11217 INTERSTATE 37

CORPUS CHRISTI, TEXAS 78410

Interstate Hospitality Investment in the Corpus Christi Industrial Corridor

SUPER 8 BY WYNDHAM CORPUS CHRISTI NORTHWEST

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Executive **Summary**

Interstate Hospitality Investment in the Corpus Christi Industrial Corridor

11217 Interstate 37

Property Summary

11217 Interstate 37

CORPUS CHRISTI, TEXAS 78410

The Super 8 by Wyndham Corpus Christi Northwest represents an opportunity to acquire a nationally branded hospitality asset strategically located along Interstate 37 in the rapidly growing Corpus Christi metropolitan area. The property's affiliation with Wyndham Hotels & Resorts provides brand recognition, reservation system access, and loyalty program participation, supporting consistent demand from business travelers, tourists, and regional visitors.

Positioned near major industrial, energy, logistics, and transportation corridors, the hotel benefits from a diverse mix of transient, workforce, and commercial lodging demand. The asset's visibility and accessibility from Interstate 37 create a highly desirable location for travelers entering Corpus Christi and the broader South Texas region.

±1.60 AC
LAND AREA

±17,760 SF
BUILDING SIZE

B-4
ZONING

FRANCHISE
OPERATION TYPE

HOSPITALITY
PROPERTY TYPE

1990
YEAR BUILT

11217 Interstate 37

CORPUS CHRISTI, TEXAS 78410

INVESTMENT HIGHLIGHTS
Nationally recognized Super 8 by Wyndham franchise affiliation.
Excellent visibility and direct accessibility from Interstate 37.
Benefits from Wyndham's reservation platform and global loyalty program.
Diverse lodging demand generated by tourism, energy, logistics, industrial, and commercial sectors.
Located within the expanding Corpus Christi Metropolitan Statistical Area.
Opportunity to enhance operations and increase revenue performance.
Convenient access to major employers, industrial facilities, and transportation infrastructure.
Positioned within a market experiencing continued economic and employment growth.
38-key economy hotel situated on approximately 1.60 acres.
Established operating hospitality asset with long-term brand recognition.

LOCATION HIGHLIGHTS
Interstate 37 frontage providing exceptional regional accessibility.
Minutes from the Port of Corpus Christi, one of the nation's largest energy export ports.
Surrounded by significant petrochemical, refining, logistics, and industrial employers.
Convenient access to Corpus Christi International Airport (approximately 17-minute drive).
Located within one of South Texas' primary transportation corridors.
Benefits from year-round business travel generated by the Coastal Bend's industrial economy.
Strong tourism demand supported by Gulf Coast beaches, recreation, and coastal attractions.
Near Texas A&M University–Corpus Christi and other regional educational institutions.
Excellent connectivity throughout South Texas for both business and leisure travelers.

