NewQuest PROPERTIES®

ISLAND GATE PLAZA

Great Small Shop Opportunity In Dynamic Center

4717 S. Padre Island Dr. | Corpus Christi, TX

Bob Conwell | David Meyers | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

TRAFFIC COUNT

157,317 VPD ON S. PADRE ISLAND DR.
34,848 VPD ON EVERHART RD.

Source: TXDOT 2017

ANCHOR TENANTS

Michaels – Where Creativity Happens
ROSS DRESS FOR LESS
BED BATH & BEYOND
BEST BUY
SHOE CARNIVAL
baskin ROBBINS

243,767 CURRENT POPULATION WITHIN 5 MILES

ISLAND GATE PLAZA

LOCATED AT THE DYNAMIC INTERSECTION of SPID and Everhart Road

145,000 VPD AT THE INTERSECTION

159,329 SF CENTER anchored by Best Buy, Ross, Bed Bath & Beyond, Michael's 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:
Retail space: 849 SF

Bob Conwell
713-240-0442
bconwell@newquest.com

David Meyers
713-899-7007
dmeyers@newquest.com

WHAT'S AROUND

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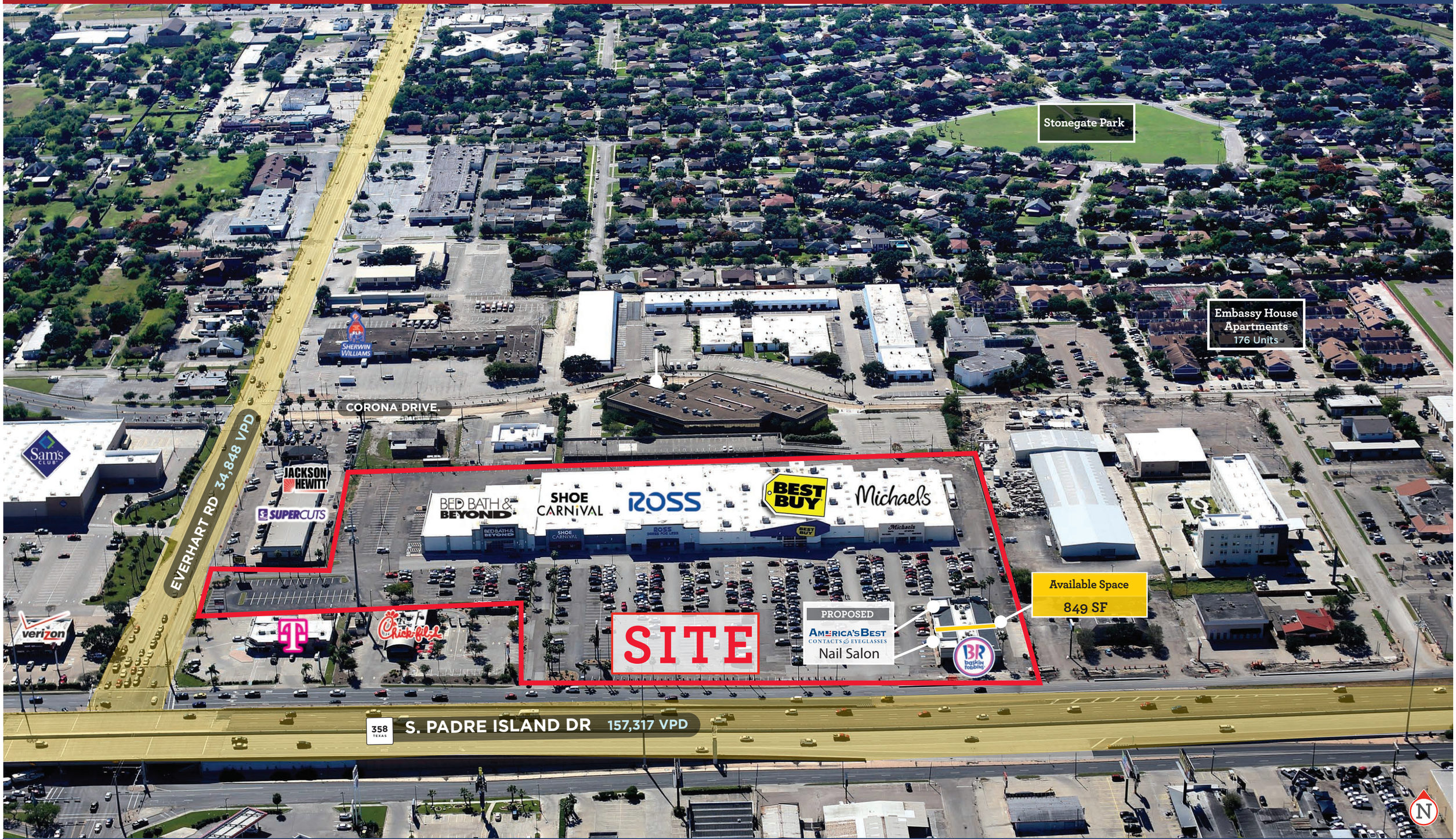

