



The District Apartments

Offering
Memorandum |
Corpus Christi, TX

Executive Summary

The District Apartments is a well-located multifamily community in Corpus Christi, TX, offering studio and one-bedroom apartment homes with modern amenities. The property benefits from strong rental demand, proximity to major employers, and a desirable location near shopping, dining, parks, and entertainment.



Property Overview

Name: The District Apartments

Address: 800 Hancock Ave,
Corpus Christi, TX 78404

Property Type: Multifamily
(Garden-style)

Units: Studio & 1-Bedroom

Year Built / Renovated: 1940

Stories: 2

Buildings: 3

Parking: onsite and street
parking

Gross Leasable Area: 7,303 sq ft



Unit Features

- High-speed internet/cable accessible
- Modern layouts (studio & one-bedroom)
- Fully equipped kitchens
- Updated flooring & finishes (select units)
- Central heat and air (select units)
- Faux fireplace and vanity areas (select units)
- New windows
- Freshly painted



Community Amenities



Pet-friendly
community



Laundry on-site



Ample parking



Proximity to
Corpus Christi Bay



Professional on-
site management

Capital Improvements

- Roofs replaced 2025 – including 80% of OSB
- 34 windows replaced
- All interior halls painted
- All electrical panels replaced
- New fire extinguishers
- \$15k in Plumbing repairs/upgrades
- Full exterior paint – siding, stone, trim, doors

Investment Highlights



Prime Location: Central Corpus Christi, minutes from Downtown, hospitals, Texas A&M University-Corpus Christi, and regional employers.



Strong Rental Market: High occupancy and growing rental demand in Corpus Christi driven by port activity, healthcare, and education.



Value-Add Opportunity: Potential for interior upgrades and amenity enhancements to drive rent growth.



Stable Asset: Professionally managed, strong leasing history.

Market Overview

Corpus Christi, TX is a thriving coastal city with over 325,000 residents. The local economy is anchored by the Port of Corpus Christi, one of the largest ports in the U.S., along with robust energy, tourism, healthcare, and education sectors. Population growth, limited multifamily supply, and rising housing demand provide a favorable environment for rental investment.



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