Property **Photos**

Interstate Hospitality Investment in the
Corpus Christi Industrial Corridor

11217 Interstate 37

COMMERCIAL KELLERWILLIAMS PACIFIC ESTATES kw VIP KELLERWILLIAMS REALTY APEX

Exterior Photos

Interior Photos

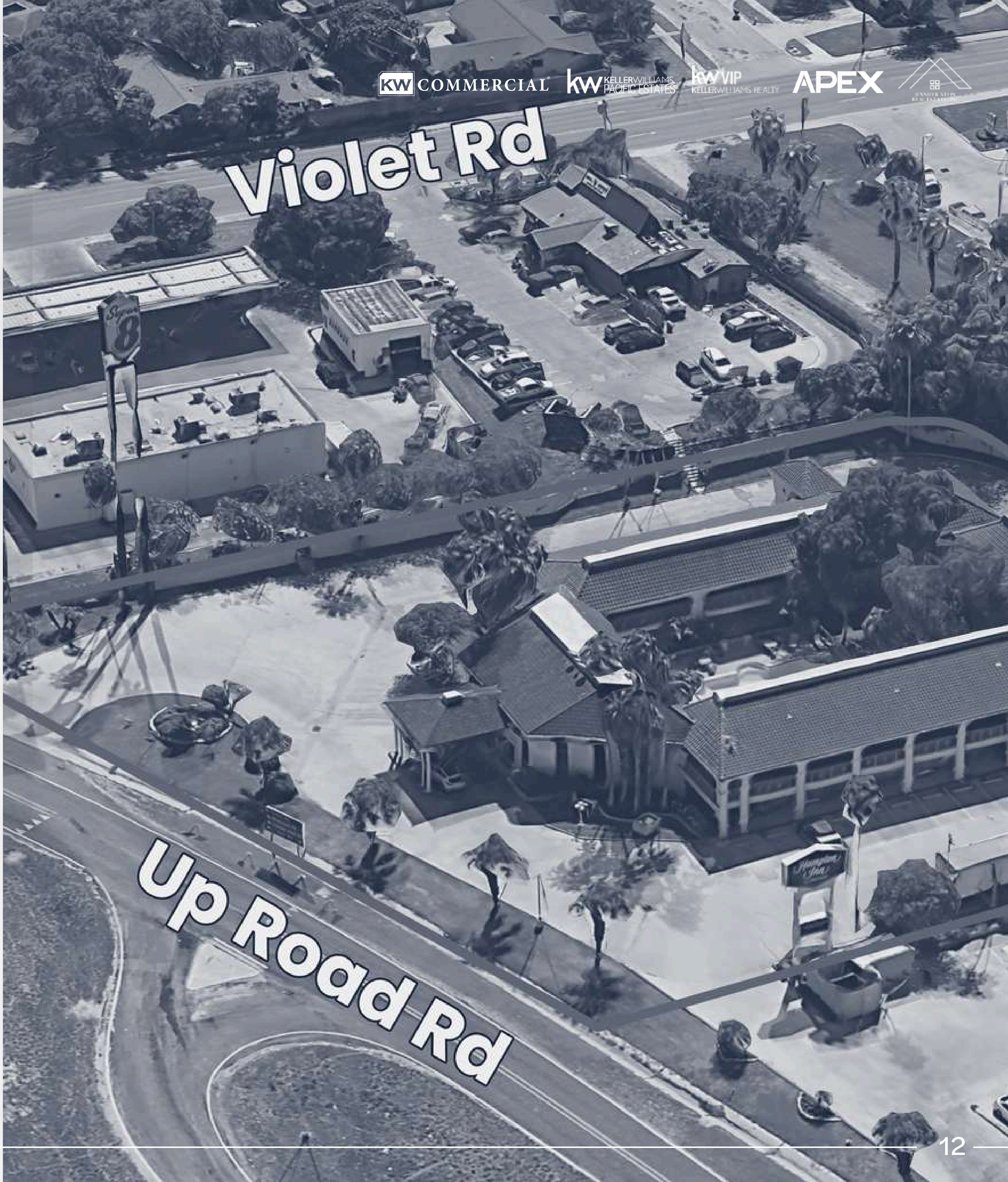
King Size Bedroom

Double Bed




Super 8 by Wyndham Corpus Christi Northwest provides guests with a convenient and dependable lodging option along one of South Texas' primary travel corridors. The property's nationally recognized Wyndham affiliation, comfortable accommodations, business center, public Wi-Fi, and outdoor pool appeal to business travelers, families, workforce guests, and regional visitors seeking affordable hospitality accommodations.

Its strategic Interstate 37 location allows guests to quickly access the Port of Corpus Christi, Corpus Christi International Airport, major industrial employers, healthcare facilities, retail centers, and Gulf Coast attractions. The combination of brand recognition, regional accessibility, and nearby employment centers supports consistent year-round lodging demand.

