



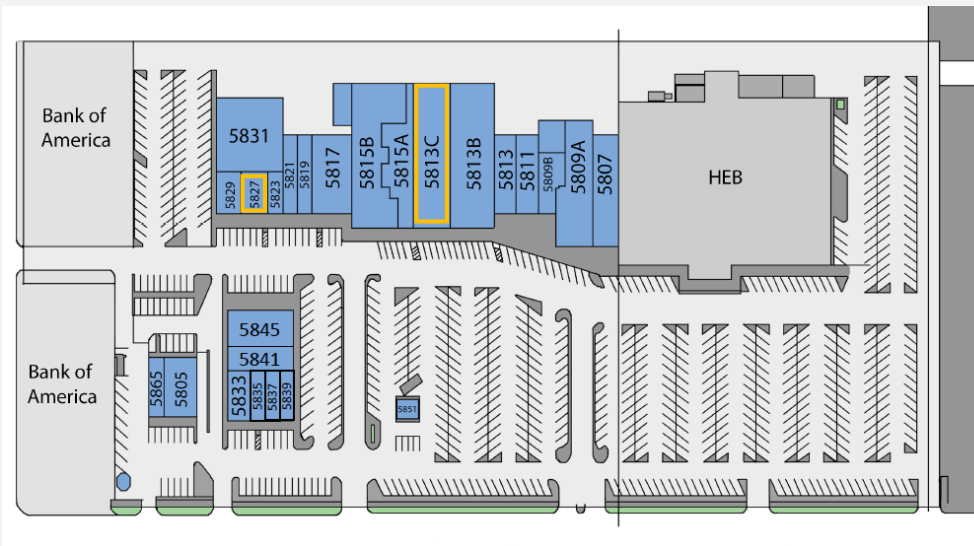
3833 S. Staples, Ste. S116, Corpus Christi, Texas 78411  
 Office: (361) 857-8991 Fax: (361) 881-9797



**Weber Square**  
 5805 Weber Rd., Corpus Christi, TX 78413

**Center Information**

Weber Square Shopping Center is one of the largest established major centers servicing the Corpus Christi southside area. With it's high visibility location, easy ingress and egress, exceptional tenant mix, and a major grocery anchor Weber Square is a great retail and service location for any business. Over 44,000 cars pass by this center daily. National and major retailers include HEB Grocery, Family Dollar, Bank of America, Aaron Rents, and Schlotzky's.



**Availability**

<u>Unit</u>	<u>Size</u>	<u>Comments</u>
5813C	7,750 sf	Large open retail floor plan
5827	1,650 sf	Retail/Office space









Aaron's

EZ PAWN

H-E-B

weber square

cricet

O'Reilly

Walgreens

The Money Box

ADVANCE AMERICA CASH ADVANCE

FRED LOYA INSURANCE

Corpus Christi

Caravelle Pkwy

Weber Rd

Schanen Blvd

Weber Rd

Holy Rd

Monte...

is Dr



# Demographic and Income Profile

5805 Weber Rd, Corpus Christi, Texas, 78413  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 27.71055  
 Longitude: -97.40560

Summary	Census 2010	2016	2021
Population	18,566	19,804	21,034
Households	7,153	7,727	8,262
Families	4,764	5,114	5,450
Average Household Size	2.57	2.54	2.53
Owner Occupied Housing Units	3,624	3,540	3,681
Renter Occupied Housing Units	3,529	4,187	4,581
Median Age	34.6	34.3	34.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.21%	1.63%	0.84%
Households	1.35%	1.58%	0.79%
Families	1.28%	1.52%	0.72%
Owner HHs	0.78%	1.52%	0.73%
Median Household Income	0.05%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,041	13.5%	1,142	13.8%
\$15,000 - \$24,999	1,139	14.7%	1,275	15.4%
\$25,000 - \$34,999	1,000	12.9%	1,213	14.7%
\$35,000 - \$49,999	1,171	15.2%	864	10.5%
\$50,000 - \$74,999	1,506	19.5%	1,436	17.4%
\$75,000 - \$99,999	819	10.6%	1,057	12.8%
\$100,000 - \$149,999	765	9.9%	945	11.4%
\$150,000 - \$199,999	165	2.1%	192	2.3%
\$200,000+	123	1.6%	138	1.7%
Median Household Income	\$42,554		\$42,654	
Average Household Income	\$56,390		\$59,597	
Per Capita Income	\$22,493		\$23,888	

