

WHITECAP



240-ACRE MIXED-USE SHOVEL-READY DEVELOPMENT

AVISON
YOUNG

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PROJECT OVERVIEW

VISION AND OPPORTUNITY

This is an exciting opportunity to help reshape a coastal community in one of the country's most dynamic markets: the great state of Texas.

Whitecap NPI is a 240-acre master-planned development intentionally designed to create opportunities for a single master developer or multiple best-in-class specialists to participate in developing individual phases of the community. With 50 acres of canals leading to the Marina District and access to the Gulf, water is the defining feature of the development. Whitecap NPI leverages the **award-winning fishing in the Gulf, the natural beauty of the nation's largest barrier island, and some of the most stunning beaches** on the Texas coast to create a destination that attracts Winter Texans, seasonal residents, and full-time homeowners alike.

The development includes a hospitality-driven peninsula that can evolve into **branded residential, short-term rental offerings, upscale restaurants, curated retail, and an entertainment district** designed to attract visitors, seasonal renters, and residents while activating the community year-round.



Vision-driven leadership, shaping a premier coastal community.

Ashlar Development is a **full-service real estate development firm** with a long history of delivering large-scale, master-planned and mixed-use communities throughout Texas. The firm is known for its infrastructure-first approach, emphasizing durable design, thoughtful placemaking, and long-term value creation. At Whitecap NPI, Ashlar has executed ownership's vision by delivering **vertical-grade streets, utilities, and a fully constructed canal system**—positioning all phases of the development as padded out and shovel-ready.

Ashlar is currently in early stage **development of the dry stack marina**, a signature amenity that will distinguish Whitecap NPI as a world-class boating and waterfront resort destination. This investment establishes immediate momentum on the ground and creates a powerful foundation for future vertical development, serving as a long-term driver of value, visibility, and placemaking across the entire community.

The Offering

Avison Young has been hired to identify the right developers to execute on each specific asset class of the development or a Buyer for the entire development.



WHITECAP, TRANSFORMING NORTH PADRE ISLAND

At the heart of North Padre's evolution, the **240-acre Whitecap NPI development** represents a bold vision for the island's future.

Designed as a **pedestrian-friendly, upscale master-planned coastal village**, Whitecap NPI will blend **luxury homes, resort accommodations, retail, and recreation** into one cohesive experience. With an upscale experiential **luxury hotel, branded residences, signature restaurants, and conference space**, Whitecap NPI will become the premier destination for groups, visitors and residents alike and extend the season with new offerings.



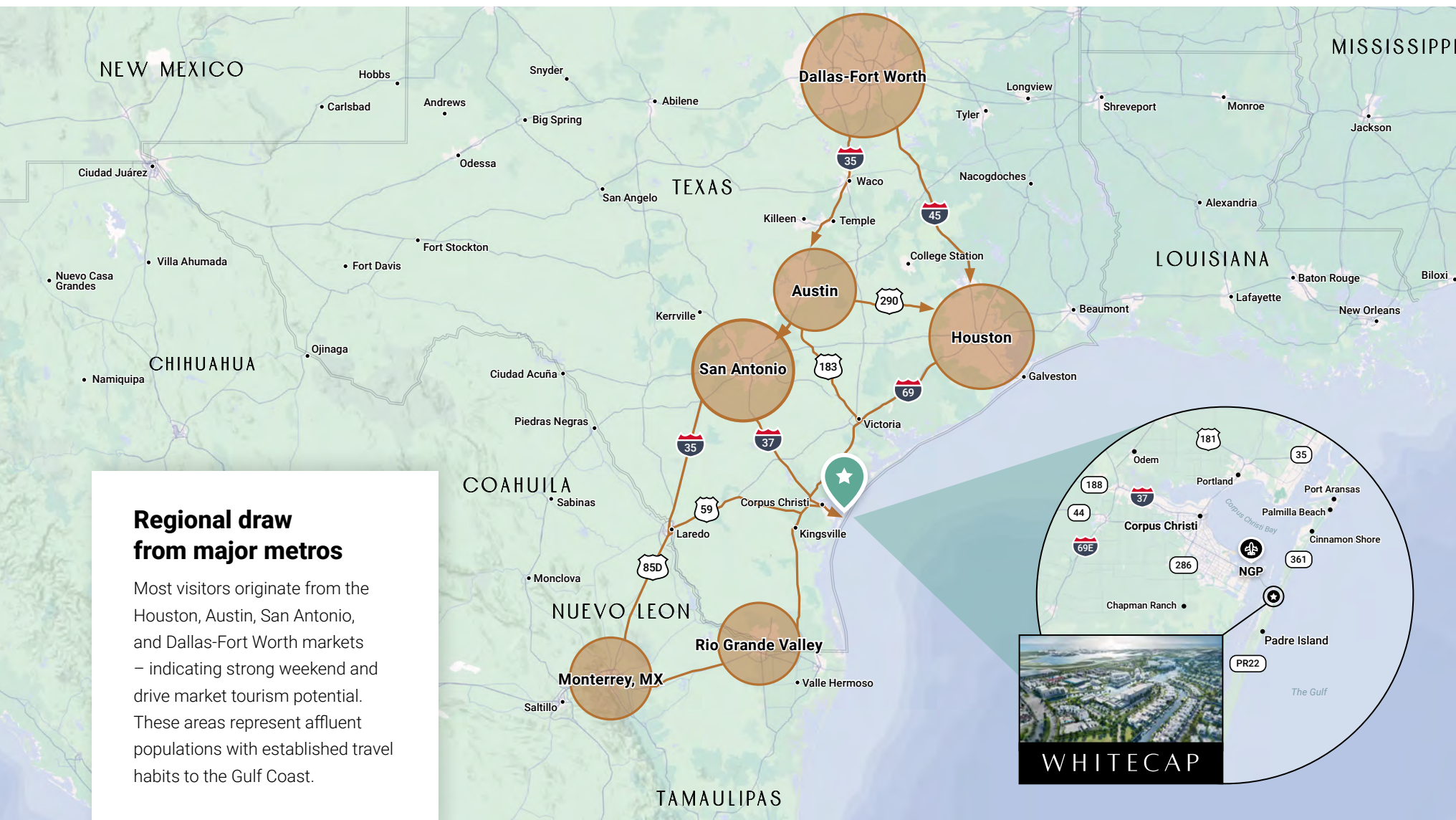
ALL ROADS LEAD TO WHITECAP NPI

21.5M
TOTAL VISITS
(+2.1% YOY)

4.6M
OUT-OF-MARKET VISITORS
(+1.9% YOY)