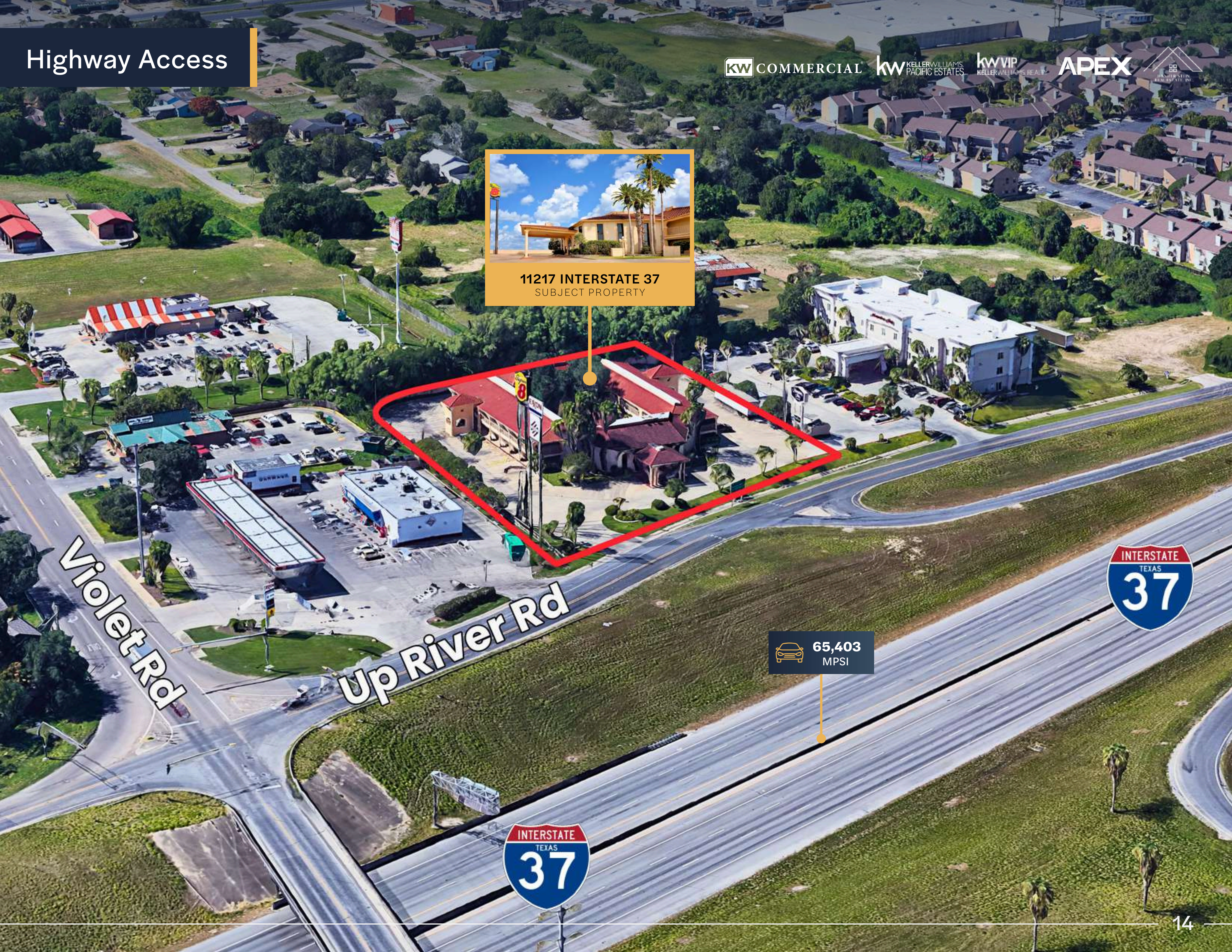


Demographics **& Traffic Count**

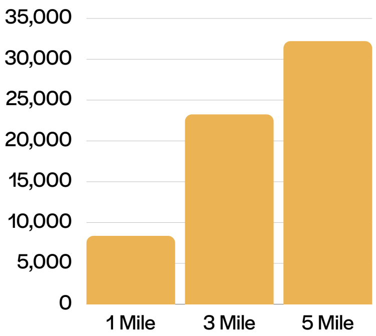
Interstate Hospitality Investment in the
Corpus Christi Industrial Corridor

11217 Interstate 37

Highway Access

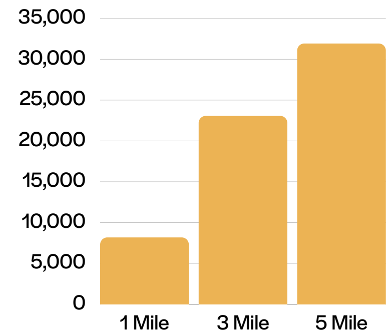


2025 Population Estimate



Total Population 2025	
1 Mile	8,369
3 Mile	23,249
5 Mile	32,222

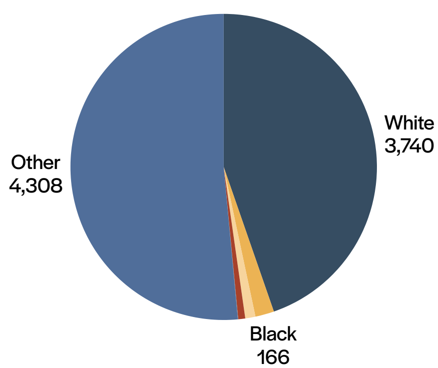
2030 Population Projection



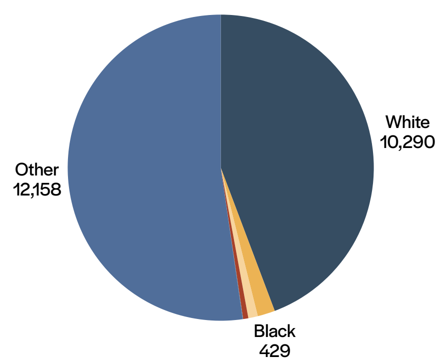
Projection 2030	
1 Mile	8,177
3 Mile	23,065
5 Mile	31,931

