



REGAL PLAZA
715 Texas Avenue
Bridge City, TX

DESCRIPTION	Multi-tenant occupied retail center
TENANTS	Six spaces, see brochure for occupants
OCCUPANCY	Fully occupied
SF IMPROVEMENTS	Approximately 11,020
LAND AREA	1.06 acres
AGE	Indicated built 1998, not verified
PHYSICAL CONDITION	Excellent
PARKING	40+
UTILITIES	City water, sewer, Entergy electric
PRICE	\$1,850,000.

COMMENTS: *An immaculately maintained retail center on a very high traffic area with superb access and visibility! Fully occupied, tenants pay for all repairs, including HVAC...owner only is responsible for roof, exterior and parking lot. Roof has just been recoated with silicone and building was painted in 2020...security lights have been converted to LED. Solid roster of excellent tenants; call agent for financials and rent roll. Michael McFarland 409-790-3606*