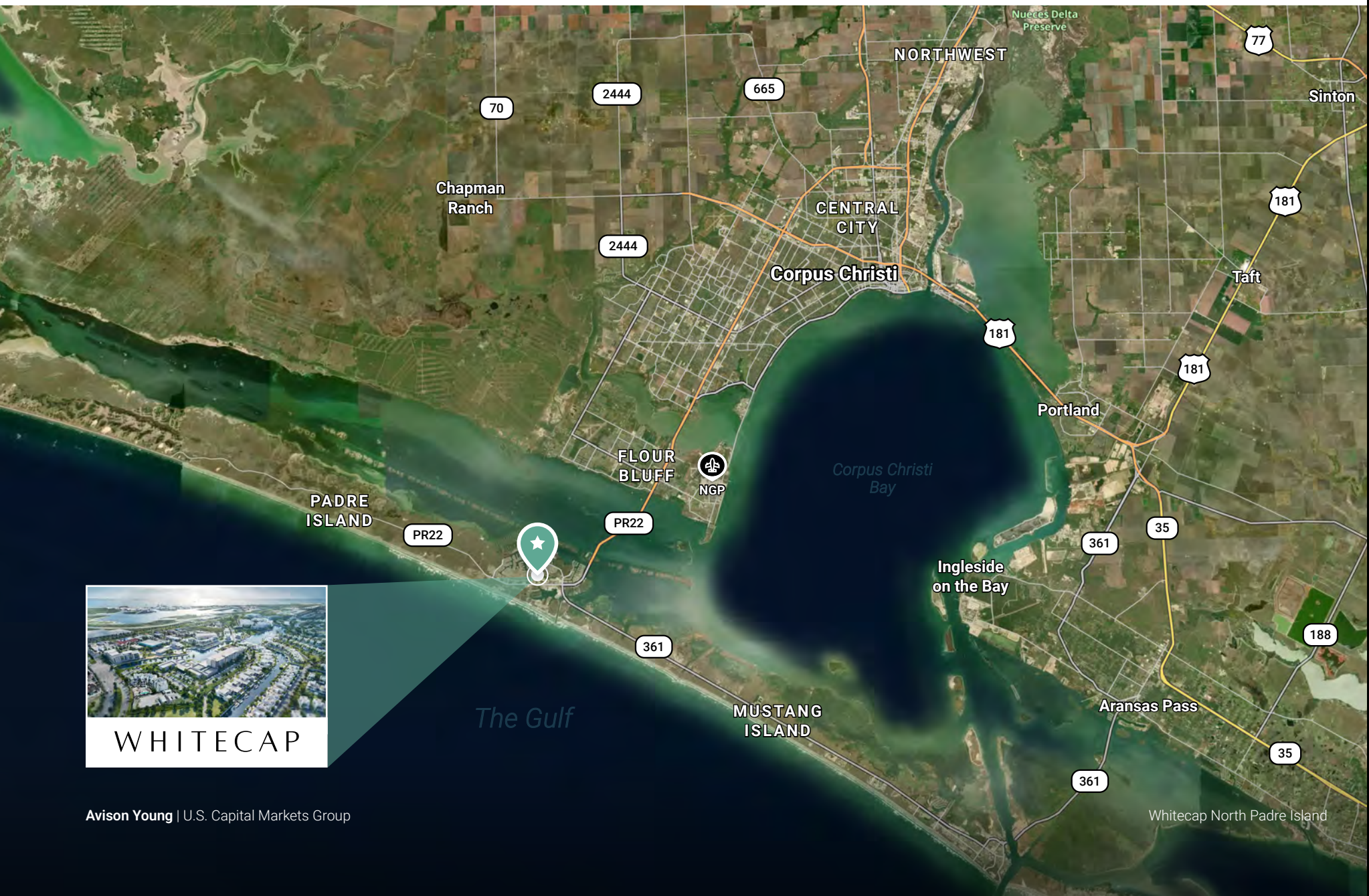
4.7
AVERAGE DAYS
IN MARKET

Source: Placer.ai (Aug 1, 2024 - Jul 31, 2025)





CONNECTIONS TO CORPUS CHRISTI



WHITECAP



GATEWAYS TO THE GULF COAST

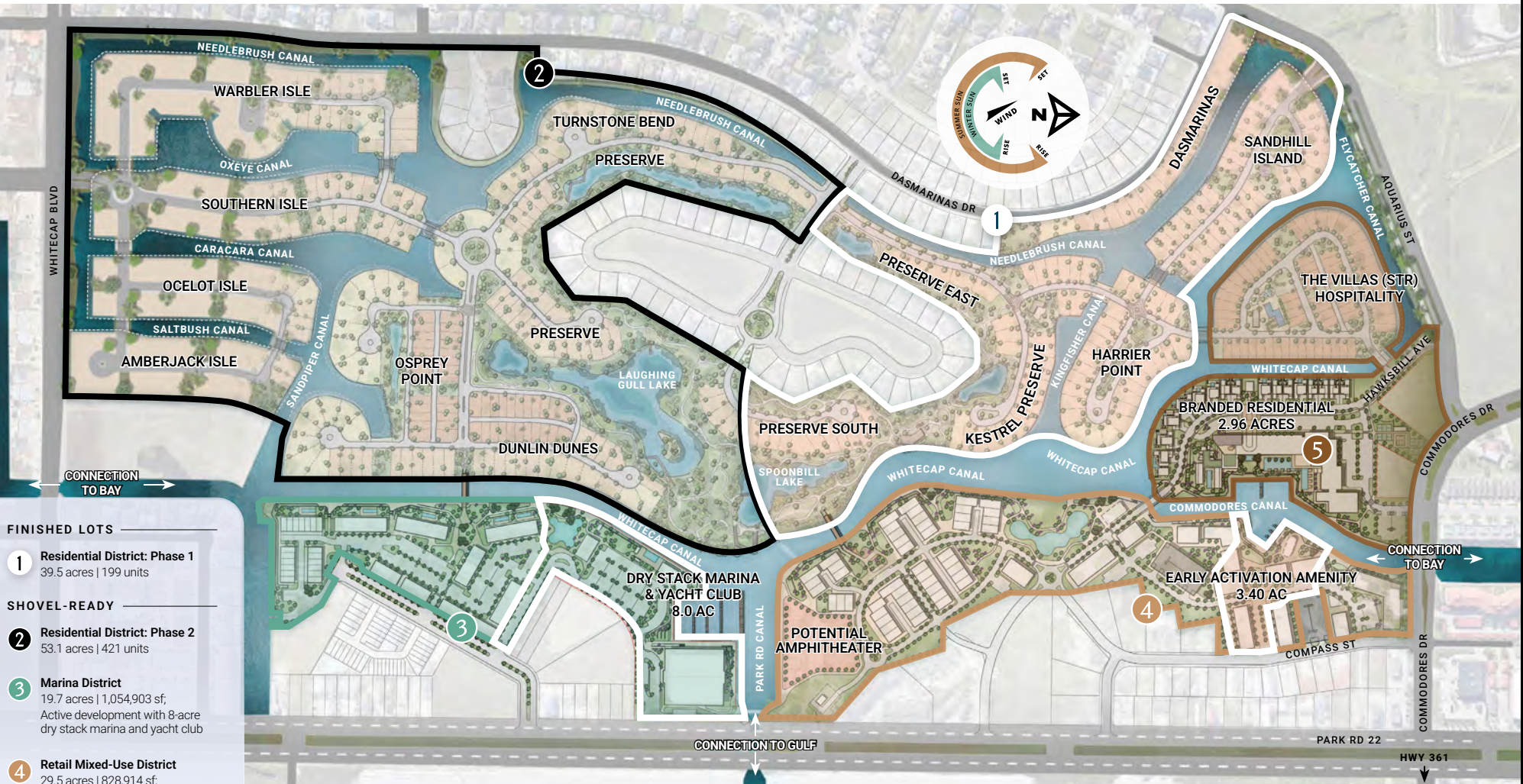


The Gulf

The completed **Whitecap Canal Network** provides boat-out access to the Intracoastal Waterway and Gulf waters, creating a true coastal lifestyle centered on deep-water boating, world-class fishing and water sports.