2025 Population by Ethnic Group

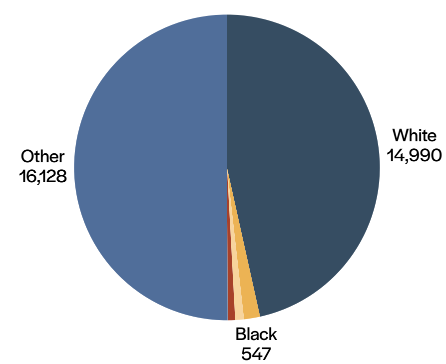
2025 Population - 1 Mile



2025 Population - 3 Mile



2025 Population - 5 Mile



Demographic Report

Households	1 Mile	3 Mile	5 Mile
Total Households (2025)	3,114	8,253	11,292
Owner Occupied	1,657 (53.21%)	5,378 (65.16%)	7,683 (68.04%)
Renter Occupied	1,457 (46.79%)	2,875 (34.84%)	3,609 (31.96%)

2025 Avg Household Income

1 Mile: $79,189 | 3 Mile: $91,064 | 5 Mile: $99,825

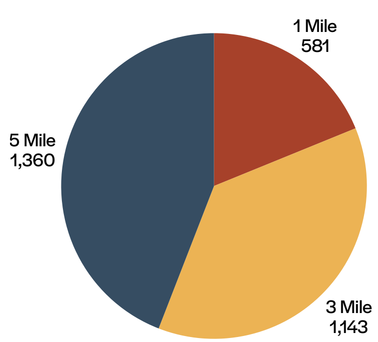
2025 Med Household Income

1 Mile: $60,438 | 3 Mile: $72,655 | 5 Mile: $77,972

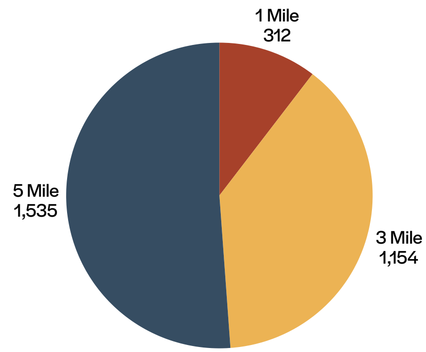
2025 Households by HH Income

1 Mile: 79,189 | 3 Mile: 91,064 | 5 Mile: 99,825

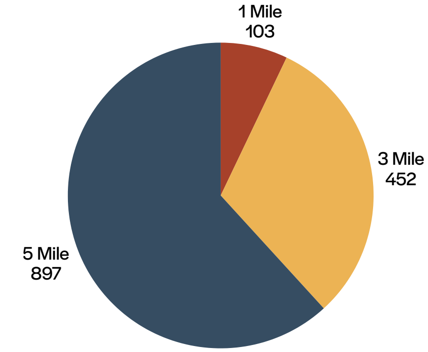
Less than $25,000



$75,000 - $100,000

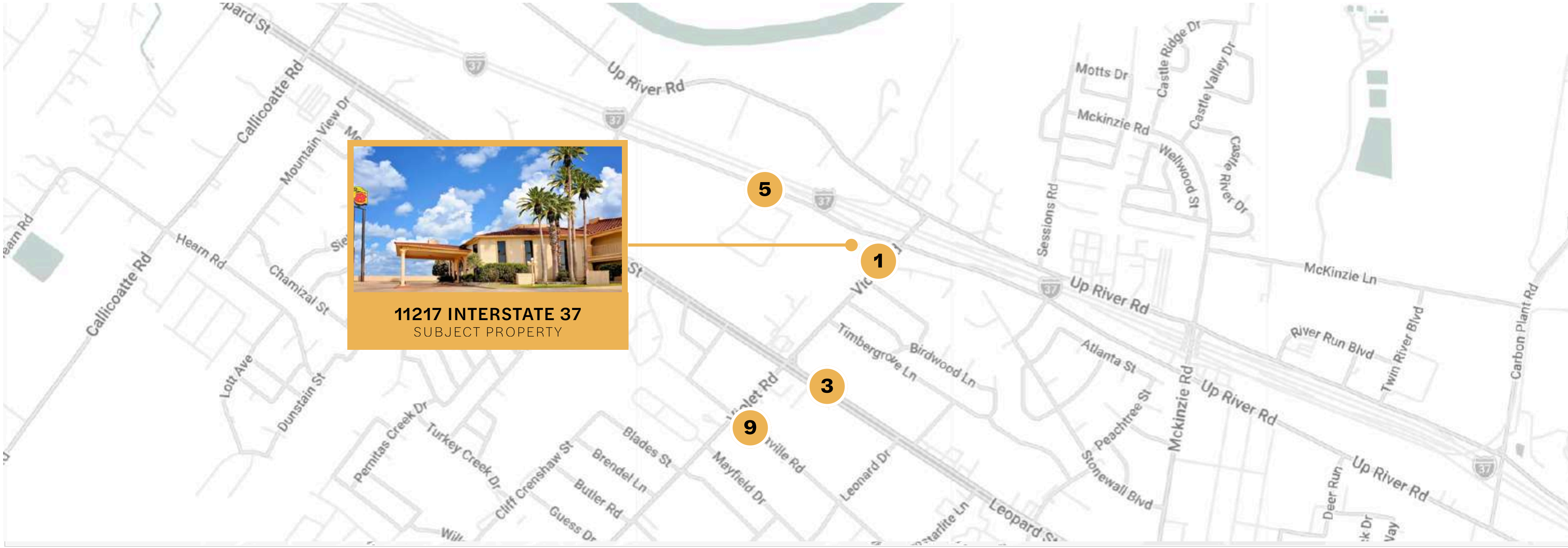


More than $200,000



2025 Households by HH Income	1 Mile		3 Miles		5 Miles	
Income: <$25,000	581	18.66%	1,143	13.85%	1,360	12.04%
Income: $25,000 - $50,000	681	21.87%	1,486	18.01%	1,862	16.49%
Income: $50,000 - $75,000	727	23.35%	1,682	20.38%	2,241	19.85%
