



**BED BATH &
BEYOND**

**SHOE
CARNIVAL**

NOW OPEN

AMERICA'S BEST
CONTACTS & EYEGLASSES

LAST SPACE AVAILABLE: 849 SF

ISLAND GATE PLAZA

Great Small Shop Opportunity in Dynamic Center

4717 S. Padre Island Drive | Corpus Christi, Texas

Bob Conwell | David Meyers | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

ISLAND GATE PLAZA

CORPUS CHRISTI, TEXAS

PROJECT HIGHLIGHTS



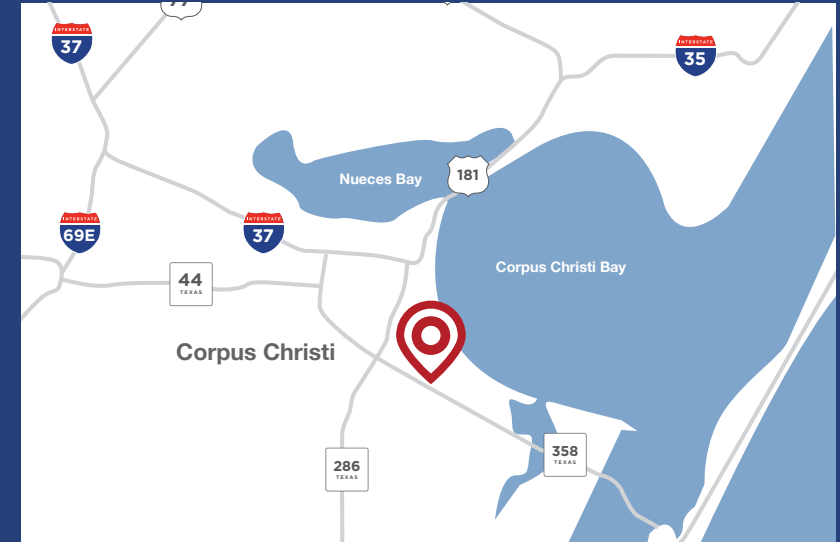
MORE THAN
157K
VPD ON S.
PADRE ISLAND DR.



242K
CURRENT
POPULATION
WITHIN 5 MILES



15%
POPULATION
GROWTH
WITHIN 5 MILES



“THE **ECONOMY** IN CORPUS CHRISTI IS STRONG.
WE’VE GOT A LOT OF ACTIVITY...IT’S A GREAT TIME TO
BE IN CORPUS CHRISTI.”

SOURCE: JOE MCCOMB, CORPUS CHRISTI MAYOR



MAJOR TENANTS



BOB CONWELL
281.477.4324
bconwell@newquest.com

DAVID MEYERS
281.477.4325
dmeyers@newquest.com



PROJECT HIGHLIGHTS

CORPUS CHRISTI
REVENUES SURPASSED
\$863 MIL
IN TOTAL FOR 2018



LOCATED AT THE
**HIGH-TRAFFIC
INTERSECTION** OF
S. PADRE ISLAND
DRIVE AND
EVERHART ROAD



159,329 SF-CENTER
**ANCHORED BY
MAJOR NATIONAL
TENANTS:** BEST BUY,
ROSS, BED BATH &
BEYOND, MICHAELS,
AND SHOE CARNIVAL



**UNDER 3 MILES
FROM 1 OF 3 LOCAL
CHRISTUS SPOHN
HEALTH CENTERS,**
THE AREA'S LARGEST
MEDICAL EMPLOYER



**10 MILES FROM THE
NAVAL AIR STATION,**
CORPUS CHRISTI'S
SINGLE LARGEST
EMPLOYER



**AVAILABLE FOR
LEASE:**

849 SF RETAIL SPACE

**BUSINESS
INSIDER**
RANKED IN TOP 20
LEAST-EXPENSIVE CITIES
FOR COST OF DOING BUSINESS



Stonegate Park

Embassy House
Apartments
176 Units

CORONA DRIVE

EVERHART RD 34,848 VPD

358 S. PADRE ISLAND DR 157,317 VPD

SITE

Available Space
849 SF

AMERICA'S BEST
CONTACTS & EYEGLASSES
Nail Salon



07.19 | 06.19



SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Bed, Bath & Beyond	26,300 SF
2	Shoe Carnival	17,538 SF
3	Ross Dress for Less	34,000 SF
4	Best Buy	47,616 SF
5	Michael's Arts & Crafts	24,800 SF
6	America's Best	3,477 SF
7	Pho Tastic Noodle & Deli	2,141 SF
8	Available For Lease	849 SF
9	Nail Salon	1,149 SF
10	Baskin Robbins	1,459 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