A NEW BENCHMARK FOR ISLAND LIVING

The **Retail Mixed-Use** and **Marina** Districts have significant flexibility depending on the type of user and footprint required.



- FINISHED LOTS**
- 1 **Residential District: Phase 1**
39.5 acres | 199 units
- SHOVEL-READY**
- 2 **Residential District: Phase 2**
53.1 acres | 421 units
 - 3 **Marina District**
19.7 acres | 1,054,903 sf;
Active development with 8-acre
dry stack marina and yacht club
 - 4 **Retail Mixed-Use District**
29.5 acres | 828,914 sf;
Multifamily, retail and entertainment
 - 5 **Hospitality District**
13.2 acres;
120 - 190-key room hotel
and conference center;
16 branded residential townhomes;
Possible Villas (STR) home sites

As the **first true master-planned short term rental development** on North Padre designed for second home, retirees and investors, Whitecap NPI is poised to capture significant attention from **institutional hospitality investors**. Its **diverse product offerings**—from upper-upscale hotel rooms and branded condominiums on the peninsula to smaller short-term rental homes—will serve multiple segments and price points. This integrated mix will generate **captive revenue streams** to support the hotel, conference facilities, and food & beverage outlets to drive NOI and returns for our investors.

DEVELOPMENT MASTER PLAN AND SUMMARY

Summary Positioning Statement

Whitecap NPI will define the next decade of coastal living on North Padre Island—an integrated, master-planned resort community built for longevity, lifestyle, and legacy. With limited supply, expanding access, and rising demand for authentic Gulf experiences, this project will establish the benchmark for luxury, livability, and return potential on the Texas coast.



***Note:** All planning shown in Districts 3,4 & 5 is conceptual and flexible.

The Offering by District/Asset Class

Residential District 92.6 acres				
① Phase 1 (Finished Lots)				
Land Use	Buildings	Units	Lot Size	Acres
Short-Term Rental (Detached)	150	150	35 FF to 70 FF	TBD
Single-Family Homes (Detached)	49	49	35 FF to 70 FF	TBD
Total	199	199		39.5
② Phase 2 (Planned)				
Land Use	Buildings	Units	Lot Size	Acres
STR/SF Homes	421	421	TBD	53.1
Total	421	421		53.1

③ Marina District 19.7 Acres (Planned)		CONCEPTUAL PLANNING INFRASTRUCTURE DEVELOPMENT UNDERWAY		
World Class Dry Stack Storage, Marina and Yacht Club				

④ Retail Mixed-Use District 29.5 Acres (Planned)		CONCEPTUAL PLANNING INFRASTRUCTURE DEVELOPMENT UNDERWAY		
Land Use	Buildings	Units	Potential Building SF	Acres
Townhomes	49	49	350,350	TBD
Multifamily	12	243	123,472	TBD
Retail (Restaurant, Bar, Mixed-Use, Ground)	14	TBD	122,692	TBD
Parking (Surface & Structured)	N/A	664 stalls	232,400	TBD
Total			828,914	29.5

⑤ Hospitality District 13.2 Acres (Depending on Inclusion of The Villas)		CONCEPTUAL PLANNING		
Land Use	Buildings	Units	Total Building SF	Acres
Hotel	1	190	TBD	10.2
Branded Residential	16	16	TBD	3.0
Total	83	272	TBD	13.2



92.6 ACRES

Residential District

A coastal neighborhood with single-family homes, townhomes, and multifamily living. Walkable, connected, and steps from parks and the waterfront — modern island life at its best.



19.7 ACRES

Marina District

A destination for boaters, locals, and visitors to gather and explore, this lively waterfront hub is planned to feature a modern marina with dry-stack boat storage, Yacht Club with dockside dining, pool bar and club amenities.



30 ACRES

Nature Preserve

A protected coastal landscape with trails, boardwalks, and wildlife viewing. A peaceful escape that connects the community to nature and supports conservation.



29.5 ACRES

Retail Mixed-Use District

A curated mix of retail, coastal dining, and entertainment will activate the district blending experiential shops, chef-driven concepts, and dynamic programming to drive foot traffic and create a vibrant, all-day destination.



13.2 ACRES

Hospitality District

Envisioned as the island's premier waterfront destination, the hospitality component will be anchored by a boutique hotel, spa, resort-style pool, and conference center supporting leisure, wellness, and group-driven demand.



50 ACRES

Canals

A waterfront lifestyle zone built around a series of scenic canals and boat slips. With dockside homes, pedestrian pathways, and direct ocean access, it's made for relaxed, connected coastal living.



WHITECAP PRESERVE



Bordering Whitecap, this protected coastal landscape is part of the world's longest undeveloped barrier island. Home to rare sea turtle nesting grounds, over 380 bird species, and native coastal prairie, it offers unmatched biodiversity and year-round outdoor experiences.



CANAL LIVING



Whitecap's five miles of navigable canals offer private dockside living with direct access to the Gulf, scenic views, and a relaxed, walkable environment. Whether you're casting off for a day of fishing, kayaking at sunrise, or cruising home by boat, life here flows naturally between water, home, and horizon.



COMMUNITY AMENITIES

COMPLETED INFRASTRUCTURE IN PHASE 1



✓ COMPLETED



Pelican's Landing Pool & Fitness Center

At Pelican's Landing, residents enjoy a resort-style pool, splash pad, shaded lounge areas, and a fully equipped fitness center. It is a destination designed for both relaxation and activity.



✓ COMPLETED



Heron's Nest Café & Community Park

Heron's Nest brings the community together with a café, gathering spaces, and a great lawn for picnics or quiet reflection. Arrive by trail, bike, or boat and enjoy a destination that feels both lively and relaxed.



✓ COMPLETED



Whitecap Preserve

The ~30-acre Whitecap Preserve reflects the community's dedication to nature and balance. Freshwater ponds provide habitat for over 350 bird species, and trails offer residents a peaceful place to walk, watch wildlife, and experience the island's natural beauty.



COMMUNITY VISION

GUIDING KEY PRINCIPLES OF WHITECAP NPI



HUMAN SCALE

Establish a pedestrian and multi-modal-oriented, walkable community.



VILLAGE SETTING

Create activated town centers within distinct villages that are interconnected by pathways and pockets of open space.



MIXED USES

Provide a wide variety of mixed uses from retail, food and beverage, and entertainment to hospitality and high density residential.



CREATE VALUE OFF OF WATER

Activate street frontages and other areas outside of canal and water frontages.



ENHANCE CONNECTIVITY

Improve canal connections to the Gulf and between neighborhoods.
Improve golf cart and pedestrian connections in the region.



MULTIPLE DESTINATIONS

Develop a web of regional destinations and special places that become cornerstones for the broader community.