Income: $75,000 - $100,000	312	10.02%	1,154	13.98%	1,535	13.59%
Income: $100,000 - $125,000	166	5.33%	918	11.12%	1,299	11.50%
Income: $125,000 - $150,000	191	6.13%	639	7.74%	912	8.08%
Income: $150,000 - $200,000	353	11.34%	778	9.43%	1,185	10.50%
Income: $200,000+	103	3.31%	452	5.48%	897	7.94%

Traffic Count Report



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	Violet Road	Jackson Ter	0.03 NE	2025	15,291	MPSI	0.07
2	Violet Rd	Jackson Ter	0.03 NE	2024	14,965	MPSI	0.07
3	Leopard Street	Violet Rd	0.05 NW	2025	18,260	MPSI	0.31
4	Leopard Street	Violet Rd	0.05 NW	2024	18,563	MPSI	0.31
5	I-37	Hart Rd	0.22 NW	2025	65,403	MPSI	0.38
6	I-37 Frontage Road	Rand Morgan Rd	0.26 SE	2021	8,000	AADT	0.38
7	I-37	Rand Morgan Rd	0.26 SE	2023	8,023	MPSI	0.38
8	Violet Road	Annaville Rd	0.04 SW	2022	13,307	AADT	0.39
9	Violet Road	Annaville Rd	0.04 SW	2025	11,233	MPSI	0.39
10	Violet Rd	Annaville Rd	0.04 SW	2024	9,497	MPSI	0.40

Location **Overview**

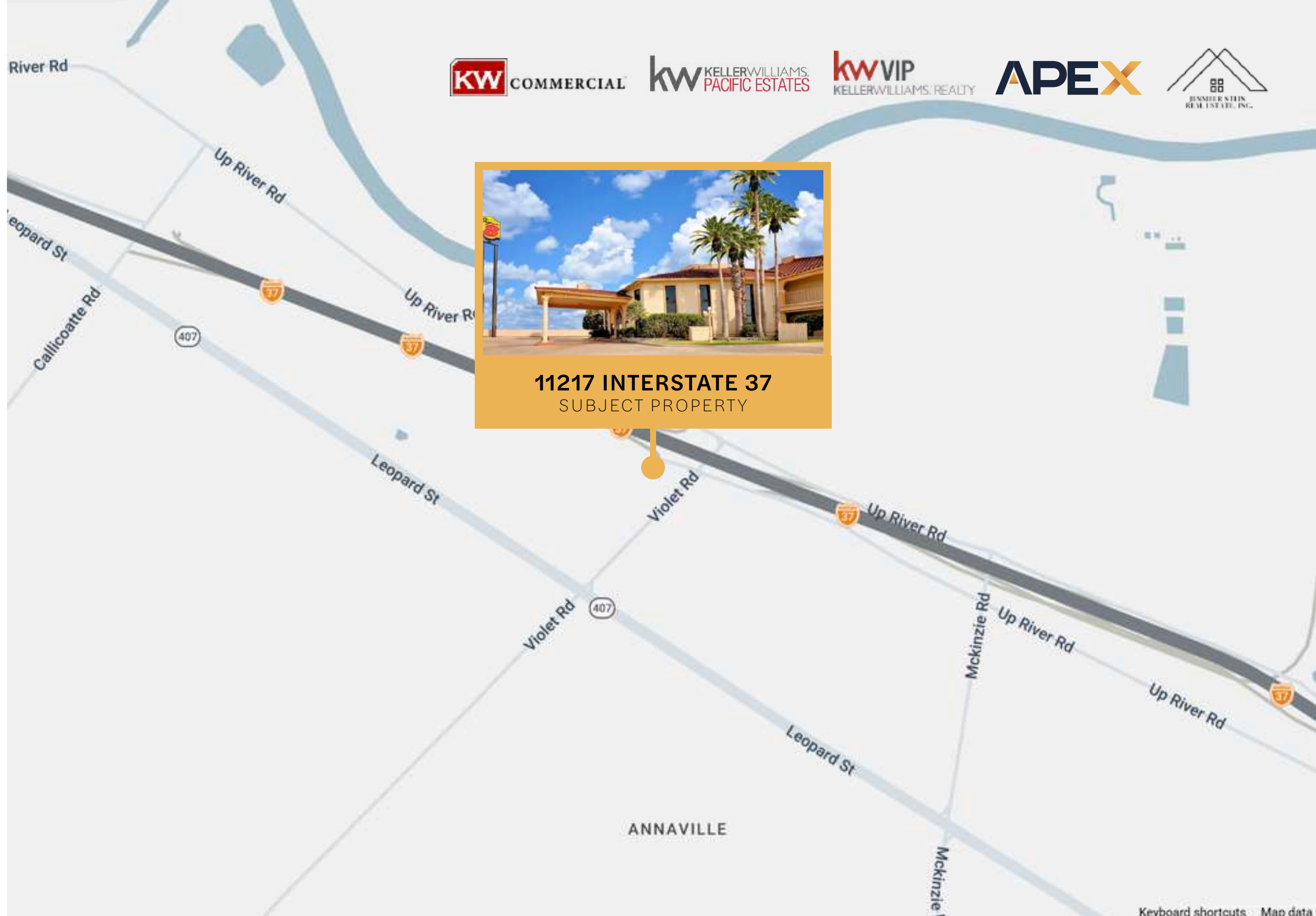
Interstate Hospitality Investment in the
Corpus Christi Industrial Corridor