WHAT'S AROUND

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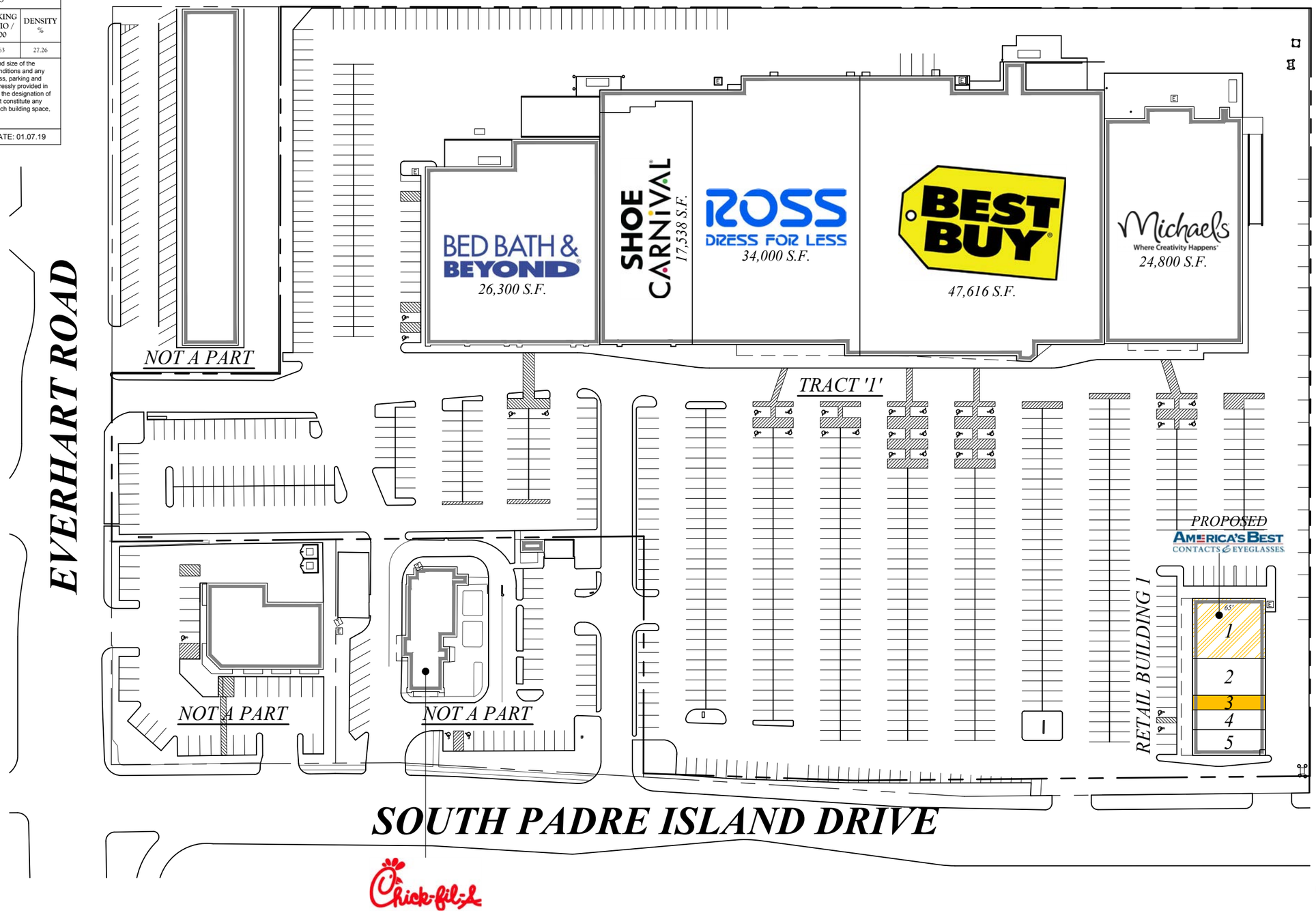
DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	584,390	13.42	159,329	737	4.63	27.26
This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.						
DEVELOPMENT SYNOPSIS LAST UPDATED: SP01					DATE: 01.07.19	

