

CORPUS CROSSING MARKETPLACE

SWC of S. Staples St. and S. Padre Island Dr. | Corpus Christi, TX



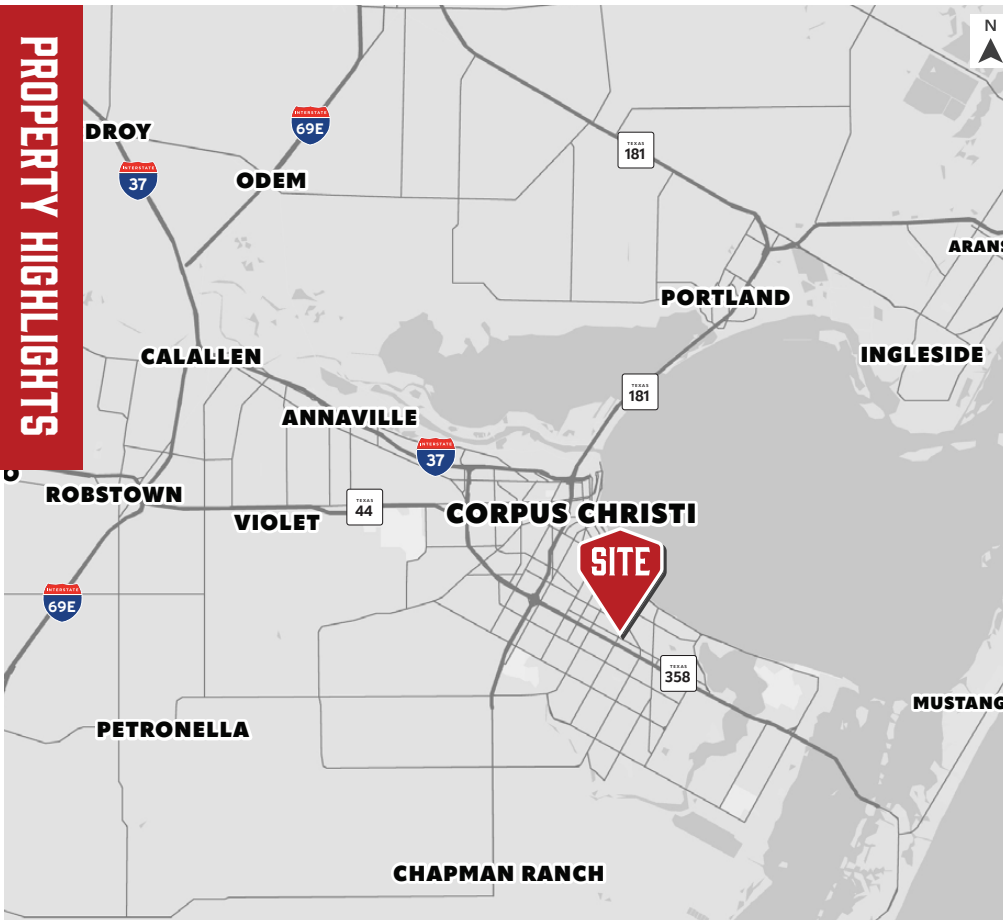
REDEVELOPMENT IN CORPUS CHRISTI'S RETAIL CORRIDOR AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



CORPUS CROSSING MARKETPLACE

PROPERTY HIGHLIGHTS

- Prime location along highly trafficked South Padre Island Drive (SPID), a major retail corridor in Corpus Christi
- Located near La Palmera Mall, a dominant regional shopping destination drawing strong daily consumer traffic
- Surrounded by major national retailers including Target and H-E-B, driving consistent shopper activity
- Excellent visibility and access with prominent frontage along one of the city's busiest commercial corridors
- Strong daytime population supported by nearby offices, medical facilities, and established residential communities
- Convenient access to major thoroughfares connecting to the broader Corpus Christi market
- Contact broker for pricing and additional details