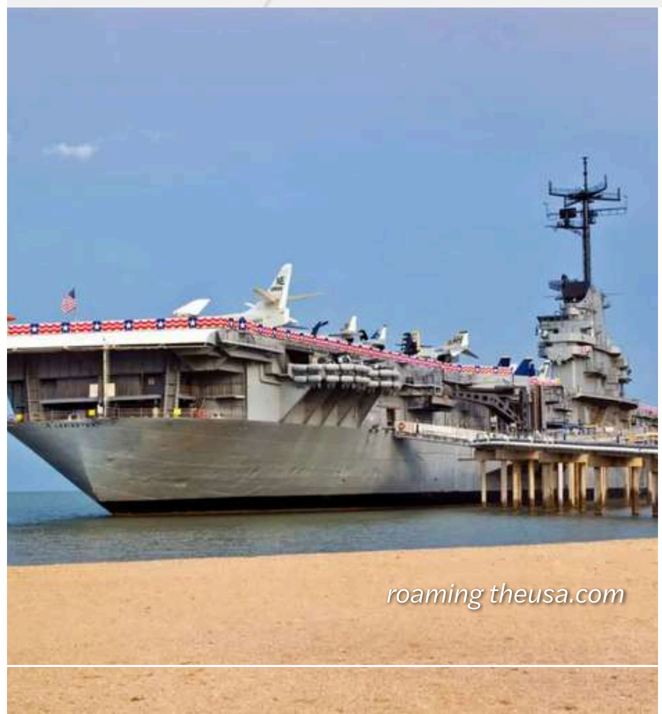
11217 Interstate 37

Corpus Christi, Texas

Strategically positioned along Interstate 37, Super 8 by Wyndham Corpus Christi Northwest benefits from direct access to one of South Texas' primary transportation corridors connecting San Antonio, Corpus Christi, and the Gulf Coast. The property's location provides exceptional visibility while serving travelers entering the Corpus Christi metropolitan area, supporting consistent lodging demand from business, industrial, and leisure markets.

Beyond its interstate accessibility, the hotel is surrounded by major employment centers, logistics hubs, energy infrastructure, and commercial districts that generate year-round transient and workforce lodging demand. Its proximity to the Port of Corpus Christi, Corpus Christi International Airport, and regional attractions positions the asset to capitalize on one of Texas' most diversified hospitality markets.



