



1,250-SPACE GARAGE IN PLACE · FULL PLAN SET CONVEYS

MIXED-USE REDEVELOPMENT · SH 358 FRONTAGE · CORPUS CHRISTI

5858 S Padre Island Dr, Corpus Christi, TX.

SALE PRICE

Call Agent

FOR PRICING & DETAILS

±18 acres at the former Sunrise Mall, cleared and ready to build, with hard frontage on S Padre Island Dr (SH 358). Two existing parking structures — ±409,578 SF and 1,250 spaces — remain in place, and a complete mixed-use design package conveys to the buyer.

SITE SIZE	ZONING	EXISTING GARAGE	PLANNED RESIDENCES
±18 AC	CG-2	1,250 SPACES	723

▼ FOR MORE INFORMATION CONTACT

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5858 S PADRE ISLAND DR · CORPUS CHRISTI, TX 78412

Property Details.

PROPERTY OVERVIEW

The former Sunrise Mall has been demolished and the site cleared, leaving ±18 acres of level, infrastructure-served land on the north side of S Padre Island Dr (SH 358) — the primary east-west artery connecting downtown Corpus Christi to Padre Island. The Bel Furniture building remains in operation on the adjoining parcel.

The seller has completed a full mixed-use design package through ARK Architects and will convey all site plans, renderings and architectural drawings with the sale. The plan set contemplates a 25-story residential tower, a six-story apartment community, a seven-story hotel, two retail buildings and two restaurant pads across six platted lots — a running start on entitlements and design rather than a blank sheet.

The site holds hard frontage on SH 358 with a deceleration lane shown on the plan set, and sits in the heart of Corpus Christi's dominant retail corridor — La Palmera Mall, Del Mar College and Driscoll Children's Hospital are all within minutes, with Dick's Sporting Goods and Chick-fil-A immediately adjacent.

EXISTING PARKING STRUCTURES — IN PLACE

1,250
SPACES

2
STRUCTURES

±409,578 SF
GARAGE AREA

Structured parking is the most expensive component of a dense mixed-use build and the first cost a developer underwrites. Having 1,250 spaces already vertical changes the capital stack and frees surface acreage for building area.

PROPERTY SPECS

PROPERTY TYPE	Land / Redevelopment
SITE SIZE	±18 AC
ZONING	CG-2 (verify)
FRONTAGE	S Padre Island Dr
FORMER USE	Sunrise Mall
SITE STATUS	Mall Demolished
EXISTING STRUCTURES	2 Parking Garages
STRUCTURED PARKING	1,250 Spaces
GARAGE AREA	±409,578 SF
PLATTED LOTS	6
PLANS & RENDERINGS	Convey w/ Sale
COUNTY	Nueces
MARKET	Corpus Christi
SALE PRICE	Call Agent

PLANNED DEVELOPMENT PROGRAM

Per seller's architectural plan set — conceptual and subject to change

Lot	Component	Acres	Program	Parking
8R	Skyline Tower · 25 stories	2.60	380 residences	700 structured
5R	Sea Breeze Residences · 6 stories	6.54	343 residences	666 structured
4R	Hotel · 7 stories	3.67	170 keys · ±160,000 SF	155
9	Marina Plaza · two retail buildings	2.56	14,972 + 20,415 SF	83
1R / 2A-2B	Restaurant pads	2.88	5,000 + 12,500 SF	±210
—	Existing parking structures (2)	—	±409,578 SF	1,250 in place
Total planned program		±18.25	723 residences · 170 keys · ±52,887 SF commercial	—

The two parking structures are existing improvements, not part of the planned program; garage area and space count are per the listing brokers and must be independently verified, as must whether the structures are included in the sale. Program figures are taken from the seller's architectural plan set prepared by ARK Architects, Inc. and are conceptual, preliminary and subject to change and to municipal approval. Acreage, lot lines, unit counts, building areas, parking counts and zoning must be independently verified against the Nueces County Appraisal District, the recorded plat, title, and the City of Corpus Christi. No hotel brand, franchise, tenant or operator shown or referenced in this plan set is under contract or committed to the project.

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The Planned Development.

