

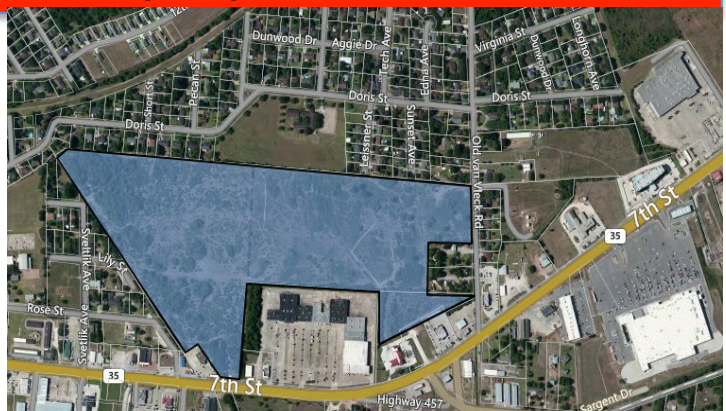


FOR SALE

57 +/- Acres
*Ideal for Residential or
 Commercial Development*
Bay City, TX

Property Description:

- 57 +/- Acres within the city limits
- City utilities available
- Access from 7th St. (SH-35)
- Area retailers include Walmart, Chili's, Applebee's, HEB, Walgreens
- Willing to Subdivide
- List Price: **Call for Pricing**



Community Description:

Bay City, TX is the County Seat of Matagorda County and services neighboring communities such as Van Vleck, Sweeny, Markham, Blessing, Palacios, and Wadsworth.

Bay City is experiencing massive industrial growth with the current construction of **Tenaris** \$1.6 Billion facility, the current expansion of **Chevron Phillips Chemical**, and the future expansion of **South Texas Nuclear Project**.

Residential and Commercial development have become in high demand due to these industrial construction projects.

Ward Real Estate, Inc.

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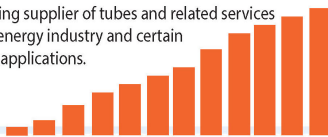


Growth and Possibilities



A real "pipe dream" came true when Tenaris announced that they would build a \$1.5 B manufacturing facility and hire 600 permanent employees.

Tenaris is a leading supplier of tubes and related services for the world's energy industry and certain other industrial applications.



Tenaris

There are many exciting things going on in the Bay City area which translate to more money generation for your business or development. New businesses building and expanding, population changes and new reasons for citizens to utilize health care and retail services locally creates the potential for money to be made in Bay City! Right now Bay City is the right place to be!

Population Changes

Potential for profit

- 4,500 construction jobs (2015-2019) added by completion of new facility for Tenaris Bay City & for Phillips/Chevron
- 400 Replacements for retired workers
- 5,700 New permanent residents over 7 years
- 800 New permanent jobs added after 2016



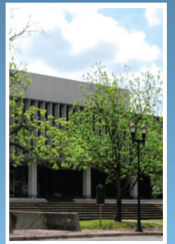
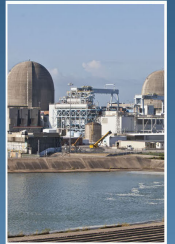
DAILY PROFIT OPPORTUNITIES

Business is thriving in Bay City!

- > Bay City sees almost 600 visitors daily from tourism and business
- > Hotel occupancy is strong as well as sales growth
- > Building permits up over 300%
- > Sales tax revenues up 20%
- > Residents are traveling to outside cities for retail services with 53% of residents stating the selection of retail services is limited. This would suggest a high demand for services, and these dollars can be captured by the right retail and restaurant outlets.

BAY CITY, TX

THE FUTURE IS NOW





City of BayCity

WHERE LIFE HAPPENS

Bay City Community Development Corporation





www.visitbaycity.org