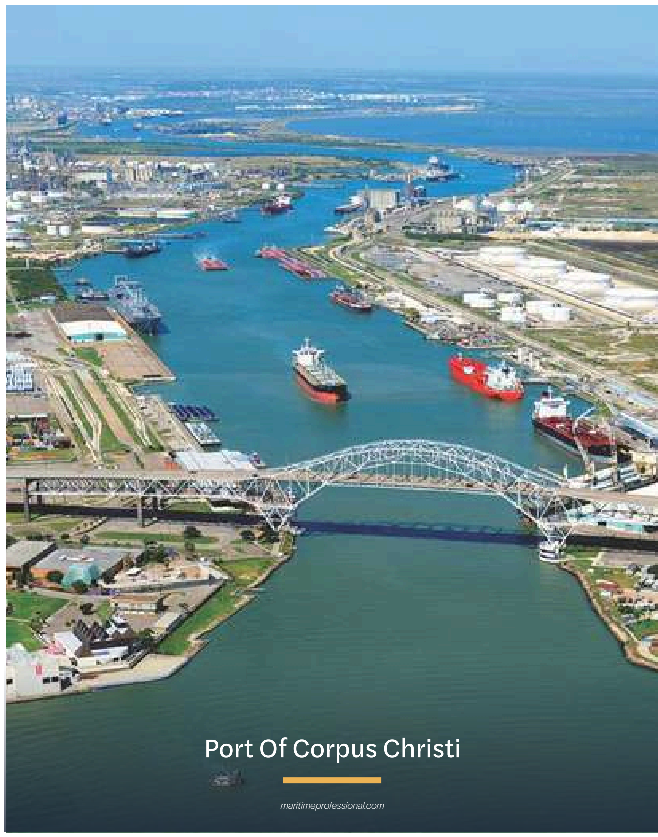


Area Amenities

Community Profile

Corpus Christi serves as the economic hub of the Texas Coastal Bend and is one of the state's most important centers for energy, petrochemical manufacturing, logistics, international trade, healthcare, military operations, and tourism. The city's strategic Gulf Coast location and continued industrial investment have created a stable foundation for year-round commercial activity and lodging demand.

The subject property's location along Interstate 37 provides direct access to regional employment centers while capturing travelers entering Corpus Christi from Central and South Texas. The area's diverse economy—anchored by the Port of Corpus Christi, major refining operations, manufacturing, and coastal tourism—supports consistent hotel demand from business travelers, workforce housing, and leisure visitors alike.

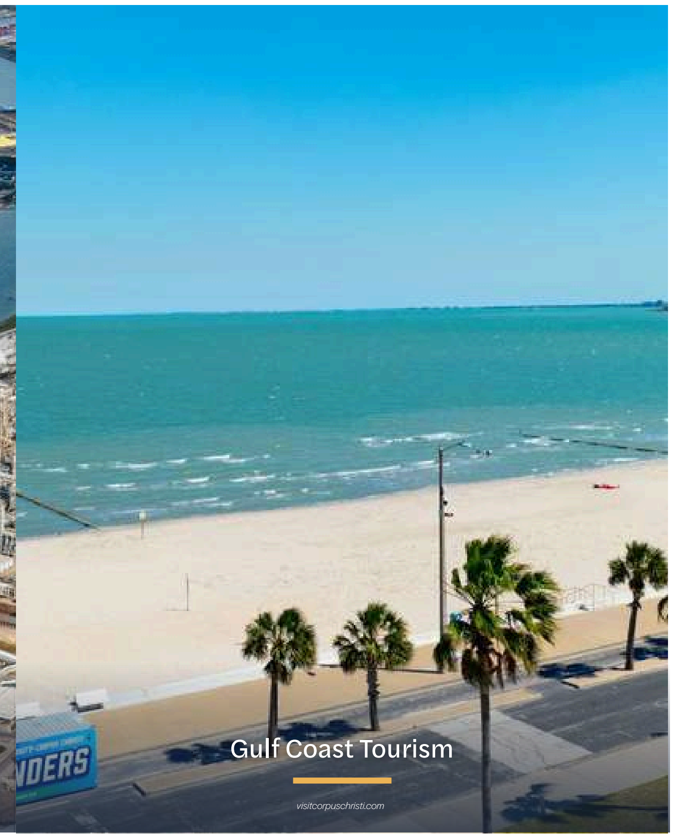


Port Of Corpus Christi

maritimeprofessional.com

Energy & Industrial Hub

upstreamonline.com



Gulf Coast Tourism

visitcorpuschristi.com

Texas A&M University–Corpus Christi

Located approximately 20 minutes from the subject property, Texas A&M University–Corpus Christi serves as one of South Texas' leading public universities and an important driver of year-round visitation. The university attracts students, faculty, visiting families, athletic programs, conferences, research partners, and academic events, contributing to consistent lodging demand throughout the academic calendar.

texasalmanac.com

As part of the Texas A&M University System, the institution supports regional workforce development in engineering, business, nursing, marine science, education, and health professions. Its growing enrollment and expanding academic footprint complement Corpus Christi's diverse economy while providing additional demand for hotels serving university-related travel.