RESIDENTIAL & HOSPITALITY

Conceptual renderings — plan set conveys with the sale



TOWER · 25 STORIES · 380 RESIDENCES



APARTMENTS · 6 STORIES · 343 UNITS



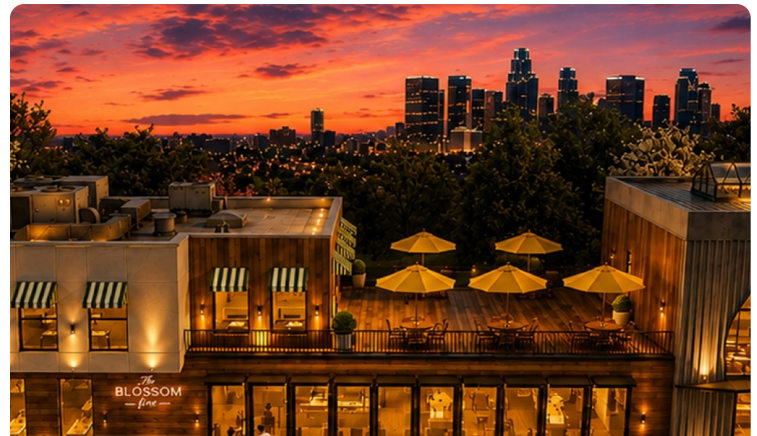
HOTEL · 7 STORIES · 170 KEYS

RETAIL & RESTAURANT

±52,887 SF across two retail buildings and two pads



MARINA PLAZA · 14,972 + 20,415 SF



RESTAURANT PADS · 5,000 + 12,500 SF

WHAT CONVEYS WITH THE SALE

Full Architectural Plan Set

Site plans, floor plans and building elevations for all six components, prepared by ARK Architects, Inc.

Renderings & Marketing Package

Photorealistic exterior and interior renderings for the tower, apartments, hotel, retail and restaurant pads.

Engineered Site Plan

Lot-by-lot program with acreage, unit counts, building areas, parking counts, firelanes and landscape areas.

Drawings are delivered as-is at closing. Architectural drawings are generally the architect's intellectual property — assignment, reuse, re-sealing and re-permitting are subject to the seller's agreement with ARK Architects, Inc. Buyer should confirm the scope of the license or assignment conveyed before relying on the plan set.

Renderings are artist's conceptual illustrations prepared by others for the seller. They depict a proposed development that has not been constructed, permitted or approved, and are subject to change in all respects. Signage, storefronts, tenants, hotel brands, franchises, operators, vehicles, landscaping and background context shown are illustrative only; no tenant, brand, franchise or operator shown or referenced is under contract or committed to this project, and nothing herein is an offer of a franchise or a representation of brand approval. Buyer must independently verify all information. © 2026 Capstone Commercial Real Estate Group.