CIVIC & RETAIL AS AN AMENITY

Use a wide variety of civic, commercial, and retail spaces as community amenities for both residents and regional visitors.



PHASED MATURATION

Phase development and value of the project over time.
Create opportunities that do not currently exist in the region.



MAXIMIZE WATER FRONTAGE

Activate canal and water frontages.
Maximize the public realm along canal and water frontages. Design spaces that engage the water.



EARLY ACTIVATION DISTRICT

Creating a thoughtful installation to create value and interest now. Temporary uses to be integrated into the permanent fabric eventually.



MARKET OVERVIEW

ESTABLISHED DEMAND & PROVEN DEVELOPMENT MOMENTUM

North Padre has already attracted seasoned developers and second-home investors, with new residential and resort projects selling to capacity ranging from **\$500,000 to over \$5 million**. Premier developments such as Cinnamon Shore and Palmilla Beach Resort have set the stage, proving strong demand for **luxury beach communities** that blend coastal living with modern amenities.



A DISTINCT COASTAL CULTURE

Part of North Padre's unique character and vibe is the golf cart lifestyle, residents and visitors can drive on both roads and beaches, offering a fun and convenient way to explore the island. With drivable beach access via Whitecap Boulevard, families enjoy unmatched mobility and ease of use not found anywhere else on the Gulf Coast.



ADVENTURE AND SPORT ON THE WATER

The ground breaking of the **marina** represents a catalyst for a highly desirable amenity that enhances the **lifestyle appeal and long-term value** of Whitecap NPI. Offering direct access to the Gulf and the protected waters of the Laguna Madre—one of the most productive shallow-water fisheries in the world—the marina will provide residents with **convenient housing, boating, and water recreation opportunities**. For residents, the marina will serve not only as a recreational asset but as a differentiating feature that elevates daily living, supports resort-style programming, and reinforces Whitecap NPI's identity as a best-in-class waterfront community on Padre Island. The marina district broke ground on January 28th, 2026.



Avison Young | U.S. Capital Markets Group





LEISURE AND LUXURY CONVERGE

THE GATEWAY TO GROWTH

Whitecap NPI occupies a rare position within Texas' emerging coastal luxury ecosystem, surrounded by **premier resort destinations such as Palmilla Beach, Cinnamon Shore, and Mustang Island**. Drawing affluent buyers from Dallas–Fort Worth, Houston, Austin, and San Antonio, the area has become a preferred, drivable escape for high-net-worth households seeking authentic waterfront experiences. With **strong regional employment, rising incomes, and a growing concentration of second-home ownership**, Whitecap NPI is uniquely positioned to capture demand for boating, fishing, water sports, dining, entertainment, and upscale lifestyle retail—creating a true coastal destination designed for the way today's wealthy Texans live, travel, and invest.



THE GATEWAY TO GROWTH

Gulf Coast energy corridor

Covering nearly 52,000 square miles, South Texas stretches from the Texas–Mexico border to the Gulf Coast, encompassing San Antonio, McAllen, Corpus Christi, Laredo, and more. The area attracted more than **\$50 billion in capital investment from 2010 to 2020**, fueling growth across energy, manufacturing, and healthcare sectors.

The Port of Corpus Christi stands as the **#1 crude oil export gateway in the United States and ranks as the third largest crude oil export port globally**, underscoring its strategic role in global energy markets. **Over \$65 billion in capital investment** has flowed into the port and surrounding industrial ecosystem.

Key transportation hubs

- **Port of Corpus Christi:** Now one of the most active ports in the U.S., with newly deepened channels supporting large-scale crude oil and LNG exports.
- **Harbor Bridge project:** The largest cable-stayed concrete-segmental bridge in the U.S., this infrastructure will improve freight mobility and regional access.
- **Desalination & water security:** A proposed 30-million-gallon-per-day seawater desalination plant is slated for completion by 2027–2028 to support the growing population and industrial expansion.
- **Urban renewal:** The Water Street Reimagined project aims to revitalize downtown Corpus Christi with pedestrian-friendly streets and mixed-use development.



THE CATALYST FOR NORTH PADRE ISLAND

THE GATEWAY TO PARADISE

Padre Island is the longest barrier island in the world, divided into North and South by the Padre Island National Seashore, a protected National Park.

While South Padre is known for its Spring Break crowds and summer nightlife, North Padre stands apart for its **natural beauty and serene charm**. It is celebrated for world-class birdwatching in the natural migration pattern of thousands of species, pristine shorelines, and flourishing marine life, including a sea turtle sanctuary.

This is the island for families and affluent adults seeking **authentic, memorable experiences** that keep them coming back year after year.



Avison Young | U.S. Capital Markets Group

Corpus Christi demographics



448,853

2024 MSA POPULATION



\$1,987,133

AVERAGE HOME PRICE AT
COMPETITIVE DEVELOPMENTS



37.54

MEDIAN AGE



119,793

HOUSEHOLDS

Source: City of Corpus Christi

Whitecap North Padre Island





WHERE THE COASTLINE BECOMES A MARKETPLACE



10M

ANNUAL VISITORS

North Padre Island & Corpus Christi



\$1.5B

ANNUAL TOURIST SPENDING

\$50M Annual Sales Tax Revenue



REGIONAL STATISTICS

WHY CORPUS CHRISTI POWERS THE WHITECAP OPPORTUNITY

**MAJOR HUB IN
SOUTH TEXAS'
ECONOMY**

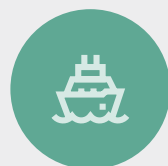
More than \$50B in new business investment between 2009 & 2019.

**CORPUS CHRISTI'S
DYNAMIC
ECONOMY**

Spans aerospace, aviation, manufacturing, and more.

**\$57.4B IN
REGIONAL
INVESTMENT****\$50B+ IN RECENT INVESTMENT, AND GROWING.**

Corpus Christi isn't just a neighbor — it's the economic driver that makes Whitecap a uniquely powerful investment. With port dominance, rising tourism, and major infrastructure, the region delivers scale and momentum few coastal markets can match.

MARKET INDICATORS THAT DRIVE LONG-TERM VALUE.**#3 LARGEST**

US PORT BY TOTAL
REVENUE TONNAGE

**#2 LARGEST**

US CRUDE OIL
EXPORT GATEWAY

**\$1.5B**

ANNUAL TOURIST SPENDING
& \$50M ANNUAL SALES
TAX REVENUE



753,345 PASSENGERS
THROUGH THE CORPUS
CHRISTI INTERNATIONAL
AIRPORT (2024)

