

FOR SALE

±13.82 ACRES AVAILABLE

Lots of Amenities Accessible:
Bird Watching
Fishing
Boat Ramp
Beach
Possible In-shore & Off-shore
Charters
Front Row Seat to Boat Traffic



145 Zahn Road | Corpus Christi, TX 78418

PROPERTY SUMMARY

Call for Price

SALE PRICE

±13.82 AC

TOTAL ACRES

- Zoned RM-AT/IO
- Utilities along Zahn Rd
- Complimentary amenities maintained by others

Prime Coastal Development Opportunity

- ±13.82 acres of residential land on North Padre Island
- Corner lot ideally positioned along Zahn Road with convenient access to Hwy 361
- Rare large-acreage tract in a rapidly growing coastal market

Unmatched Location Near Whitecap Beach

- Minutes from Whitecap Beach & just a few seconds from Packery Channel
- Direct access to both Gulf beaches and Corpus Christi Bay
- Surrounded by established and emerging residential communities

Positioned Within a High-Growth Corridor

- Located adjacent to major planned waterfront developments, including the Lake Padre mixed-use project
- Over 100+ acres of nearby master-planned development underway featuring marina, retail, residential, and hospitality components (page 3)
- Infrastructure and site improvements already in progress in the surrounding area

Future Destination Environment

- Close proximity to planned Lake Padre Development, canal walk, restaurants, and entertainment districts (page 3 concept plan)
- Nearby resort-style and mixed-use developments transforming North Padre Island into a premier coastal destination
- Significant long-term upside driven by ongoing investment and development momentum

Excellent Accessibility & Visibility

- Easy access Beach and Highway 361
- Strong connectivity to Corpus Christi and regional demand drivers
- Near established retail, dining, lodging, and recreation amenities (page 5 area map)

Surrounded by Lifestyle & Recreation Amenities

- Near Bob Hall Pier, Padre Bali Park, and waterfront recreation areas
- Close to restaurants, hotels, retail centers, and everyday conveniences (page 5)
- Ideal for Resorts, multifamily, or mixed-use development

Scarce Barrier Island Land Offering

- One of the largest barrier island locations in the region
- Limited availability of developable land parcels of this size
- Positioned to capitalize on continued coastal population and tourism growth

ADDRESS	145 Zahn Road Corpus Christi, TX 78418
TOTAL ACREAGE	±13.82 Acres
APN	624129
PROPERTY TYPE	Land

FUTURE DEVELOPMENTS IN AREA

PARTLOW PROPERTIES & INVESTMENTS



Lake Padre – Mixed Use.

This development consists of over 100 acres of waterfront development on North Padre Island near Corpus Christi. With nearly two miles of bulkhead, the opportunities for the project are endless. Hart Howerton architects have skillfully designed a mixed use, master planned development for the site. The company is currently in design for Phase I of the project.

The company has been working through the entitlement process, including fulfilling the requirements under the US Army Corps of Engineers permit. Work has now commenced on the streets and underground improvements. This project will be a true destination like no other on the Texas coast.

Click the Link Below

<https://www.partlowproperties.com/projects/lake-padre-mixed-used/>



Concept Plan

© August 31, 2022

1" = 400' at 11" x 17"

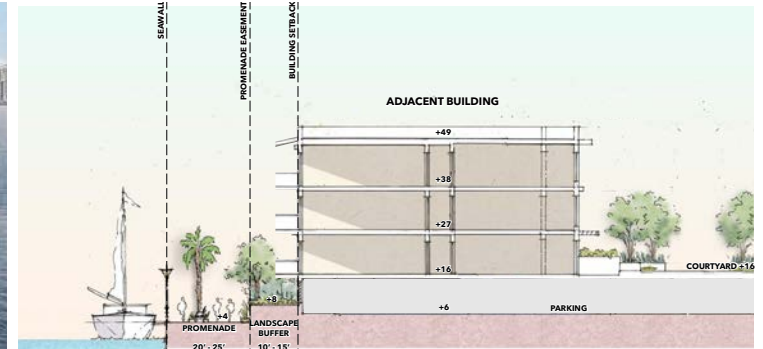
HART HOWERTON

Master Plan Includes:

- Full service Marina & Drystack Boat Storage
- Class A Apartment Community located on the promenade
- Canal Walk including Restaurants & Entertainment
- Public Areas for outdoor events and gatherings
- Resort Hotel including Event Center
- The Cove Residential District with Townhomes & Condominiums
- Cove Shops to include Retail & Grocery
- Channel Side Residential - A gated community

FUTURE DEVELOPMENTS IN AREA

PARTLOW PROPERTIES & INVESTMENTS



WHITECAP
NORTH PADRE ISLAND

Big Things Are Coming to the Island: Whitecap Preserve Unveils Exciting New Amenities

Exciting developments are underway at Whitecap Preserve, where a fresh wave of new amenities has just been unveiled—marking a major milestone in the transformation of this island destination. Whether you're planning to move in as a future resident of North Padre Island or simply visiting, there's something for everyone to enjoy.

Click the Link Below

Read Article Here: <https://www.msn.com/en-us/money/realestate/big-things-are-coming-to-the-island-whitecap-preserve-unveils-exciting-new-amenities/ar-AA1NafOP>

AREA MAP



SNOOPY'S PIER
SEAFOOD INN

DOC'S
Seafood & Steaks
We Live on Fish

BW Best Western

Starbucks

SONIC

Frost FARMERS
INSURANCE

SUREPOINT
EMERGENCY CENTER

CVS

CIRCLE K

SITE



WHITECAP BLVD

PROSPERITY BANK

WYNDHAM
HOTELS & RESORTS

PADRES
Escapes

stripes

Domino's

SEASHORE CHARTER SCHOOLS

ISLAND MARKET

THE ANGRY MARLIN RESTAURANT

DOLLAR GENERAL

ACE
Hardware

FUTURE PLANNED WATERFRONT DEVELOPMENT

ST ANDREWS BY THE SEA CHURCH

BRISCOE KING PAVILION

PADRE BALI PARK

BOB HALL PIER

GULF OF AMERICA

TERMS & CONDITIONS

Terms and Conditions

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Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

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