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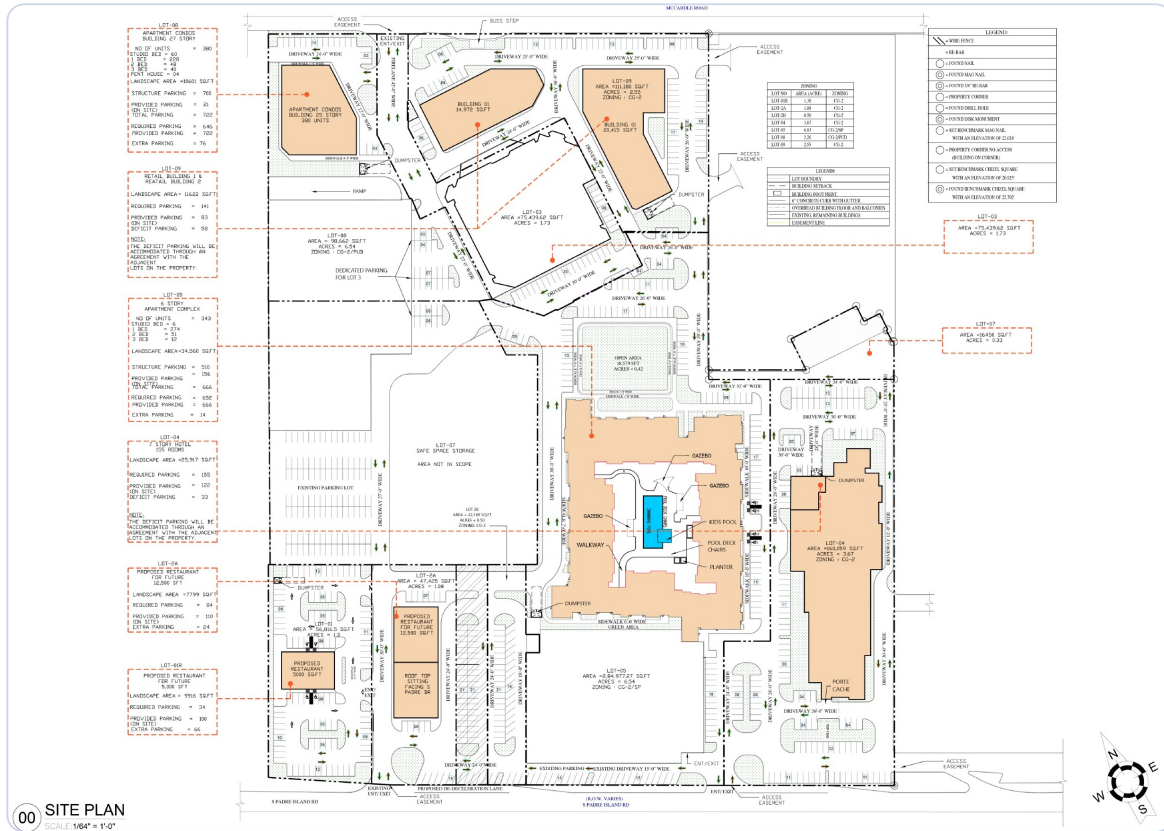
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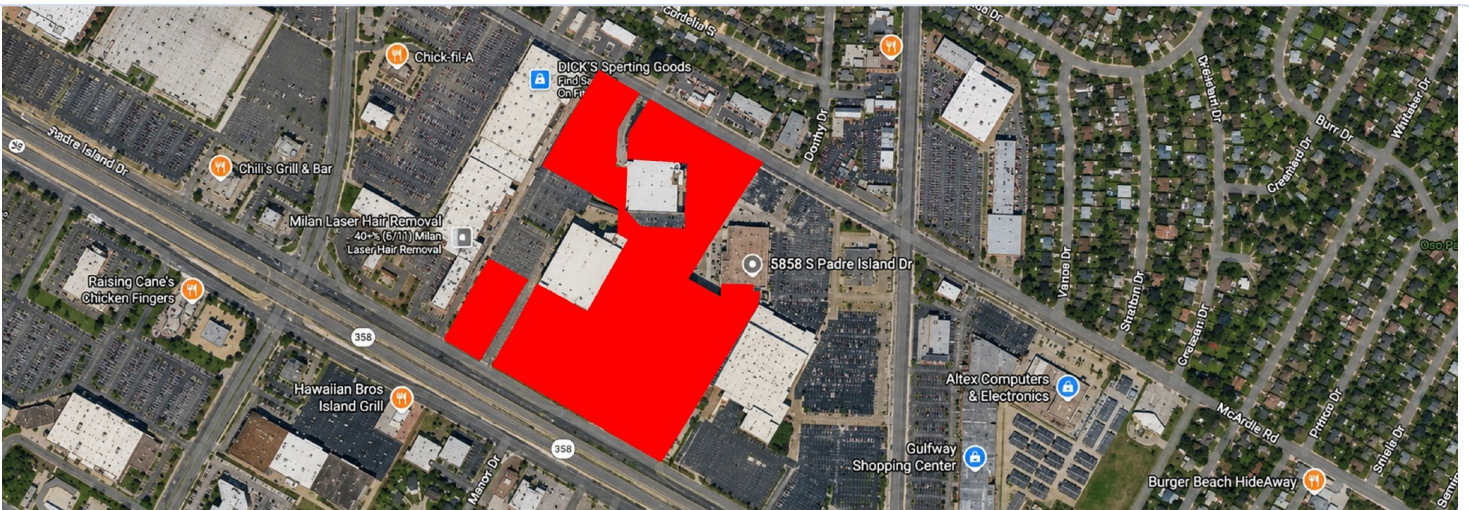
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Dallas, TX

Site Plan • Trade Area

ARK Architects · six platted lots · ±18 AC



SH 358 (SPID) corridor · Corpus Christi, TX



Site plan and aerial are for marketing illustration only; the parcel boundary shown in red is approximate and the aerial imagery predates demolition. Lot lines, acreage, ownership, platting, utilities and zoning must be verified against the Nueces County Appraisal District, the recorded plat, title and the City of Corpus Christi. The information contained herein has been obtained from sources believed reliable, including materials furnished by the seller; while we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Texas is a non-disclosure state. © 2026 Capstone Commercial Real Estate Group.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<i>Buyer/Tenant/Seller/Landlord Initials</i>	<i>Date</i>		