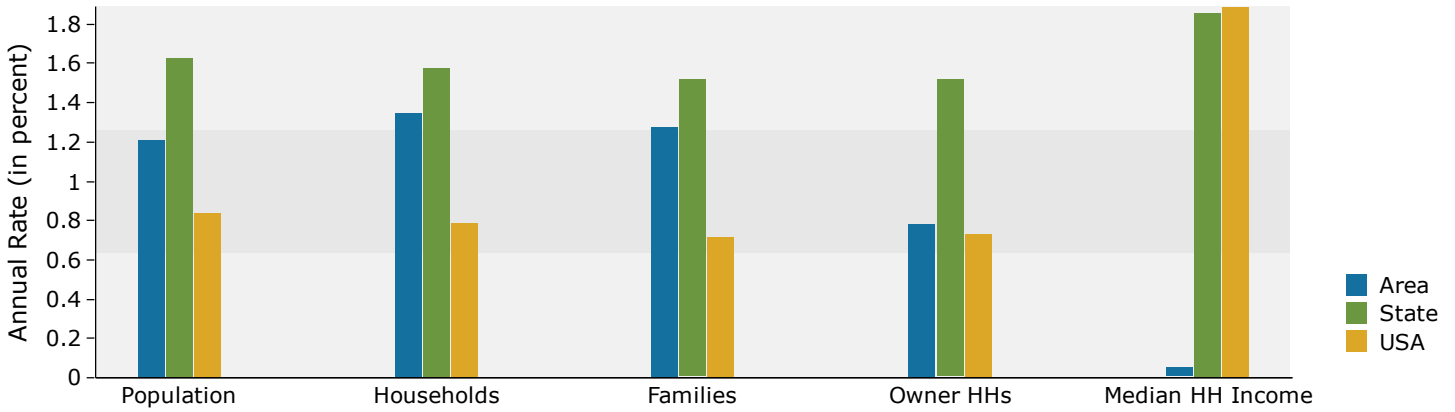
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,329	7.2%	1,385	7.0%	1,493	7.1%
5 - 9	1,273	6.9%	1,308	6.6%	1,359	6.5%
10 - 14	1,180	6.4%	1,203	6.1%	1,246	5.9%
15 - 19	1,313	7.1%	1,207	6.1%	1,247	5.9%
20 - 24	1,640	8.8%	1,794	9.1%	1,737	8.3%
25 - 34	2,637	14.2%	3,207	16.2%	3,646	17.3%
35 - 44	2,070	11.1%	2,201	11.1%	2,432	11.6%
45 - 54	2,417	13.0%	2,194	11.1%	2,103	10.0%
55 - 64	2,222	12.0%	2,242	11.3%	2,277	10.8%
65 - 74	1,403	7.6%	1,814	9.2%	2,008	9.5%
75 - 84	829	4.5%	930	4.7%	1,126	5.4%
85+	254	1.4%	319	1.6%	358	1.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,351	77.3%	14,923	75.4%	15,836	75.3%
Black Alone	1,069	5.8%	1,204	6.1%	1,316	6.3%
American Indian Alone	167	0.9%	189	1.0%	207	1.0%
Asian Alone	185	1.0%	222	1.1%	263	1.3%
Pacific Islander Alone	8	0.0%	10	0.1%	12	0.1%
Some Other Race Alone	2,372	12.8%	2,779	14.0%	2,887	13.7%
Two or More Races	414	2.2%	477	2.4%	513	2.4%
Hispanic Origin (Any Race)	12,346	66.5%	13,924	70.3%	15,359	73.0%