**448,853**

GROSS MARKET
AREA POPULATION

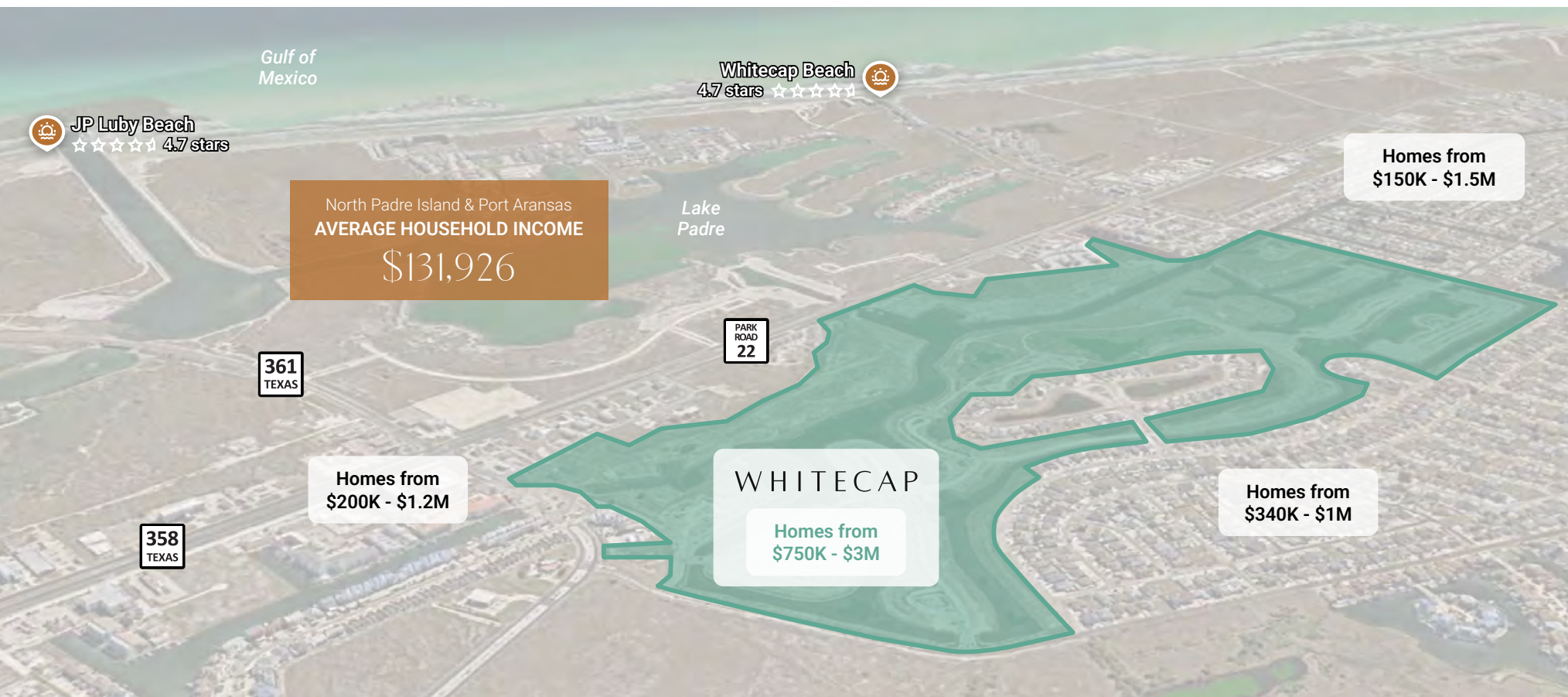
(Corpus Christi, North Padre Island, & Port
Aransas) 611K+ 2026 population forecast.

**\$23.3B**

CORPUS CHRISTI
MSA GDP (2001-2023)



BIRD'S EYE VIEW



A VIBRANT MIXED-USE DESTINATION ON THE TEXAS GULF COAST

Whitecap is redefining coastal living on North Padre Island with a thoughtfully planned community that blends **residential, retail, dining, hospitality, and recreation**.

Designed to serve both locals and the island's millions of annual visitors, this mixed-use hub offers a dynamic environment to live, stay, and experience **the best of Texas' Gulf Coast lifestyle**.

A CLOSER LOOK

STRENGTHS

Strategic location and accessibility

- Whitecap sits at the gateway to North Padre Island, seamlessly connecting to Corpus Christi's urban amenities, healthcare facilities, universities, and commercial base. At the same time, the site fronts the Gulf of Mexico and Laguna Madre, offering rare waterfront exposure.

Robust regional economy

- Corpus Christi's GDP exceeds \$23 billion, supported by port operations, energy exports, aerospace, and tourism. This economic diversity sustains employment and local purchasing power, providing a strong foundation for residential and commercial development.

Lifestyle differentiation

- Whitecap's design leverages five miles of navigable canals, parks, and boardwalks, creating a pedestrian-first environment inspired by high-performing coastal master plans in Florida and Southern California. The community-scale connectivity offers a premium coastal lifestyle at competitive Texas price points.

Demographic advantage

- The North Padre Island–Port Aransas area has a median household income exceeding \$100,000, significantly above the regional average. This demographic profile supports strong demand for premium retail, residential and hospitality offerings.

OPPORTUNITIES

Untapped mixed-use market

- Whitecap can establish itself as the first large-scale, master-planned mixed-use waterfront destination within driving distance of Corpus Christi, offering a significant first-mover advantage.

Migration and remote work

- Affordable coastal living is attracting retirees, professionals, and remote workers relocating from Austin, Dallas, and Houston.

Hospitality and event potential

- Strong tourism metrics, exceeding \$1.5 billion in annual visitor spending, support boutique hotels, branded residences, and waterfront event venues.

Economic expansion

- Regional industrial growth continues to attract employees and corporate relocations, driving housing and retail demand.

