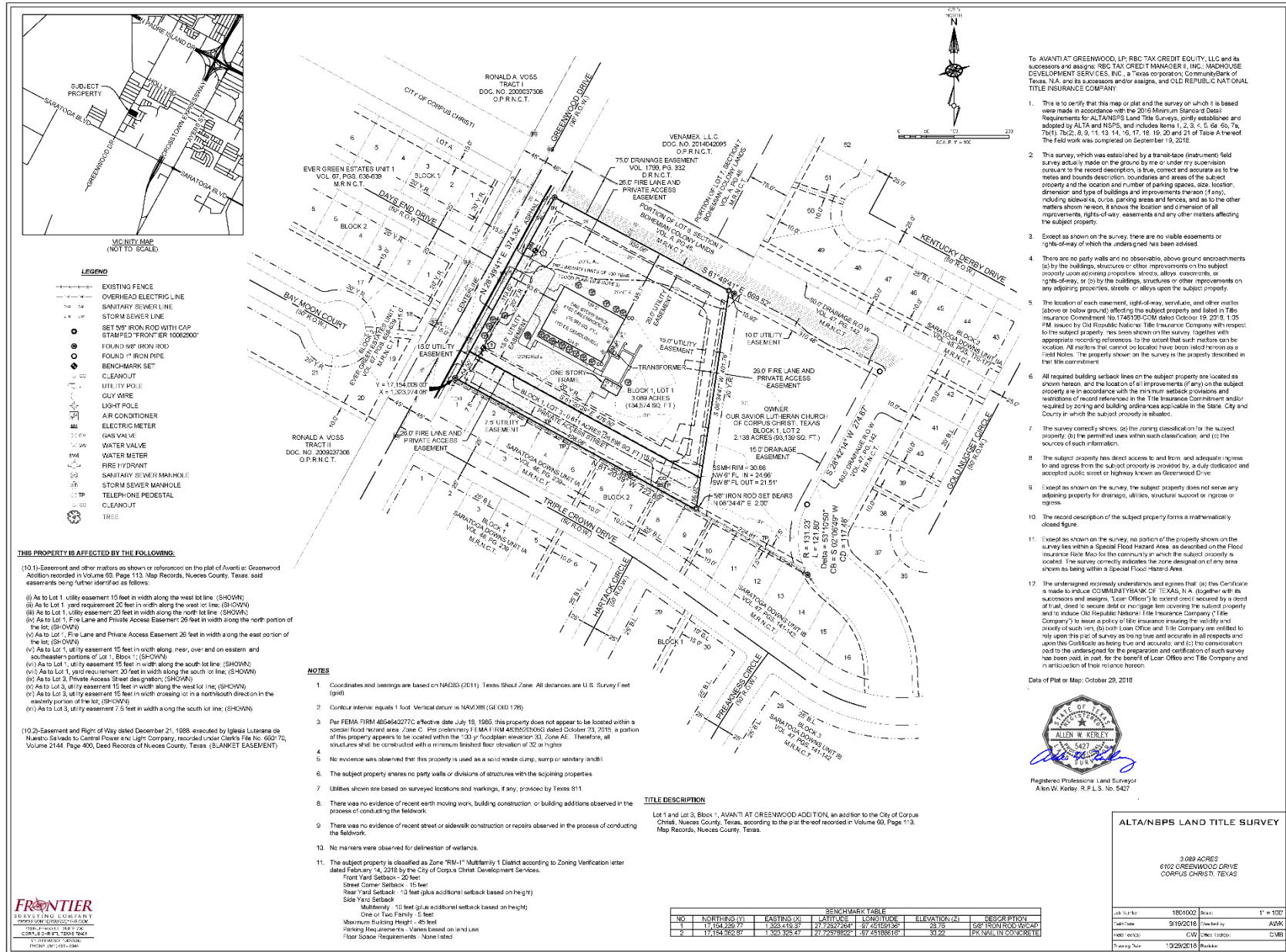




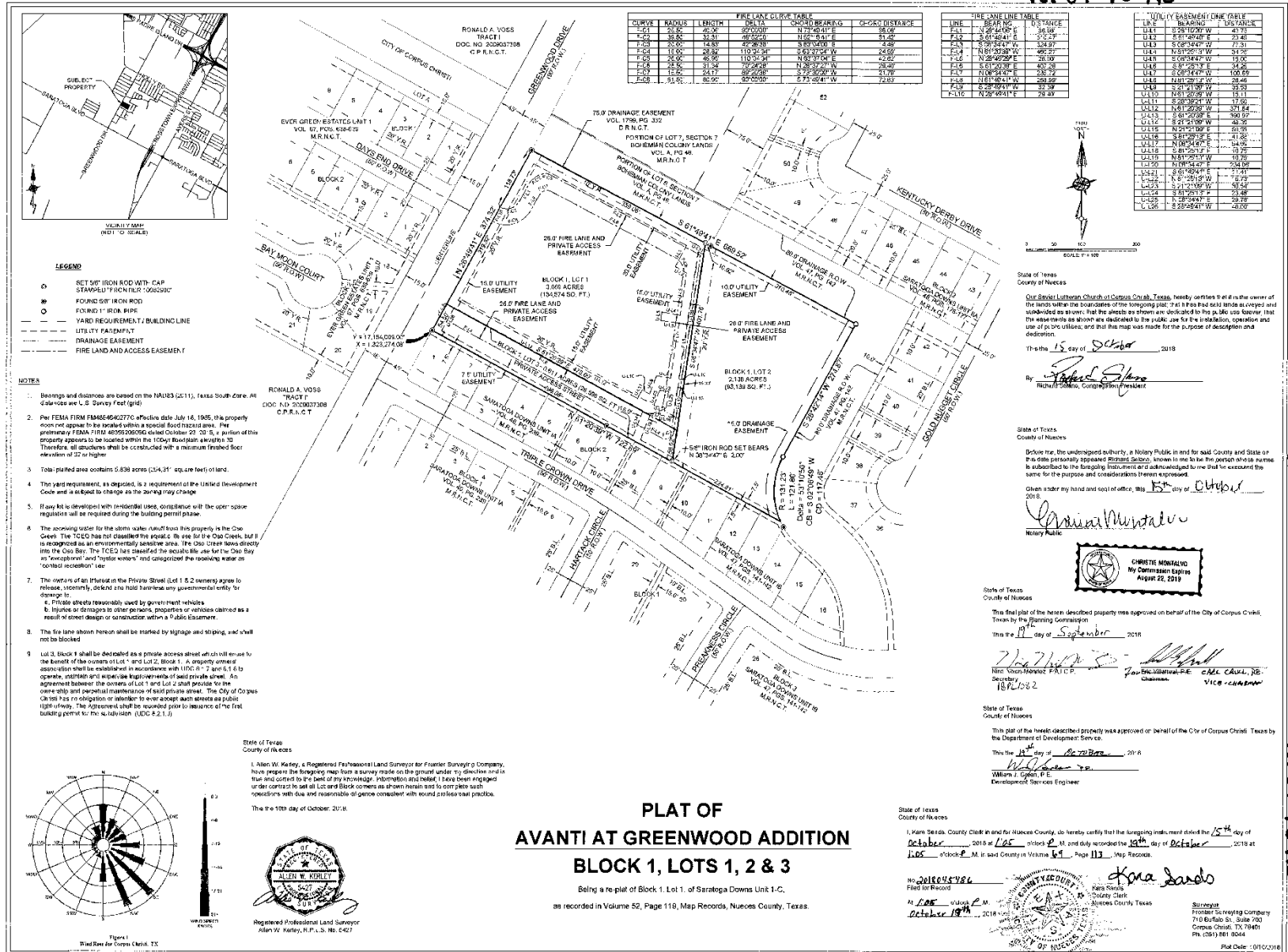
2.14 ACRES PRIME