

FOR SALE

SITE

AMISTAD PARK

BU GROWERS

10TH ST

9TH ST

9ER'S GRILL

LEGENDARY BOUTIQUE

8TH ST

WHATABURGER

8TH ST

10,994 VPD

AVENUE G

ALL-STAR 24/7 FITNESS

TENDER YEARS ENRICHMENT LEARNING CENTER

Valero

AVENUE F

EZPAWN

BAY CITY

NewQuest

35 TEXAS

35 TEXAS

16,517 VPD

±1.5 ACRES - BAY CITY, TEXAS

MATAGORDA COUNTY MUSEUM

MATAGORDA DISTRICT CLERK'S OFFICE

SEC of TX-60 & Tenth St. | Bay City, TX
Prime Location For Sale in the Heart of Bay City

Rick Ragan
281.477.4309 | rragan@newquest.com

Dakota Workman
281.640.7151 | dworkman@newquest.com

Prime Location For Sale in the Heart of Bay City

- ±200 feet of frontage along TX-60
- Prime southeast corner of TX-60 and Tenth St.
- ±1.5-acre property adjacent to Whataburger, local restaurants, and shops
- Ideal for hard corner retail, convenience store, automotive, or quick-service restaurant (QSR) use
- TX-60 traffic counts exceed 10,994 VPD

Rick Ragan
rragan@newquest.com
281.477.4309

Dakota Workman
dworkman@newquest.com
281.640.7151

Approximate Size:	±1.5 acres
Price:	\$1,000,000
Utilities:	Water and sewer onsite
Traffic Counts	Approx. 10,994 VPD on TX-60 Approx. 16,517 VPD on TX-35
Frontage:	Approx. +200 ft on TX-60



