



BARNES & NOBLE

5201 BLANCHE D. MOORE DRIVE | CORPUS CHRISTI, TX

weitzman®

OFFERING MEMORANDUM

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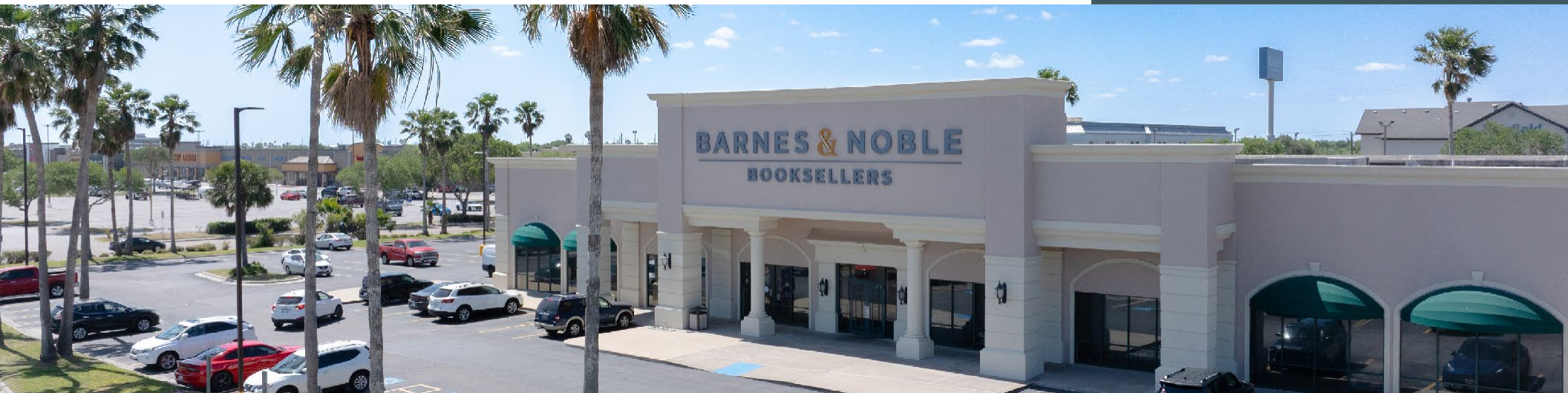
BARNES & NOBLE

Barnes & Noble's leadership has revitalized the company and its bookstores by combining the power of a big chain with the pleasure of a beloved independent bookshop. By shifting control of the process to individual store managers across the country, Barnes & Noble gives its local booksellers discretion over purchasing, placement and even pricing.

As a privately held company, Barnes & Noble doesn't report financial results, but the chain's strong results are allowing it to expand to the tune of 57 new stores in 2024 and at least 60 in 2025.

This location ranks in the top 10% of all Barnes & Noble stores in Texas for sales performance and is within the top 20% across the U.S. These figures reflect the store's alignment with the brand's strategic shift toward localized operations, which has driven measurable results across key markets.

Barnes & Noble stores are seeing higher traffic & sales by being more inviting & locally focused.