12.19 | 12.19



CITY HIGHLIGHTS



+15%
POPULATION
GROWTH

+8.2%
REGIONAL
JOB GROWTH

+17%
REGIONAL
STUDENT GROWTH

PORT OF CORPUS CHRISTI

ECONOMIC IMPACT

\$150 billion U.S. economic impact and \$1.25 billion in new projects

\$993.7 million in total assets

INTERNATIONAL BUSINESS

With companies headquartered in Austria, China, Italy, and Brazil

ENERGY PORT OF AMERICAS

#1 crude oil exporter in U.S. and 3rd largest U.S. port by tonnage

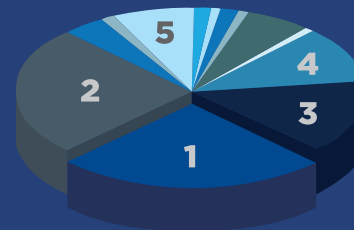
EMPLOYMENT INDEX

EMPLOYMENT

GOVERNMENT	40K Employees
SOCIAL	32K Employees
ACCOMODATION	23K Employees

MAJOR EMPLOYERS

Corpus Christi ISD
Naval Air Station Corpus Christi H.E.B.
CHRISTUS Spohn Hospital
Corpus Christi Army Depot



MAJOR INDUSTRIES

1. Energy & utilities
2. Other
3. High-end business services
4. Building & constructions
5. Industrial goods

LIFESTYLE INDEX

HOUSING

Ranked #14 in most popular locations for Millenials to purchase homes in 2020

smartasset™

LIFESTYLE

Ranked in the Top 50 Best Places to Live in 2019

W WalletHub

BEST BUY

TENANT HIGHLIGHTS

Forbes



\$42 BILLION REVENUE GENERATED IN OVER 1,000 STORES IN U.S., CANADA, MEXICO AND DOUBLED ONLINE SALES SINCE 2012



AWARDED MULTIPLE INTERNATIONAL & NATIONAL AWARDS: 13 FOR RESPONSIBILITY, 4 IN ENVIRONMENT, 17 FOR EMPLOYMENT, 2 FOR PERFORMANCE



MORE THAN 1 MILLION MEMBERS SUBSCRIBED IN THE TOTAL TECH SUPPORT PROGRAM, A 24/7 ONLINE SUPPORT SERVICE



OVER 5,000 VENDORS INVESTED TO COMMERCIALIZE NEW PRODUCTS EXCLUSIVELY ACROSS BEST BUY STORES NATIONWIDE



EXPANDED TO MORE THAN 500 ADVISORS, COLLECTIVELY MAKING MORE THAN 175,000 VISITS TO CUSTOMERS' HOMES

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	5,272	55,005	91,478
Current Population	13,863	141,134	242,263
2010 Census Population	12,889	129,019	213,081
Population Growth 2010 to 2020	9%	10%	15%
2020 Median Age	38	35	35

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$77,134	\$76,581	\$76,362
Median Household Income	\$59,867	\$61,690	\$62,724
Per Capita Income	\$29,794	\$30,941	\$29,813

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	78%	80%	79%
Black or African American	4%	4%	5%
Asian or Pacific Islander	2%	2%	3%
Other Races	16%	14%	13%
Hispanic	69%	65%	65%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	24%	27%	26%
2 Person Households	32%	32%	31%
3+ Person Households	44%	41%	43%
Owner-Occupied Housing Units	62%	55%	59%
Renter-Occupied Housing Units	38%	45%	41%

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.

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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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 Properties	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
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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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

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