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	PROPOSED AMERICA'S BEST	3,477 S.F.
2	PHO TASTIC NOODLE & DELI	2,141 S.F.
3	AVAILABLE	849 S.F.
4	NAIL SALON	1,149 S.F.
5	BASKIN ROBBINS	1,459 S.F.
	RISER ROOM	25 S.F.
TOTAL		9,100 S.F.

AVAILABLE



DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	5,447	55,450	92,194
Current Population	14,782	143,348	243,767
2010 Census Average Persons per Household	2.71	2.59	2.64
2010 Census Population	13,091	129,516	212,636
Population Growth 2010 to 2018	14.30%	11.17%	16.08%
CENSUS HOUSEHOLDS			
1 Person Household	24.13%	27.03%	25.98%
2 Person Households	32.17%	31.74%	30.84%
3+ Person Households	43.70%	41.24%	43.18%
Owner-Occupied Housing Units	62.27%	55.51%	59.20%
Renter-Occupied Housing Units	37.73%	44.49%	40.80%
RACE AND ETHNICITY			
2018 Estimated White	78.34%	79.88%	79.31%
2018 Estimated Black or African American	3.65%	4.26%	4.57%
2018 Estimated Asian or Pacific Islander	1.68%	2.41%	2.84%
2018 Estimated Other Races	15.47%	12.82%	12.69%
2018 Estimated Hispanic	68.58%	65.09%	65.07%
INCOME			
2018 Estimated Average Household Income	$75,429	$72,845	$73,324
2018 Estimated Median Household Income	$54,934	$59,323	$61,648
2018 Estimated Per Capita Income	$29,017	$29,343	$28,575
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	28.05%	28.63%	27.69%
2018 Estimated Bachelors Degree	10.69%	14.59%	15.05%
2018 Estimated Graduate Degree	4.79%	7.76%	8.45%
AGE			
2018 Median Age	37.4	34.6	34.8

Our quest is your success.

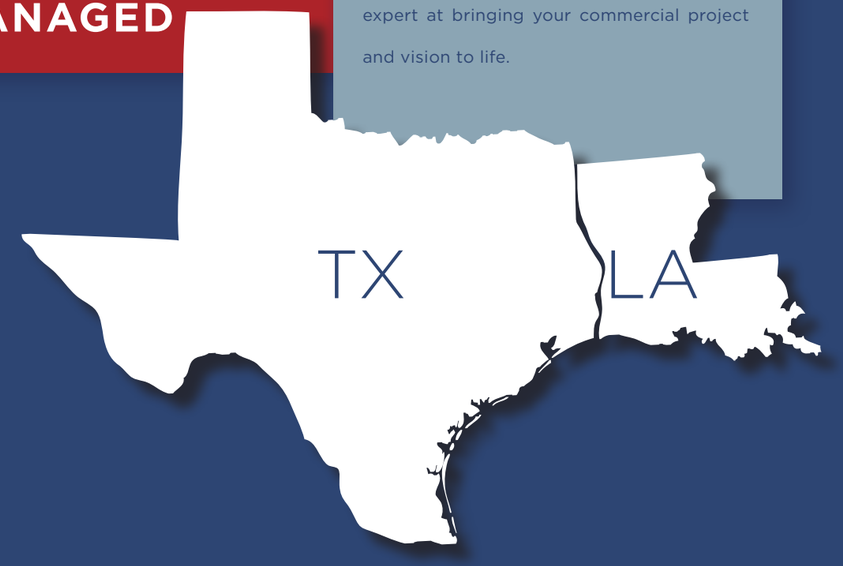
9.9M SF OWNED

12.1M SF LEASED

10.8M SF MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.



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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 pro erty 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 _____

EQUAL HOUSING OPPORTUNITY

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

8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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.