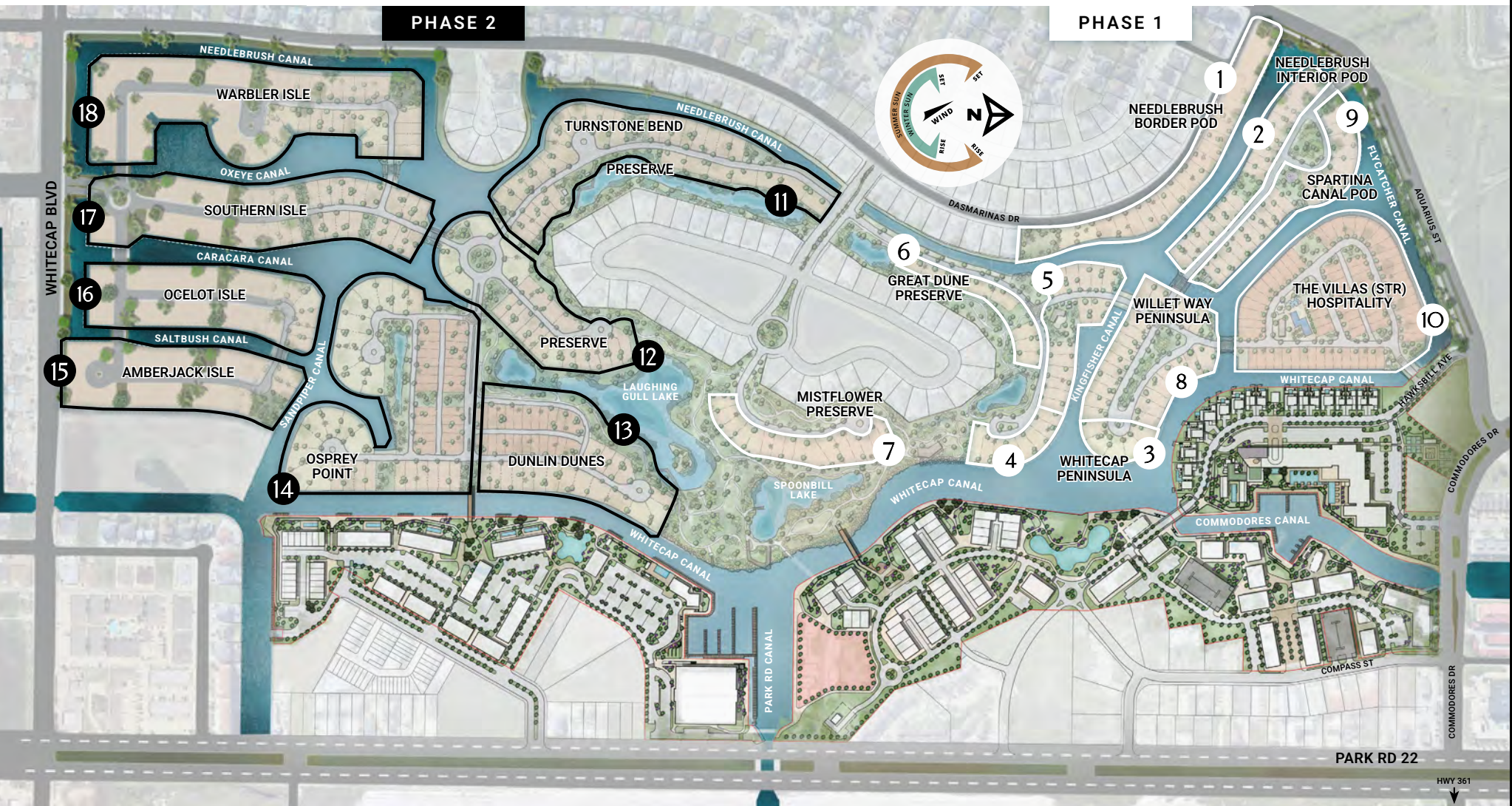




RESIDENTIAL DISTRICT



RESIDENTIAL DISTRICT PODS





PHASE 1 PODS

RESIDENTIAL DISTRICT
LOTS AND UNITS



MULTIPLE SHOWCASE HOMES – **FIVE UNDER CONSTRUCTION**

A FIRST LOOK AT COASTAL LIVING



THE SOLA

~4,135 SF (3 story | 6 bedroom | 5 bath)



THE BRISA

~2,630 SF (2 story | 4 bedroom | 3 bath)



THE CARA

~2,787 SF (3 story | 3 bedroom | 2 bath + 2 PDR)



THE ARIS

~2,642 SF (3 story | 3 bedroom | 2 bath + PDR)



THE ELARA

~2,356 SF (3 story | 3 bedroom | 3 bath + PDR)



THE SENA

~2,737 SF (3 story | 3 bedroom | 2 bath + 2 PDR)



MULTIPLE SHOWCASE HOMES – **UNDER CONSTRUCTION**

INTERIOR RENDERINGS





MULTIPLE SHOWCASE HOMES – **UNDER CONSTRUCTION**

A FIRST LOOK AT COASTAL LIVING



RESIDENTIAL CONCEPTS

A BENCHMARK FOR LUXURY LIVING





MARINA DISTRICT

CONCIERGE LEVEL BOATING WITH ASAR – **UNDER CONSTRUCTION**

WORLD CLASS MARINA, UNLIKE ANYTHING ON THE TEXAS COAST



Whitecap NPI will be centered around aquatic life and access to the Gulf with its defining amenity, the **Whitecap Marina and Dry Stack Storage facility**. This world-class marine asset will be **engineered to withstand a CAT-5 hurricane**, an important threshold for both risk mitigation and marine insurance for luxury boat owners. Utilizing ASAR's advanced automated retrieval and storage technology, the facility will deliver **true valet-level service**, offering boaters a safe, clean, and highly efficient storage experience and concierge service you would expect in a development designed around hospitality. Fully automated, the system eliminates forklifts to reduce the risk of human error by lifting, washing, and securely storing vessels until they are seamlessly recalled for their next adventure on the water. It is the perfect opportunity for an operator or investor.

As only the **second contemplated ASAR system in the United States** and the only such facility along the Texas coast, the marina will create a **powerful competitive differentiator in the regional boating market** with an expanding base of boating enthusiasts.



CONCEPT

YACHT CLUB (PLANNED)

PART OF A CONNECTED COASTAL EXPERIENCE

The Whitecap Yacht Club reflects the community's vision for modern island living — offering refined dining, dockside arrival, event space, and a direct connection to life on the water. As a central amenity within the Marina District, the club is designed to welcome both residents and visitors reinforcing Whitecap's identity as a destination for elevated Gulf Coast living.



CONCIERGE LEVEL BOATING WITH ASAR – **UNDER CONSTRUCTION**

A NEW BENCHMARK FOR BOATING ADVENTURE





RETAIL MIXED-USE DISTRICT



PROPOSED

RETAIL MIXED-USE DISTRICT

- | | | | |
|----------------|--------------------------|------------------|-------------------------|
| 1 Retail | 5 Live/Work | 9 Utility | 13 Pond Feature |
| 2 Multifamily | 6 Townhomes | 10 Boardwalk | 14 Pedestrian Bridge |
| 3 Open-Air Bar | 7 Lawn/Amphitheater Site | 11 Floating Dock | 15 Vehicular Bridge |
| 4 Restaurant | 8 Structured Parking | 12 Playground | 16 Hotel Wet Slips/Dock |





WHITECAP NPI'S FLEXIBLE, SCALABLE RETAIL OPPORTUNITIES

Designed for coastal living, built for retail momentum

At the key intersection of SH 361 and Park Road 22, Whitecap NPI's mixed-use core introduces a new kind of island experience — fluid, vibrant, and shaped by the movement of people and water. Inspired by the curves of the surrounding canals, the district is designed to flow, with coastal contemporary architecture, open-air plazas, boutique retail, and waterfront dining that invites exploration. Pedestrian-first pathways, intuitive vehicular access, and generous parking work together to support daily convenience and destination appeal. With modern finishes, natural connectivity, and built-in residential energy, this is the commercial heart of Whitecap — and a rare opportunity to lead in North Padre Island's next chapter.





CONCEPT

RETAIL STORE FRONTS

WALKABLE, LEASABLE, READY TO ACTIVATE

Whitecap's ground-level commercial storefronts invites daily use, social activity, and discovery — ideal for boutique retail, cafés, and essential services. Set within a waterfront, walkable district and supported by built-in residential and visitor demand, these spaces offer a rare opportunity to establish a business in a thoughtfully planned, design-forward coastal setting.



CONCEPT

RETAIL STREET PLAZA

THE CENTRAL GATHERING SPACE
OF THE DOWNTOWN DISTRICT

Located within Whitecap NPI's emerging Downtown District, this open-air plaza is designed for activation — a flexible public space framed by restaurants, shops, and entertainment. From live music and weekend markets to everyday gatherings, the plaza creates a lively, walkable environment where locals and visitors come together to experience the coastal rhythm of Whitecap.



