

**WARD**  
REAL ESTATE, INC.

*"Bay City's Oldest Real Estate Company"*

**FOR SALE  
OR LEASE**



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**1105 AVENUE H  
IN BAY CITY, TX**

Located just 2 blocks off HWY 60



LIST PRICE - \$649,000:  
LEASE RATE - \$5,950/MONTH + NNN

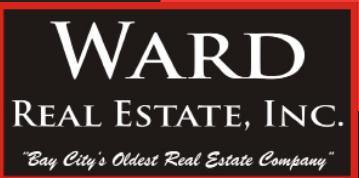


# FOR SALE OR LEASE

For Sale OR For Lease. Large medical office building located just 2 blocks off HWY 60. Former Dialysis Center in immaculate condition. Large reception area with public restroom. Large, wide open flex space with windows along 3 walls & a built-in Scale-Tronix floor scale. Down the hall are multiple storage rooms & several private offices. There is also a data room, kitchenette & 2 private restrooms. There are multiple sinks throughout & several entry/exits. Property is adjacent to newly constructed Senior Living with hundreds more units proposed directly across the street. Available For Lease with 5 year min. term



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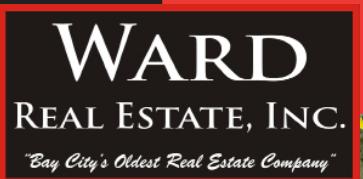
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## City Contact Information

### Jessica Russell

Executive Director

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Bay City Hall  
1112 7th Street  
Bay City, TX 77414

979-245-8081 office

## Demographics

(10-Minute Drive Time)



Average Age

38



Median Household Income

\$45,209



Growth Rate

2.72%

## Peer Analysis

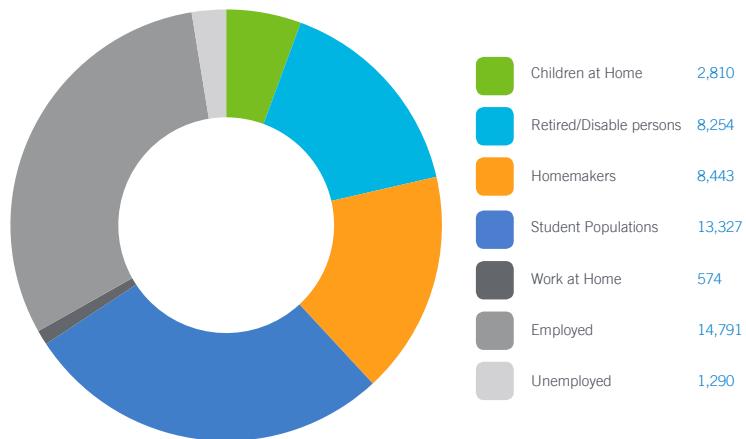
The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

### Peer Trade Areas

Hereford, TX	300 W 15th St
Taylor, TX	3701 N Main St
Bonham, TX	2021 N State Highway 121
Silsbee, TX	1100 Us Highway 96 N
Mineola, TX	135 Ne Loop 564
Gun Barrel City, TX	1200 W Main St

## Daytime Population 49,489

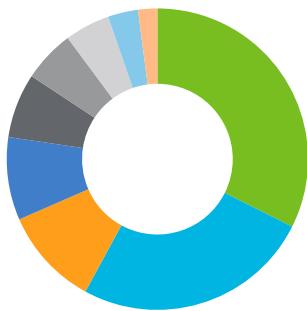
(Custom Trade Area)



## GAP Analysis \$303,130,649

(Custom Trade Area)

The Gap Analysis is a summary of the primary spending Gaps segmented by retail category. It measures actual consumer expenditures within the City's trade area and compares it to the potential retail revenue generated by retailers in the same area. The difference between the two numbers reflects leakages, or the degree to which consumers travel outside the community for certain retail goods and services. The Gap analysis is a useful tool to gauge retail supply and demand within the community.



Grocery Stores	\$95,261,860
General Merchandise Stores	\$77,063,470
Foodservice and Drinking Places	\$32,139,124
Building Material and Garden Equipment Stores	\$27,908,730
Clothing & Clothing Accessories Stores	\$21,630,230
Health & Personal Care Stores	\$18,513,264
Furniture and Home Furnishings Stores	\$14,406,752
Electronics & Appliance Stores	\$9,580,327
Automotive Parts, Accessories, & Tire Stores	\$6,626,892

## Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, our efforts are inclusive beyond the defined list.

*Let us know how we can help you find a site!*



Clothing & Accessories



Grocery Stores



Building Equipment



General Merchandise



retail academy

**DEMOGRAPHIC PROFILE**   **3 Mile Radius**   **5 Mile Radius**   **10 Mile Radius**

2018 Estimated Population	17,519	20,943	23,765
Daytime Population	15,765	18,712	20,165
Median HH Income	\$45,268	\$46,107	\$45,705
Number of Households	6,629	7,852	8,927

**5 Minute DT**   **10 Minute DT**   **15 Minute DT**

2018 Estimated Population	3,324	18,553	21,700
Daytime Population	4,849	17,289	19,410
Median HH Income	\$50,632	\$45,209	\$46,087
Number of Households	1,205	7,035	8,140

\*Source: STI PopStats