Property Specifications



LIST PRICE \$6,225,000

NOI \$420,000

CAP RATE 6.75%

LEASE TYPE NNN

ADDRESS 5201 BLANCHE D. MOORE DRIVE
CORPUS CHRISTI, TEXAS 78411

TRAFFIC COUNTS BLANCHE D MOORE DR – 7,186 VPD
S. PADRE ISLAND DR – 110,860 VPD

GLA 25,000 SF

ACREAGE 2.98 AC

YEAR BUILT 1996

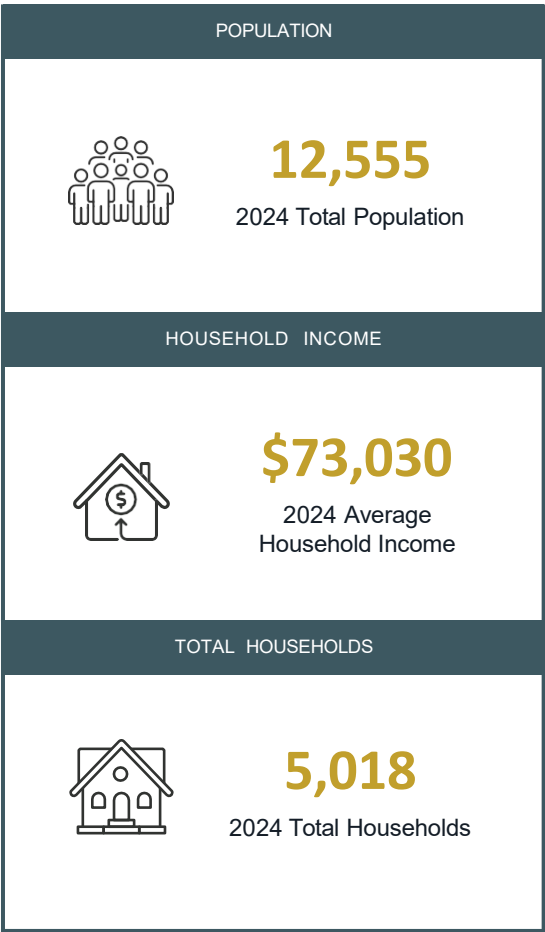
EXPIRATION JANUARY 31, 2029

RENEWAL OPTION ONE SEVEN (7) YEAR OPTION
AT \$462,000/YEAR

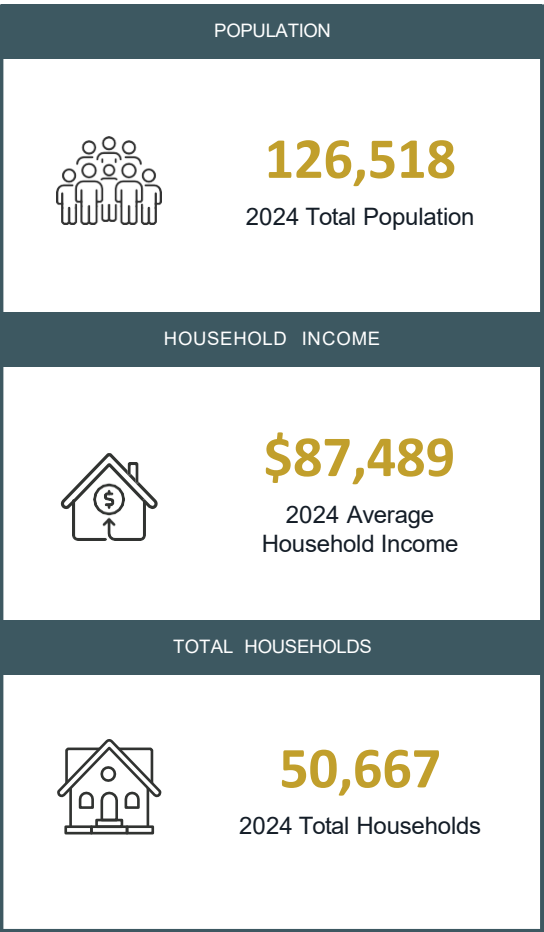
ZONING CG-2, GENERAL
COMMERCIAL DISTRICT

