

**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**



**BAY CITY  
FOOT  
CENTER**

**MEDICAL  
ARTS  
CLINIC**

**USDA**

**SUPER  
8**

**WOMEN'S  
HEALTH  
CENTER**

**BAY CITY  
DENTAL**

**MERITS  
FAMILY  
PRACTICE**

**BAY  
BREEZE  
APARTMENTS**

**EXPRESS  
INN**

**SHORE  
BROOK  
STORAGE**

**FUTURE  
124 UNIT  
SENIOR LIVING**

**NEW  
CONSTRUCTION  
SENIOR LIVING**

**Site**



# 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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## City Contact Information

Jessica Russell

Executive Director

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Bay City Hall

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Bay City, TX 77414

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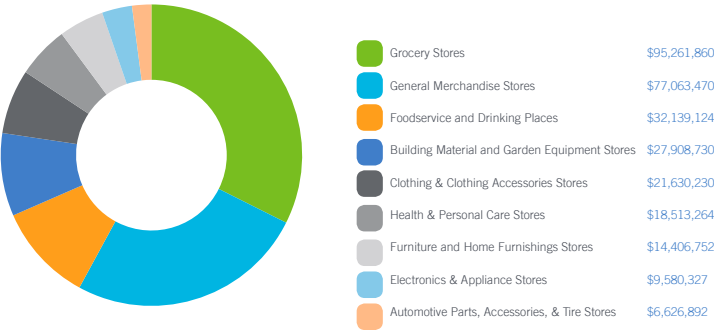
## Peer Analysis

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

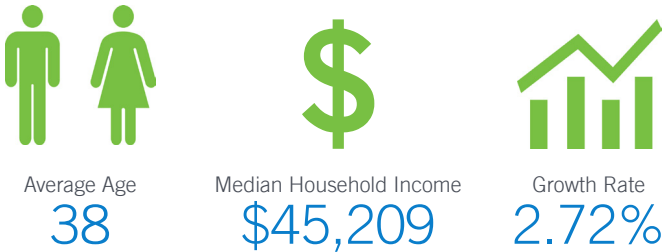
## GAP Analysis \$303,130,649 (Custom Trade Area)

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.

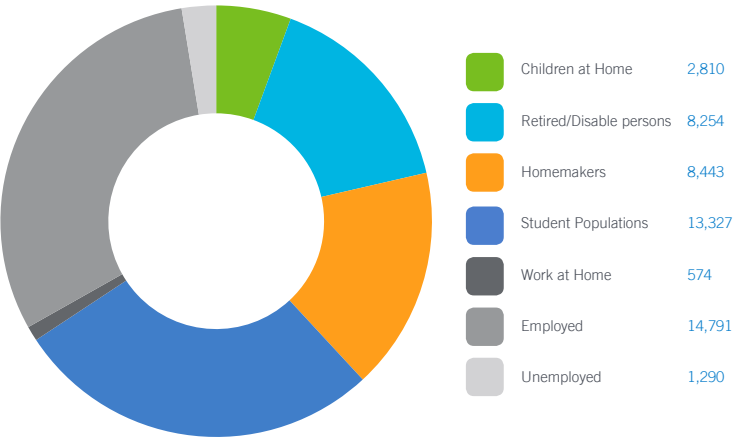


## Demographics

(10-Minute Drive Time)



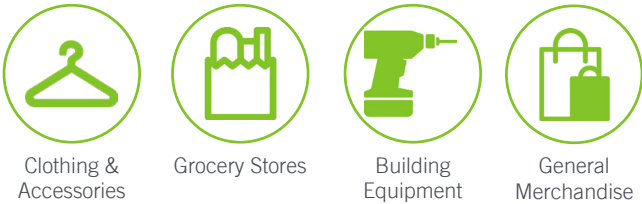
## Daytime Population 49,489 (Custom Trade Area)



## 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!







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

