
- As the largest city in Matagorda County, Bay City is likely to capture a large amount of the county’s upcoming growth. Bay City is actively pursuing new housing development and retail recruitment to provide the amenities that our citizens need.
- The Bay City Community Development Corporation is a 4 B sales tax corporation under the Development Corporation Act. Its function is to administer the expenditure of sales taxes for community and economic development programs in the City of Bay City.





PLEASE CALL / EMAIL IF YOU HAVE QUESTIONS

Listing Broker

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