Demographics

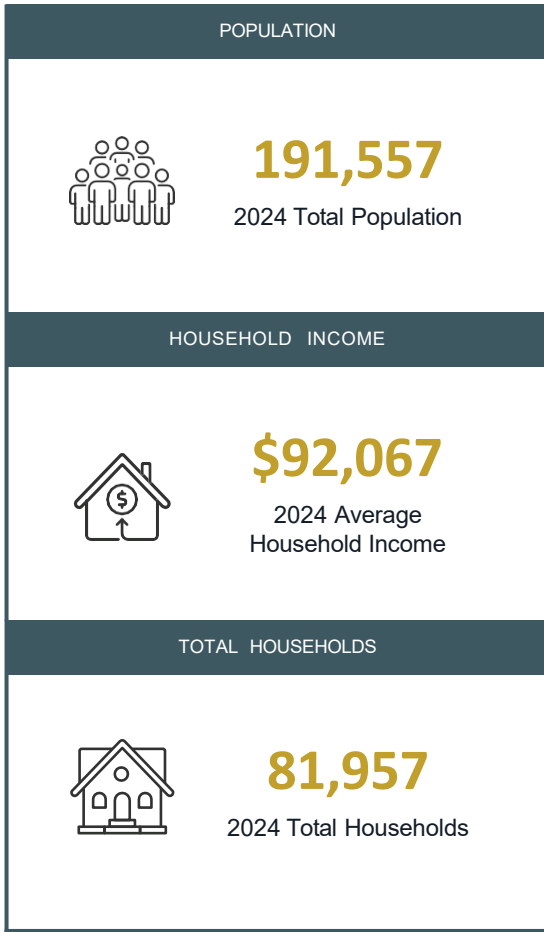
1 MILE



3 MILE



5 MILE



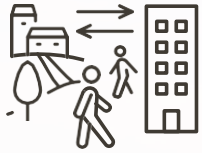
Northeast Aerial



Location photos



Corpus Christi Market Overview



#1

Retirement Destination
in the U.S. (2023)



10+M

Annual Visitors



~\$1.5B

In Economic Impact
(2023)



In 2024, Corpus Christi ranked No. 1 in the highest move-in-to-out ratio, reflecting strong in-migration. Due to its moderate cost of living, the Corpus Christi area ranks No. 1 in Texas and No. 4 in the nation for purchasing power, and the area ranks as one of the most affordable markets in the country to buy a home.



In terms of business and employment, Corpus Christi is a center for petrochemical manufacturing, large-scale fabrication, marine research, maritime shipping and tourism. The tropical climate, exceptional outdoor opportunities and premier health care facilities create a perfect community in which to live and operate a business.



Corpus Christi offers many assets for business development that have attracted businesses from all over the world. Additionally, the City is a major trade gateway for Mexico and Latin America. The Port of Corpus Christi is the fifth-largest U.S. port in cargo tonnage.



 CORPUS CHRISTI

The Barnes & Noble in Corpus Christi benefits from a **visible, accessible** location in the midst of the market's **strongest retail** trade area

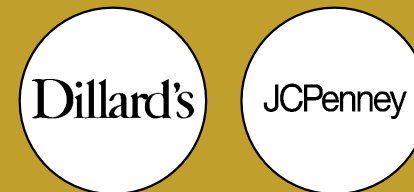
THE BOOKSTORE OCCUPIES AN ANCHOR POSITION AS PART OF A REGIONAL-DRAW MIX ALONG THE CORRIDOR THAT INCLUDES:



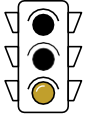
HOSPITALITY OPTIONS DIRECTLY LOCATED NEXT TO THE BARNES & NOBLE INCLUDE:



THE LOCATION IS ALSO PERIPHERAL TO LA PALMERA, ANCHORED BY:



The location serves a **dense, well off** trade area



Traffic counts in the area reflect its position at key thoroughfares, with total traffic counts of approximately **159,000 vehicles per day**.



Due to its strength as a key corridor for retail, commercial and residential activity, the **total daytime population** within the radius is **117,286**.

Daytime population totals are a metric that retailers and businesses use to determine traffic throughout the day.

3 MILE RADIUS

126,518

residents

50,667

households

\$87,439

average household income

Barnes & Noble has experienced a return to profitability and growth in recent years thanks to a strategy of revamping its nearly **600 stores** nationwide to adopt the community-focused selection and service of local bookshops.



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