SPACE AVAILABLE

- ±1,500 SF - ±29,700 SF retail
- ±0.75-AC pad site

DEMOGRAPHIC OVERVIEW

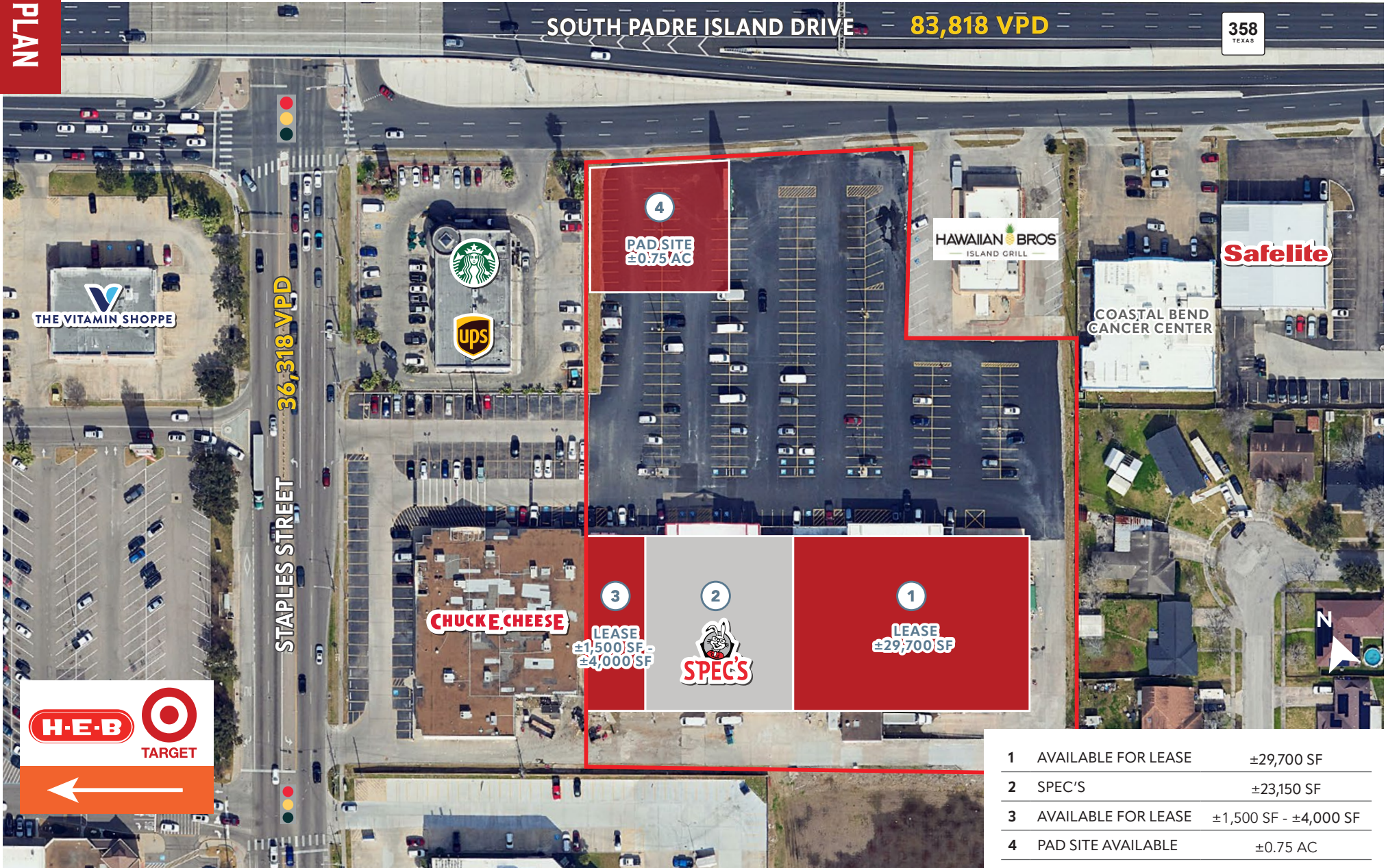
	1 Mile	3 Miles	5 Miles
2025 Estimated Population	12,660	115,703	199,466
2030 Projected Population	11,561	110,735	194,759
2025 Est. Average HHI	\$63,536	\$90,270	\$97,596

Regis, 2010-2020 Census, 2025 Estimates with 2030 Projections









SOUTH PADRE ISLAND DRIVE

83,818 VPD

358 TEXAS

STAPLES STREET 36,318 VPD

THE VITAMIN SHOPPE



4

PAD SITE
±0.75 AC

HAWAIIAN BROS
ISLAND GRILL

Safelite

COASTAL BEND
CANCER CENTER

3

CHUCK E. CHEESE

LEASE
±1,500 SF -
±4,000 SF

2



1

LEASE
±29,700 SF



1	AVAILABLE FOR LEASE	±29,700 SF
2	SPEC'S	±23,150 SF
3	AVAILABLE FOR LEASE	±1,500 SF - ±4,000 SF
4	PAD SITE AVAILABLE	±0.75 AC

■ AVAILABLE
 ■ PENDING
 ■ LEASED
 POTENTIALLY AVAILABLE



ABOUT CORPUS CHRISTI, TEXAS



CORPUS CHRISTI IS #4 IN THE NATION FOR PURCHASING POWER- AND #1 IN TEXAS IN 2023

SMARTASSET

CORPUS CHRISTI IS #1 FOR BEST CITIES TO START A BUSINESS

SOFI '24

CORPUS CHRISTI LISTED BY FORBES IN THE TOP 5 ECOTOURISM DESTINATIONS

FORBES '22

CORPUS CHRISTI RANKS NUMBER 25 IN THE CITIES WITH BEST WORK-LIVE BALANCE SURVEY

SMARTASSET

CORPUS CHRISTI IS #1 WITH THE HIGHEST MOVE IN-TO-OUT RATIO

MOVEBUDDHA '24



HOME TO TEXAS A&M - CORPUS CHRISTI AND DEL MAR COLLEGE

RANKED IN THE TOP 20% OF METROPOLITAN AREAS FOR LOW WORKFORCE COSTS

MOODY'S ECONOMY.COM '25



LARGEST LEADING ACUTE CARE MEDICAL CENTER IN THE SOUTH TEXAS REGION, OFFERING A WIDE RANGE OF SERVICES INCLUDING TRAUMA, CARDIAC, AND STROKE CARE

CHRISTUS HEALTH '25

CORPUS CHRISTI INTERNATIONAL AIRPORT WITH THE ADJACENT CORPUS CHRISTI INTERNATIONAL BUSINESS CENTER PROVIDES 50 ACRES FOR AVIATION-RELATED OR DEPENDENT BUSINESSES

CORPUS CHRISTI REGIONAL EDC '25

PORT OF CORPUS CHRISTI

TOP PORT IN THE COUNTRY AND THE LARGEST EXPORTER OF U.S. CRUDE OIL

5TH LARGEST PORT IN THE U.S. BY TOTAL TONNAGE

TOGETHER WITH THE LA QUINTA TRADE GATEWAY, THESE PORTS OFFER DEEPWATER FACILITIES THAT ACCOMMODATE BULK LIQUID SHIPMENTS, DRY CARGO, AND AGRICULTURAL PRODUCTS

CORPUS CHRISTI REGIONAL EDC '25





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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