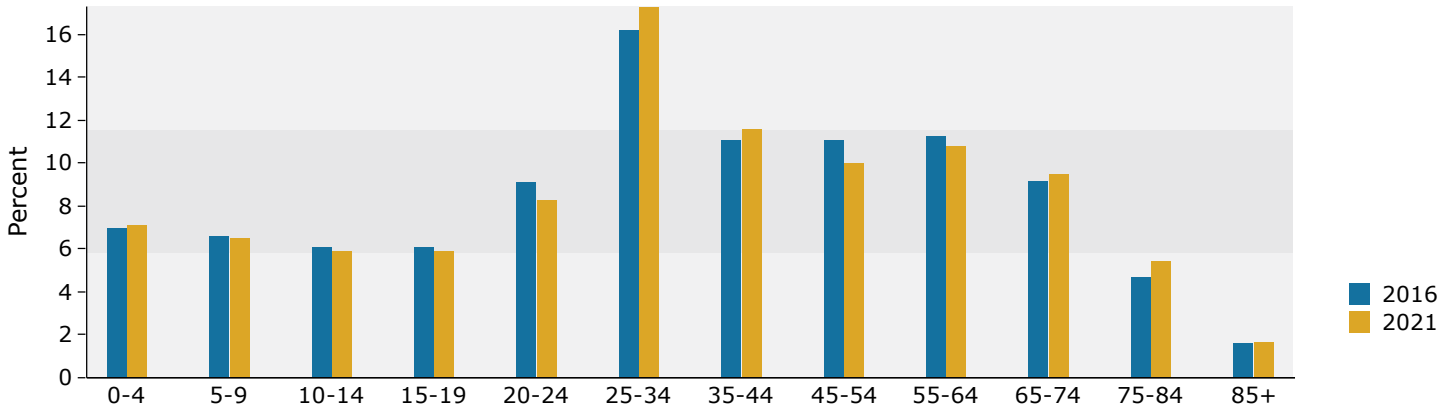
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

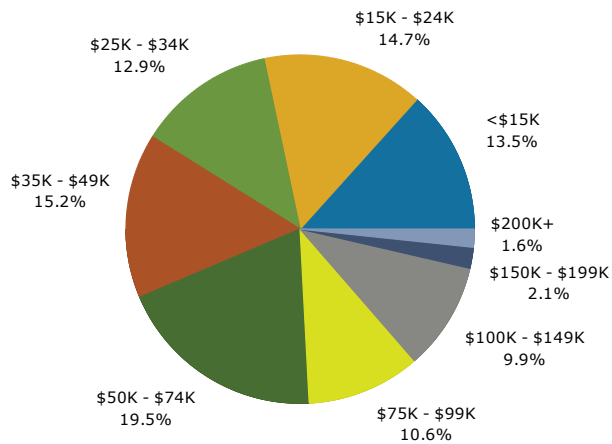
## Trends 2016-2021



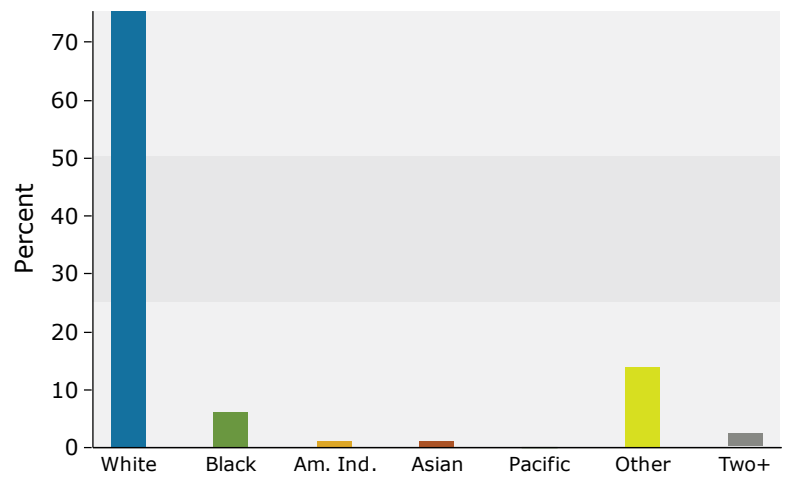
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 70.3%