collegeguide.texasmonthly.com

1927
ESTABLISHED

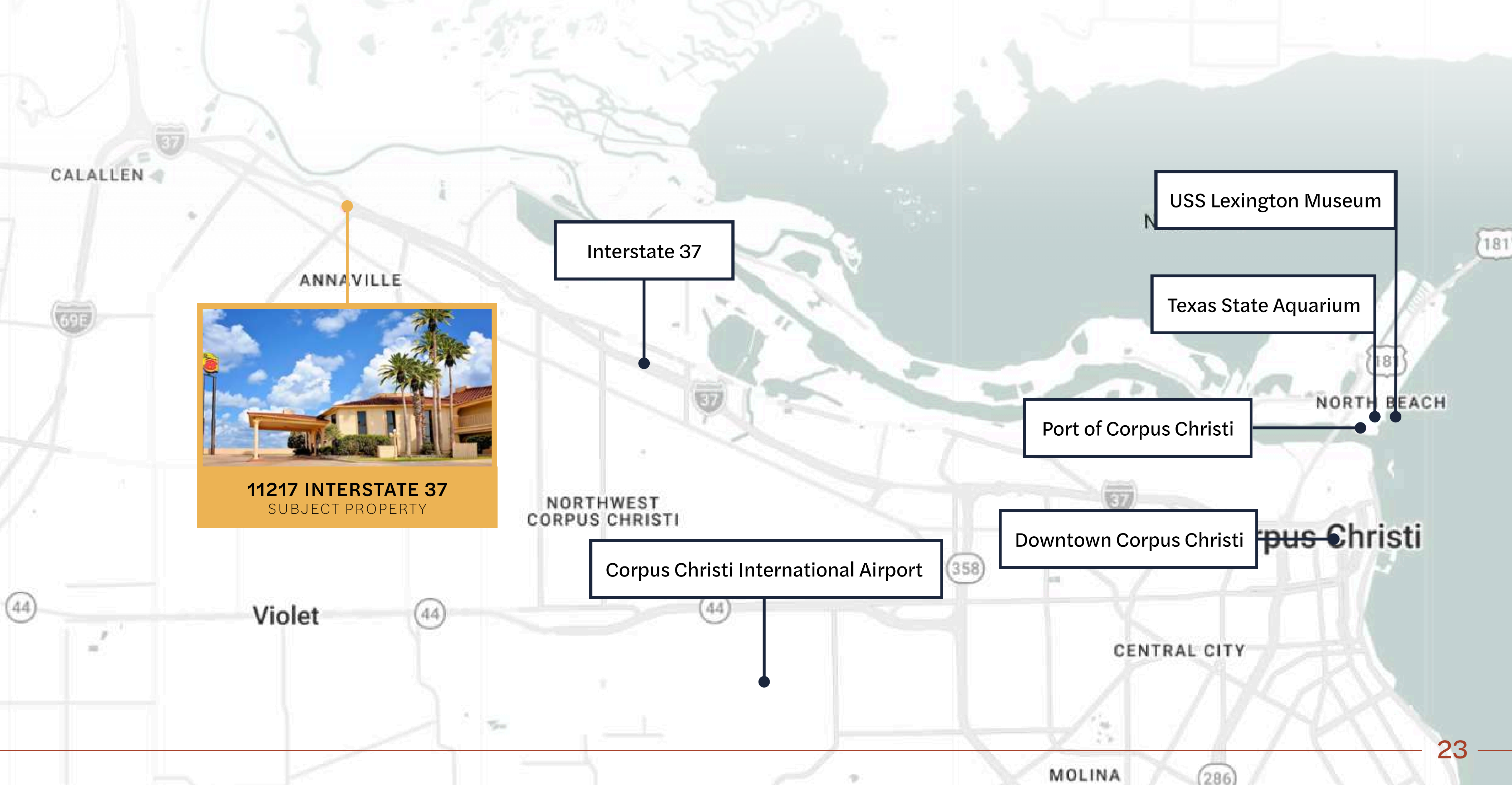
11,000+
STUDENTS

TEXAS A&M
UNIVERSITY SYSTEM

Tourism Accessibility

Super 8 by Wyndham Corpus Christi Northwest benefits from its location within one of Texas' premier coastal tourism markets while simultaneously serving one of the state's largest industrial economies. Interstate 37 provides direct connectivity for travelers arriving from San Antonio and throughout South Texas, supporting consistent business, workforce, and leisure lodging demand.

Beyond commercial travel, visitors enjoy convenient access to Corpus Christi's beaches, waterfront attractions, museums, sports venues, and recreational destinations. Combined with demand generated by the Port of Corpus Christi, Corpus Christi International Airport, universities, healthcare facilities, and major employers, the property benefits from a diverse and resilient hospitality market throughout the year.



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