14% POPULATION GROWTH
within 5 miles from 2020 to 2025

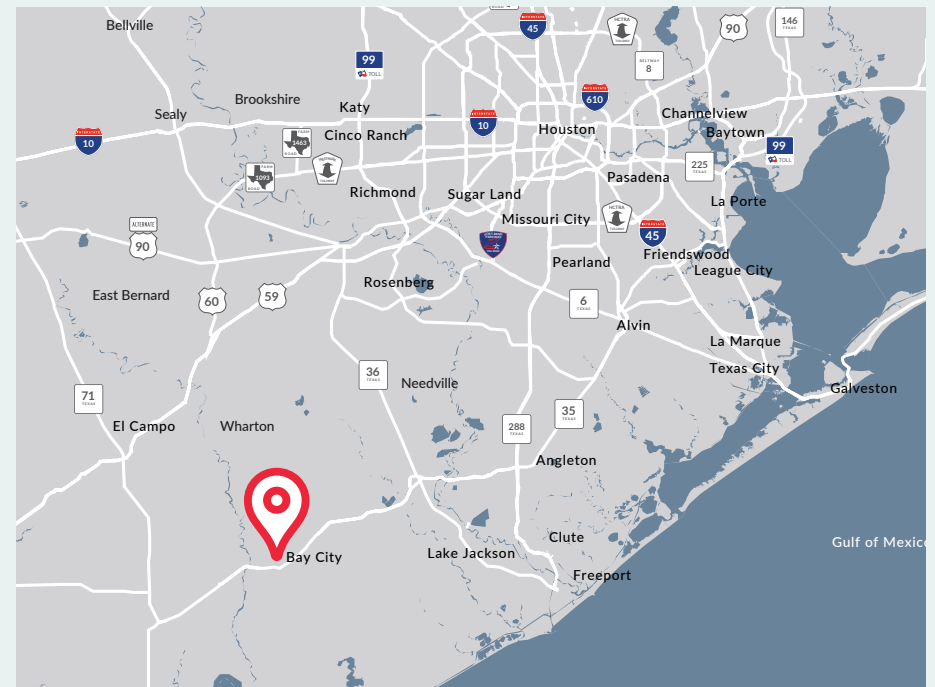


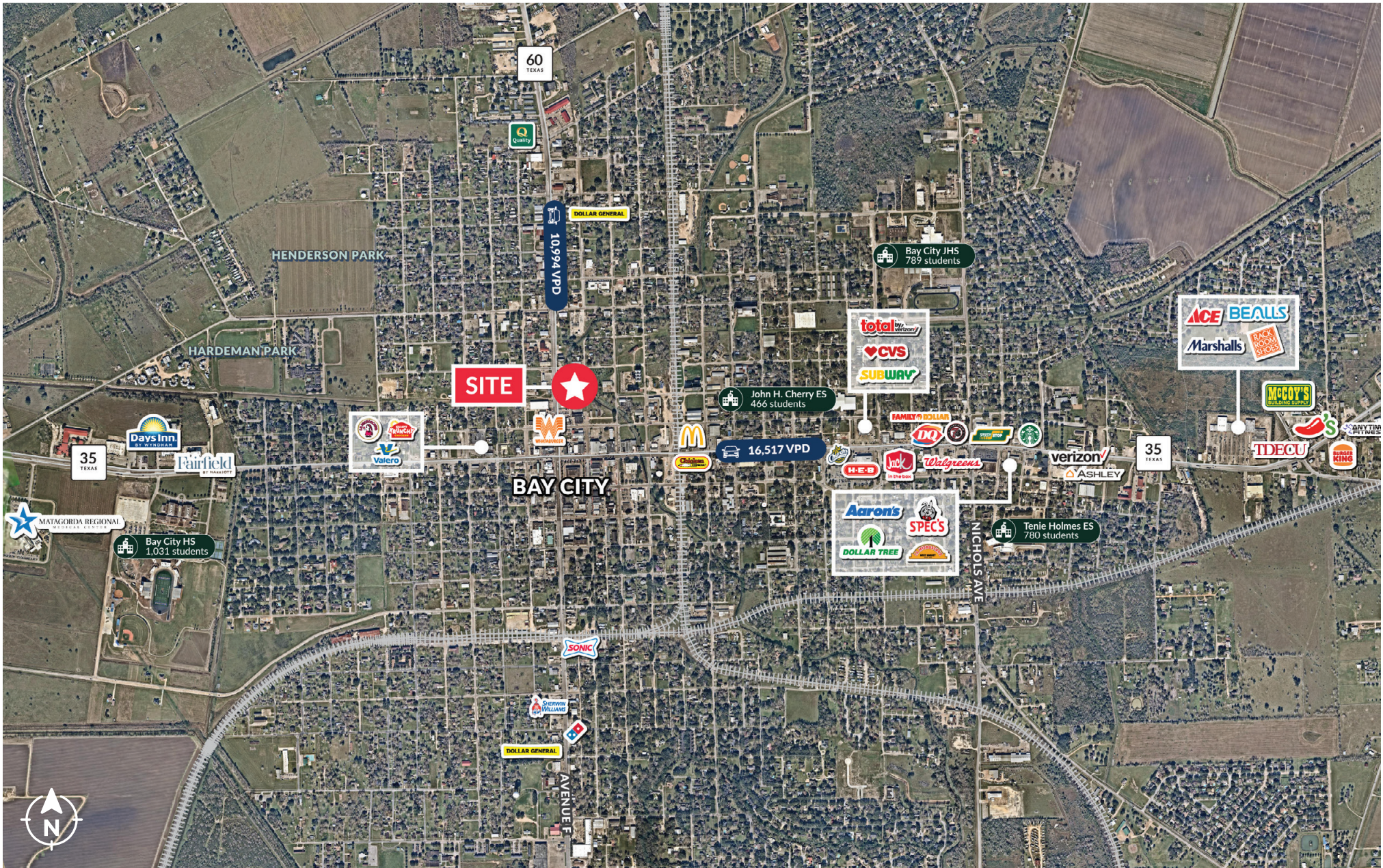
\$75K AVERAGE HOUSEHOLD INCOME
within 5 miles



22,738 POPULATION
within 5 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26





TxDOT Traffic Counts as of 2024

02.26 | 12.19

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,520	8,024	8,568
Current Population	6,872	21,309	22,738
2020 Census Average Persons per Household	2.73	2.66	2.65
2020 Census Population	6,545	19,569	19,925
Population Growth 2020 to 2025	5.00%	8.89%	14.12%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	19.18%	22.50%	22.55%
2 Person Households	37.11%	35.98%	35.99%
3+ Person Households	43.71%	41.51%	41.47%
Owner-Occupied Housing Units	56.98%	54.22%	54.63%
Renter-Occupied Housing Units	43.02%	45.78%	45.37%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	46.84%	48.94%	49.10%
Black or African American	14.33%	14.91%	14.86%
Asian or Pacific Islander	0.83%	1.26%	1.26%
Other Races	37.07%	33.99%	33.89%
Hispanic	52.02%	47.82%	47.66%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$67,570	\$74,957	\$75,325
Median Household Income	\$52,609	\$59,290	\$59,284
Per Capita Income	\$23,439	\$27,225	\$27,371
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	33.26%	31.33%	31.39%
Estimated Bachelor's Degree	12.04%	14.11%	14.13%
Estimated Graduate Degree	5.31%	7.57%	7.63%
AGE	1 MILE	3 MILES	5 MILES
Median Age	34.5	33.5	33.6

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Rick Ragan	740330	rragan@newquest.com	281.477.4309
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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