# Demographic and Income Profile

5805 Weber Rd, Corpus Christi, Texas, 78413  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 27.71055  
 Longitude: -97.40560

Summary	Census 2010	2016	2021
Population	119,068	125,530	132,574
Households	44,617	47,196	49,942
Families	30,235	31,797	33,531
Average Household Size	2.66	2.65	2.64
Owner Occupied Housing Units	25,775	25,786	27,047
Renter Occupied Housing Units	18,842	21,409	22,895
Median Age	34.5	35.2	36.2
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.10%	1.63%	0.84%
Households	1.14%	1.58%	0.79%
Families	1.07%	1.52%	0.72%
Owner HHs	0.96%	1.52%	0.73%
Median Household Income	1.06%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	6,367	13.5%	6,892	13.8%
\$15,000 - \$24,999	5,658	12.0%	5,868	11.7%
\$25,000 - \$34,999	5,938	12.6%	6,914	13.8%
\$35,000 - \$49,999	6,894	14.6%	5,584	11.2%
\$50,000 - \$74,999	8,704	18.4%	7,980	16.0%
\$75,000 - \$99,999	5,494	11.6%	6,932	13.9%
\$100,000 - \$149,999	5,240	11.1%	6,369	12.8%
\$150,000 - \$199,999	1,806	3.8%	2,161	4.3%
\$200,000+	1,093	2.3%	1,240	2.5%
Median Household Income	\$46,491		\$48,996	
Average Household Income	\$62,517		\$66,845	
Per Capita Income	\$23,734		\$25,410	