CONCEPT

WATERFRONT CONDO

FLEXIBLE LIVING, CANAL-SIDE SETTING

These canal-side residences offer live/work flexibility in the heart of the Marina District — combining elevated design with the freedom to live, create, or operate a small business. With walkable access to trails, retail, and waterfront amenities, they're made for modern island life.



CONCEPT

LIVE/WORK TOWNHOMES

MODERN, FLEXIBLE, BUILT FOR COASTAL CREATORS

These canal-side townhomes bring a modern, live/work option to the Marina District — ideal for entrepreneurs, creatives, or anyone looking to blend business and lifestyle in a vibrant waterfront setting. Designed to complement Whitecap's coastal aesthetic, they offer flexibility, walkability, and direct access to trails, retail, and recreation.

EARLY ACTIVATION LIFESTYLE CENTER – UNDER CONSTRUCTION

RETAIL AND ENTERTAINMENT

Site activation is in motion with several **high-profile food-and-beverage concepts, outdoor seating and gathering areas, and a dedicated entertainment venue** — all designed to establish the property as a community destination. Construction has commenced, positioning the project to open for the spring/summer season. Significant momentum is already underway across the site. Grading is complete, concrete bulkhead framing has begun, and pedestrian pathways are taking shape. Programming and design of the modular buildings as an open air, life-style destination center are now in the final stages.

Phase 1 is targeted to debut in July 2026, introducing a lively mix of experiences including a farmer’s market–style event lawn, ship’s store, food-truck park, pickleball courts, and potentially the development’s signature main bar. **Phase 2, slated for 2027**, will elevate the destination with modular waterfront restaurants and bars, a dedicated kids’ play zone, live-music stage, and a thoughtfully designed dog park. These amenities will serve as **tremendous drivers of visitors and visibility for Whitecap NPI**.

FOOD & BEVERAGE	ENTERTAINMENT & EVENTS	ACTIVE RECREATION	MARINA & WATERFRONT	FAMILY & PET ZONES	RETAIL MICRO SHOPS	CULTURE & EDUCATION
• Container cafes • Food trucks • Rotating chef concepts	• Live music • Film nights • Markets • Local festivals	• Volleyball • Pickleball • Kayak rentals • Lawn games	• Barge stage • Demo boat days • Yacht club previews	• “Pup-Up Park” • Kids splash zone • Shaded lawns	• Seasonal artisan market • Pop-up vendors	• Art walls • Sustainability exhibits • Partner showcases

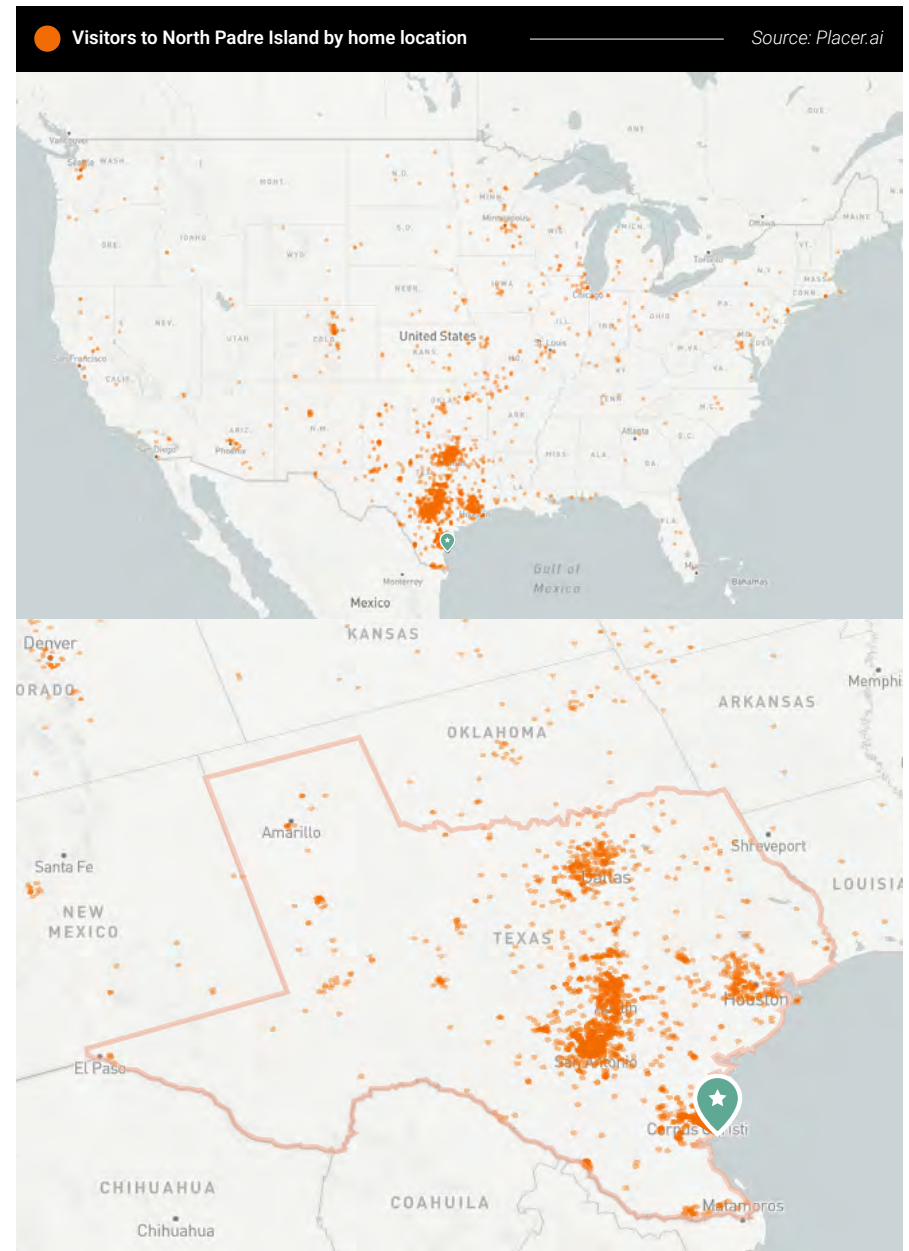


DRIVERS FOR VISITORS AND TOURISM

RETAIL AND ENTERTAINMENT

The influx of tourism, secondary home growth, resident and visitor spending, recreational activity, and local economic policy support have created increased demand for quality retail, dining, and entertainment in North Padre Island and the greater Corpus Christi area. With **10 million annual visitors generating in excess of \$1.4 billion in consumer spending**, the area has demonstrated its ability to attract visitors from areas with high average income, but the area's demand far exceeds supply. Major nearby retail projects to Whitecap Resort include **La Palmera Mall (120 retailers), Moore Plaza, The Shops at La Palmera, Lamar Park Center, Gulfway Shopping Center, and Crossroads Shopping Village**.

Recent lodging performance metrics show **double-digit gains in short-term rental demand** and meaningful year-over-year increases in hotel occupancy and revenue, highlighting the **growing leisure travel interest to the region**. With Corpus Christi's recent local and state designation as a Tourism Friendly Texas Certified Community, there is **strong institutional support for tourism growth** that contributes to retail, dining, services, and overall commercial spending. With Whitecap Resort's direct access to the Gulf of Mexico, the mix of restaurants, marine retailers, markets, bars, and entertainment uses will provide desirable amenities for residents and visitors alike.





