

# FOR SALE BY OWNER

**OFF-MARKET ADAPTIVE REUSE &  
RE-DEVELOPMENT OPPORTUNITY**

**MULTI-FAMILY CONVERSION  
SHELL/RV-DESTINATION**

**PRICE BELOW COUNTY APPRAISAL**

**TARGET ALLOCATION**

**\$595,000**

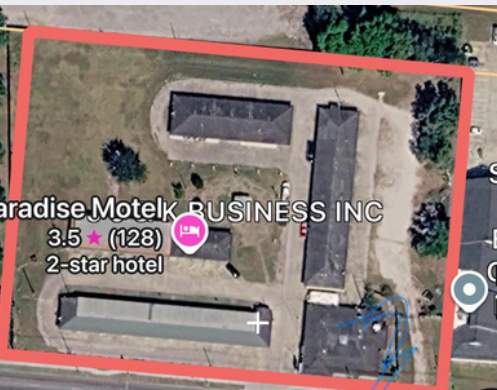
Flexible Seller Financing Note Structure Available  
MOTIVATED SELLER/ABSENTEE OWNER

**3501 7<sup>TH</sup> ST**

**Bay City TX 77414**



## OVERVIEW



## ABOUT THIS PROPERTY

**Priced Below way County Appraisal Value of \$1,300,000 —  
Entire 46-Rooms Motel & Business Included as a BONUS!  
OWNER FINANCE AVAILABLE!**

## FEATURES

- ✓ 46 guest rooms
- ✓ 2 BR Apartment
- ✓ 121,968 sq.ft. LAND

## CONTACT DETAILS

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✉ [affunding@gmail.com](mailto:affunding@gmail.com)

Jigar Sandesara,  
Owner/Broker

# Priced Below Official MCAD Valuation

## THE ACTIVE UTILITY MOAT (CAPEX DISRUPTION):

- The site features fully active, heavy commercial utility infrastructure built directly across the layout. Includes main commercial sewer/septic lines, high-volume city water loops, and established high-capacity electrical drops. This engineering core allows a development group to completely bypass expensive municipal raw-land trenching delays, cutting standard project development timelines.

## MULTIFAMILY ADAPTIVE REUSE VECTOR (WORKFORCE HOUSING):

- The pre-existing structure features 46 independent room units constructed with isolated plumbing columns, dedicated electrical feeds, and individual HVAC sleeves. This physical layout allows syndication groups to drop in compact micro-apartment kitchenette modules for a fraction of the cost of a traditional ground-up construction build. Ideally configured for an affordable housing or workforce shelter allocation model.

## RV PARK & LUXURY GLAMPING REDEVELOPMENT MATRIX:

- The level concrete and asphalt foundations (**121,968 total square feet**) provide a premier turn-key baseline layout for an RV park conversion. Developers can clear surface elements and anchor high-margin RV pads directly over the pre-existing mechanical utility tie-ins, saving months of civic excavation costs and rawdirt utility delays.

## ON-SITE ADMINISTRATIVE & RESIDENTIAL ASSETS:

- Includes a separate, detached 2,500 sq. ft. residential structure featuring 3 bedrooms and 2 bathrooms. This layout is perfectly configured to serve as a master corporate leasing office, an on-site development headquarters, or premium manager living quarters during the project stabilization phase.

## SELLER FINANCING NOTE STRUCTURE (THE CAPITAL STACK):

- The underlying deed is held 100% clear and unencumbered. Principal cushions, customized maturity horizons, and performance-based interest structures can be engineered during the initial letter of intent (LOI) underwriting block to fully optimize the purchasing sponsor group's internal rate of return (IRR).

## SOVEREIGN LEGAL DISCLAIMER & DUE DILIGENCE MANDATE

**CRITICAL COMPLIANCE NOTICE:** This document is compiled strictly for general illustrative and informational purposes to assist prospective purchasers in conducting their own independent research. It does not constitute a formal contractual offering, an absolute guarantee of project viability, or certified engineering/architectural representations.

**NO WARRANTIES OR REPRESENTATIONS:** Seller and Broker explicitly make zero contractual warranties, promises, verbal agreements, or absolute guarantees, either express or implied, regarding municipal zoning variances, local permit approvals, future utility capacity limits, local city council ordinances, or final apartment/RV conversion project compliance.

**AS-IS, WHERE-IS CONTEXT:** This asset, including all land boundaries, utility connections, physical buildings, interior fixtures, and residential infrastructures, is offered and liquidated strictly on an "**As-Is, Where-Is, with All Faults**" basis.

**MANDATORY INDEPENDENT AUDIT:** All prospective purchasing entities, investment syndicators, and private equity development groups are strictly mandated to execute independent engineering, environmental, financial, architectural, and municipal legal due diligence. Buyer assumes 100% of all development, regulatory, and capital risks associated with any subsequent physical conversion, adaptive reuse project execution, or zoning restructuring.