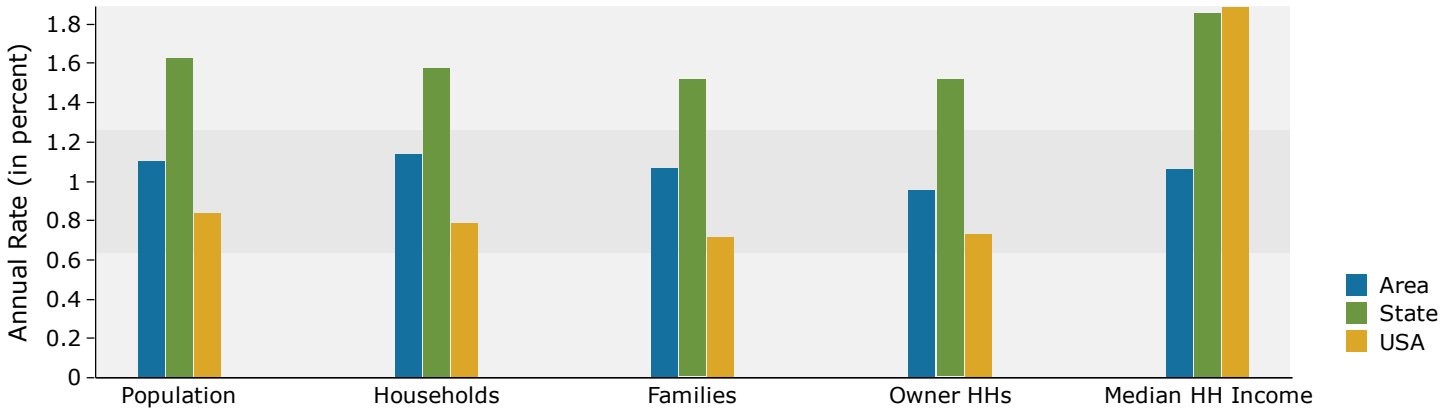
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,343	7.0%	8,503	6.8%	9,042	6.8%
5 - 9	8,750	7.3%	8,374	6.7%	8,603	6.5%
10 - 14	8,551	7.2%	8,652	6.9%	8,613	6.5%
15 - 19	8,584	7.2%	8,306	6.6%	8,526	6.4%
20 - 24	9,064	7.6%	9,218	7.3%	8,952	6.8%
25 - 34	16,959	14.2%	19,425	15.5%	20,338	15.3%
35 - 44	14,347	12.0%	15,352	12.2%	17,477	13.2%
45 - 54	16,435	13.8%	14,959	11.9%	14,598	11.0%
55 - 64	13,715	11.5%	15,197	12.1%	15,437	11.6%
65 - 74	7,647	6.4%	10,283	8.2%	12,460	9.4%
75 - 84	4,828	4.1%	5,116	4.1%	6,217	4.7%
85+	1,845	1.5%	2,143	1.7%	2,311	1.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	96,335	80.9%	99,745	79.5%	105,272	79.4%
Black Alone	4,939	4.1%	5,493	4.4%	5,988	4.5%
American Indian Alone	778	0.7%	886	0.7%	981	0.7%
Asian Alone	1,962	1.6%	2,397	1.9%	2,852	2.2%
Pacific Islander Alone	89	0.1%	99	0.1%	110	0.1%
Some Other Race Alone	12,173	10.2%	13,762	11.0%	14,026	10.6%
Two or More Races	2,791	2.3%	3,147	2.5%	3,345	2.5%
Hispanic Origin (Any Race)	77,695	65.3%	86,058	68.6%	94,199	71.1%

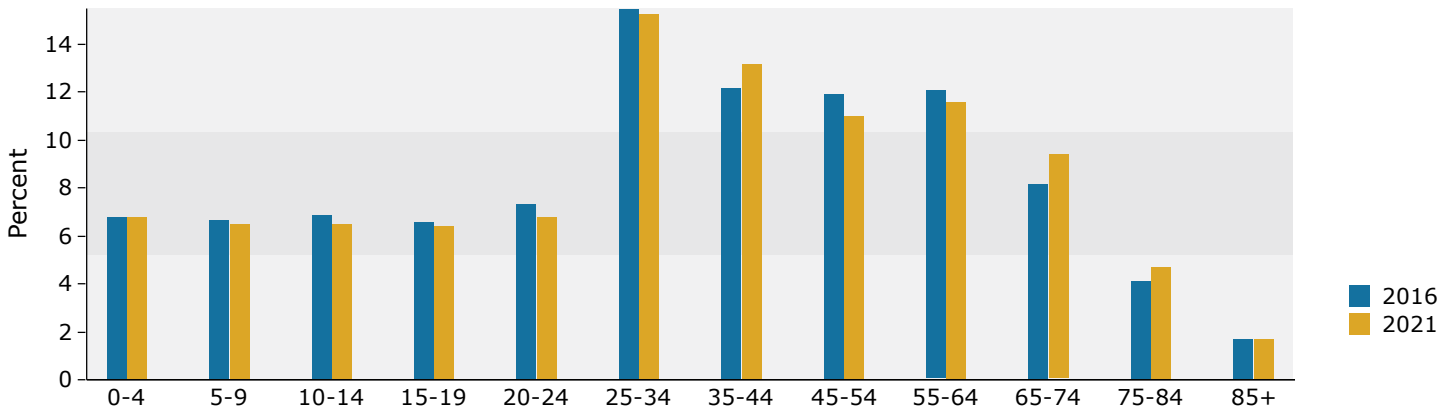
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