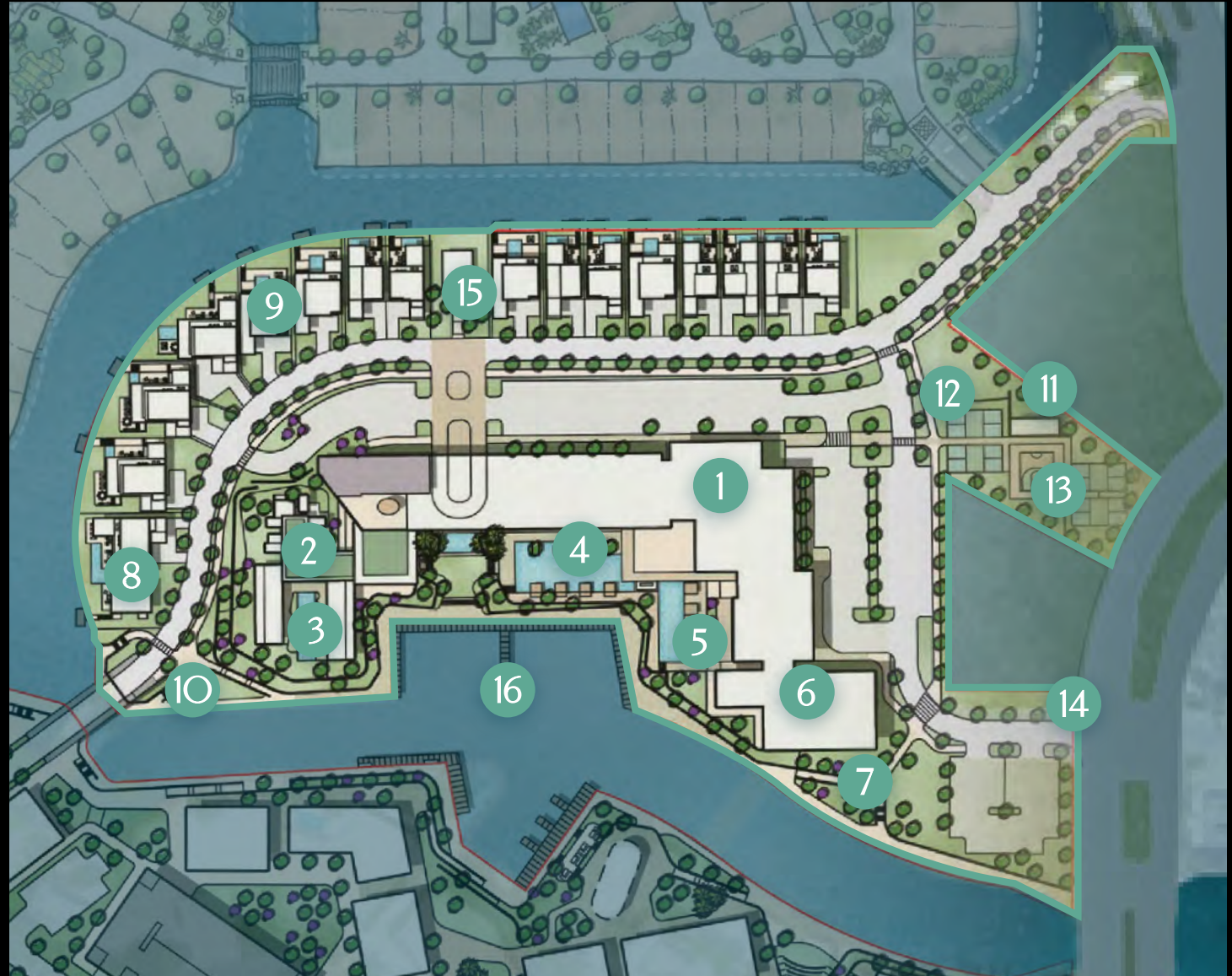
HOSPITALITY DISTRICT



PROPOSED

HOSPITALITY DISTRICT

- 1 Hotel
- 2 Spa & Wellness
- 3 Plunge Pool
- 4 Main Pool
- 5 Family Pool
- 6 Conference Rooms
- 7 Event Lawn
- 8 Founder's Lot
- 9 Branded Residential
- 10 Boardwalk
- 11 Athletic Clubhouse
- 12 Pickleball Court
- 13 Basketball Court
- 14 Gated Staff Entrance
- 15 Residential Clubhouse
- 16 Hotel Wet Slips/Dock





CONCEPT

RESORT HOTEL & CONFERENCE CENTER

BOUTIQUE HOSPITALITY BY DESIGN

This boutique-style hotel will offer guests a front-row experience of the Whitecap lifestyle with spa services, an athletic facility, pool, and conference center. Integrated into the walkable community, it will be designed to connect visitors with nearby shopping, dining, and marina access while anchoring the hospitality vision of Whitecap.



CONCEPT

BRANDED RESIDENTIAL

LUXURY WATERFRONT LIVING
WITH HOSPITALITY APPEAL

These canal-side residences will offer a premium coastal lifestyle — combining modern architecture, private pools, and optional rental flexibility. Located within the Hospitality District and envisioned as part of a branded residential program, they will reflect the next level of island living: design-forward, service-ready, and steps from dining, entertainment, and the marina.

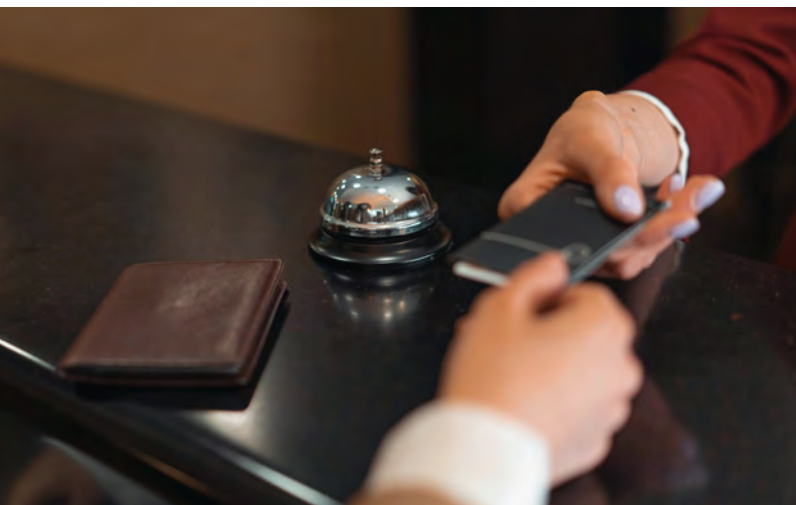
HOSPITALITY CONCEPTS

A NEW BENCHMARK FOR LUXURY LIVING



HOSPITALITY CONCEPTS

A NEW BENCHMARK FOR LUXURY LIVING



CONFIDENTIALITY DISCLAIMER

WHITECAP NORTH PADRE ISLAND

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of Whitecap North Padre Island in Corpus Christi, TX ("The Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

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LET'S CONNECT

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