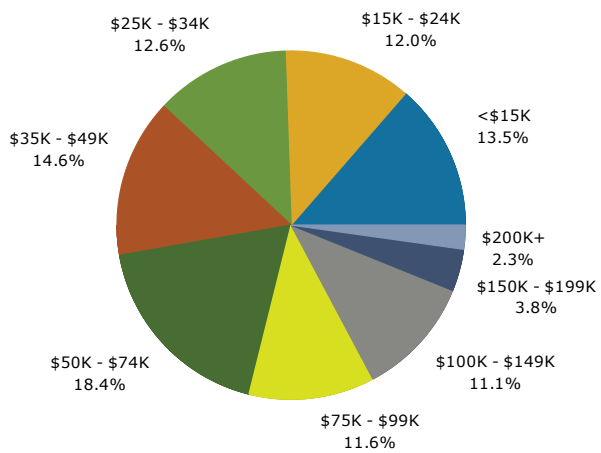
## Trends 2016-2021



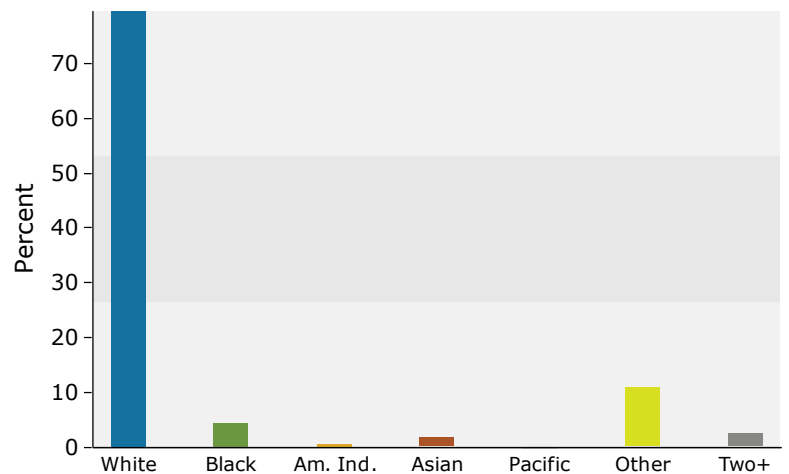
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 68.6%



# Demographic and Income Profile

5805 Weber Rd, Corpus Christi, Texas, 78413  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 27.71055  
 Longitude: -97.40560

Summary	Census 2010	2016	2021
Population	212,579	227,256	242,098
Households	78,797	84,510	90,201
Families	53,128	56,642	60,267
Average Household Size	2.66	2.66	2.65
Owner Occupied Housing Units	46,767	47,767	50,694
Renter Occupied Housing Units	32,030	36,742	39,508
Median Age	34.4	35.1	35.9
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.27%	1.63%	0.84%
Households	1.31%	1.58%	0.79%
Families	1.25%	1.52%	0.72%
Owner HHs	1.20%	1.52%	0.73%
Median Household Income	1.16%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	12,143	14.4%	13,191	14.6%
\$15,000 - \$24,999	9,656	11.4%	9,909	11.0%
\$25,000 - \$34,999	9,830	11.6%	11,446	12.7%
\$35,000 - \$49,999	11,684	13.8%	9,719	10.8%
\$50,000 - \$74,999	14,975	17.7%	13,623	15.1%
\$75,000 - \$99,999	10,101	12.0%	12,732	14.1%
\$100,000 - \$149,999	10,064	11.9%	12,414	13.8%
\$150,000 - \$199,999	3,354	4.0%	4,077	4.5%
\$200,000+	2,700	3.2%	3,091	3.4%
Median Household Income	\$48,219		\$51,070	
Average Household Income	\$65,858		\$70,717	
Per Capita Income	\$24,773		\$26,616	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,101	7.1%	15,494	6.8%	16,664	6.9%
5 - 9	15,623	7.3%	15,497	6.8%	15,957	6.6%
10 - 14	15,175	7.1%	15,689	6.9%	16,032	6.6%
15 - 19	15,489	7.3%	15,391	6.8%	15,857	6.5%
20 - 24	16,596	7.8%	17,074	7.5%	16,813	6.9%
25 - 34	29,879	14.1%	34,217	15.1%	36,649	15.1%
35 - 44	25,846	12.2%	27,947	12.3%	31,612	13.1%
45 - 54	29,258	13.8%	27,267	12.0%	26,773	11.1%
55 - 64	24,045	11.3%	27,296	12.0%	28,028	11.6%
65 - 74	13,276	6.2%	18,117	8.0%	22,337	9.2%
75 - 84	8,843	4.2%	9,248	4.1%	11,021	4.6%
85+	3,448	1.6%	4,021	1.8%	4,355	1.8%

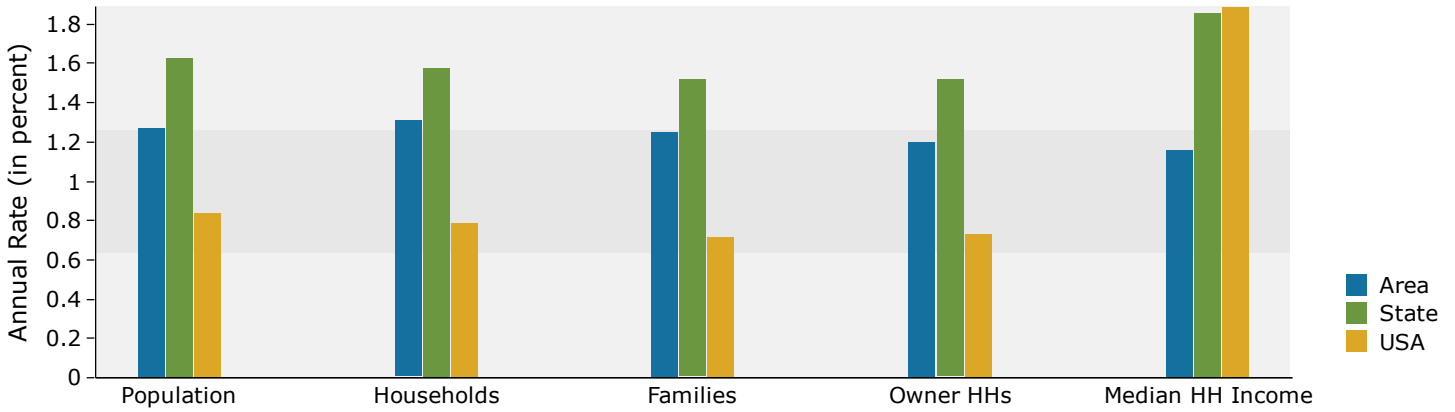
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	170,841	80.4%	179,400	78.9%	190,889	78.8%
Black Alone	9,259	4.4%	10,368	4.6%	11,337	4.7%
American Indian Alone	1,303	0.6%	1,503	0.7%	1,668	0.7%
Asian Alone	4,355	2.0%	5,543	2.4%	6,759	2.8%
Pacific Islander Alone	182	0.1%	217	0.1%	245	0.1%
Some Other Race Alone	21,509	10.1%	24,320	10.7%	24,838	10.3%
Two or More Races	5,129	2.4%	5,906	2.6%	6,363	2.6%
Hispanic Origin (Any Race)	135,707	63.8%	151,368	66.6%	166,618	68.8%

**Data Note:** Income is expressed in current dollars.

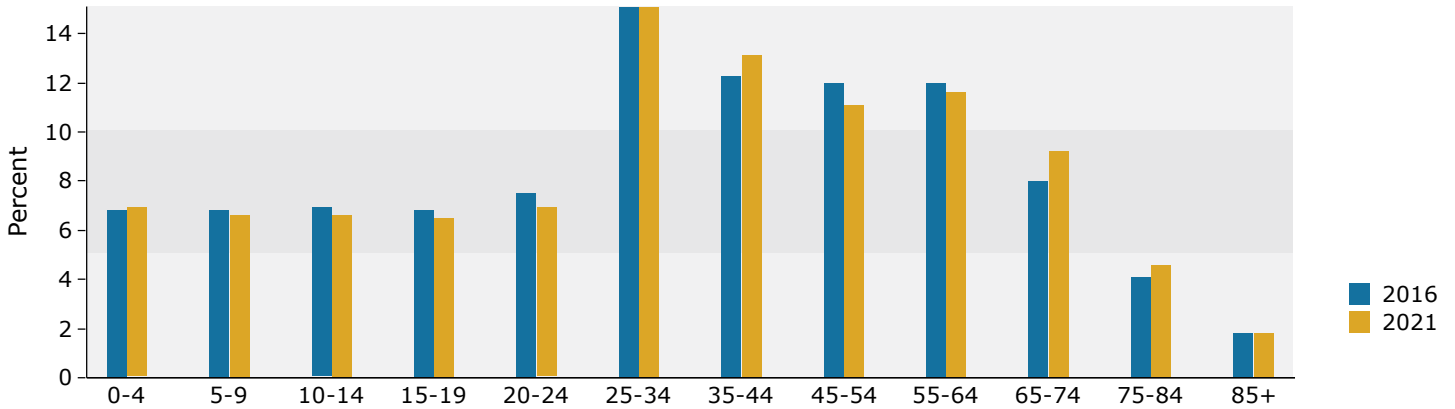
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



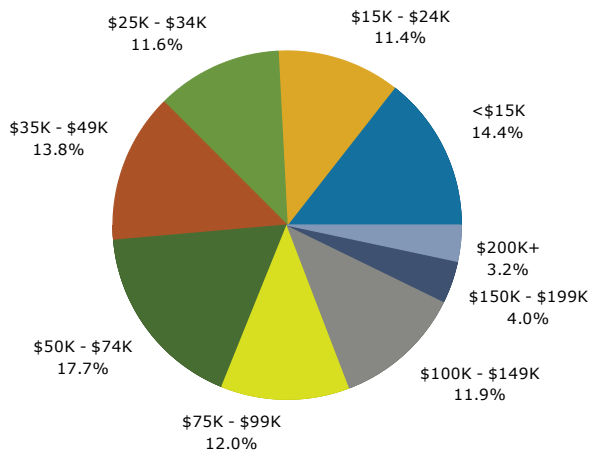
## Trends 2016-2021



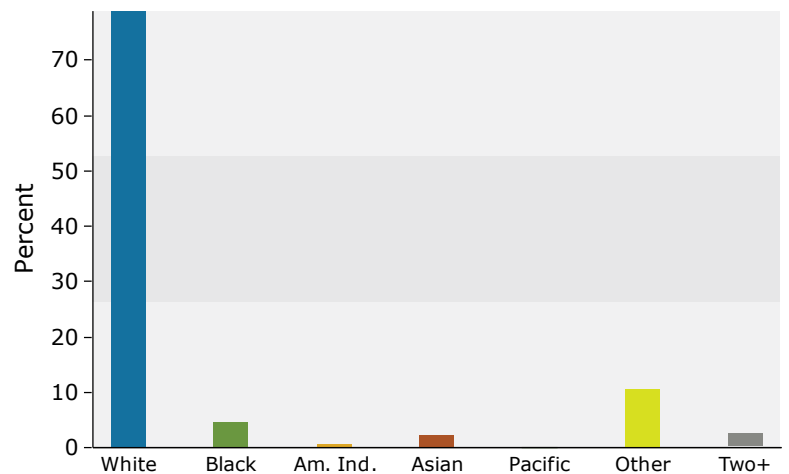
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 66.6%