FOR DEVELOPMENT

6130 Greenwood Drive, Corpus Christi, TX 78417
Conceptual Renderings



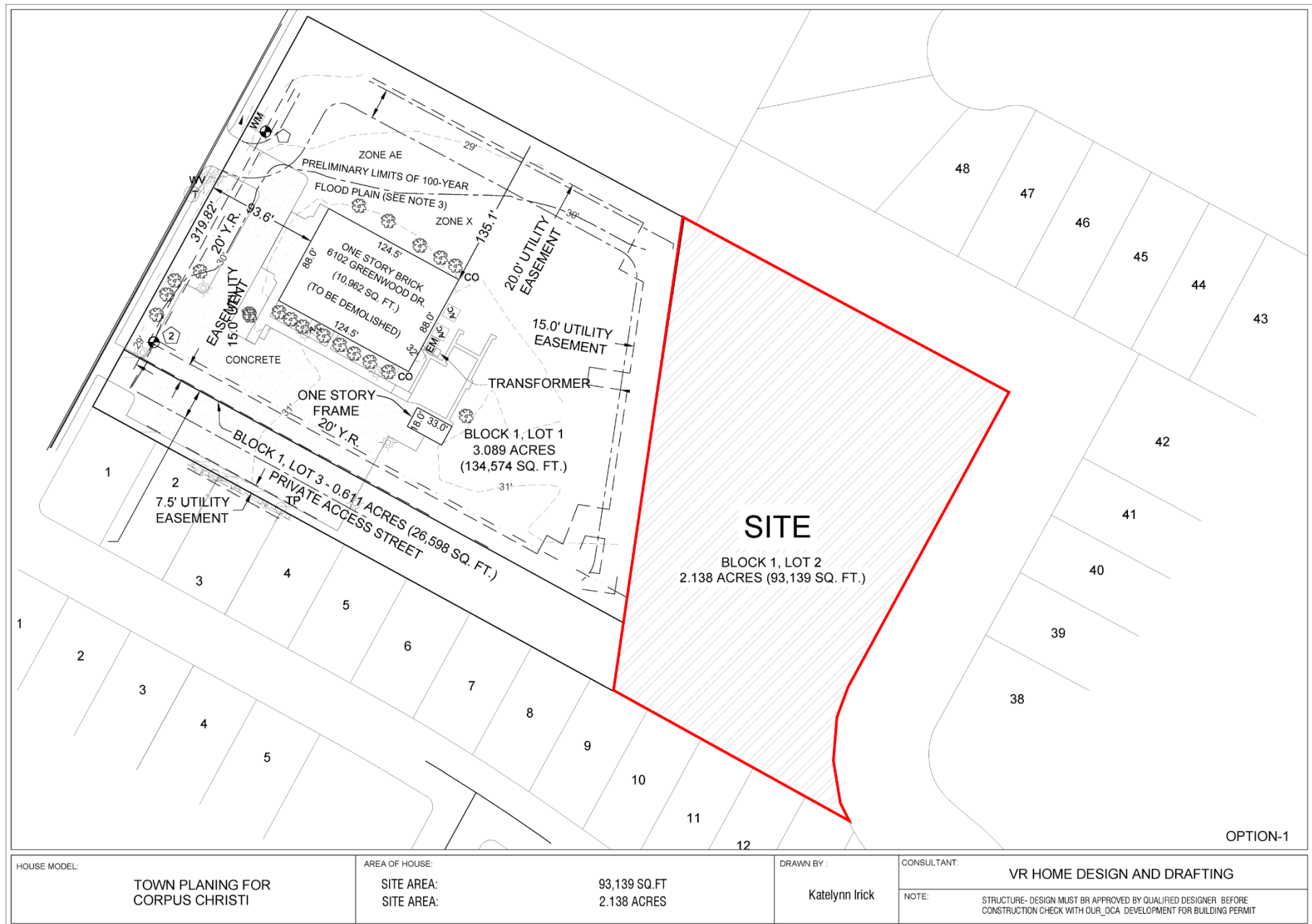


Vol 69 PG 113



Ideal Site for Development

6130 Greenwood Drive





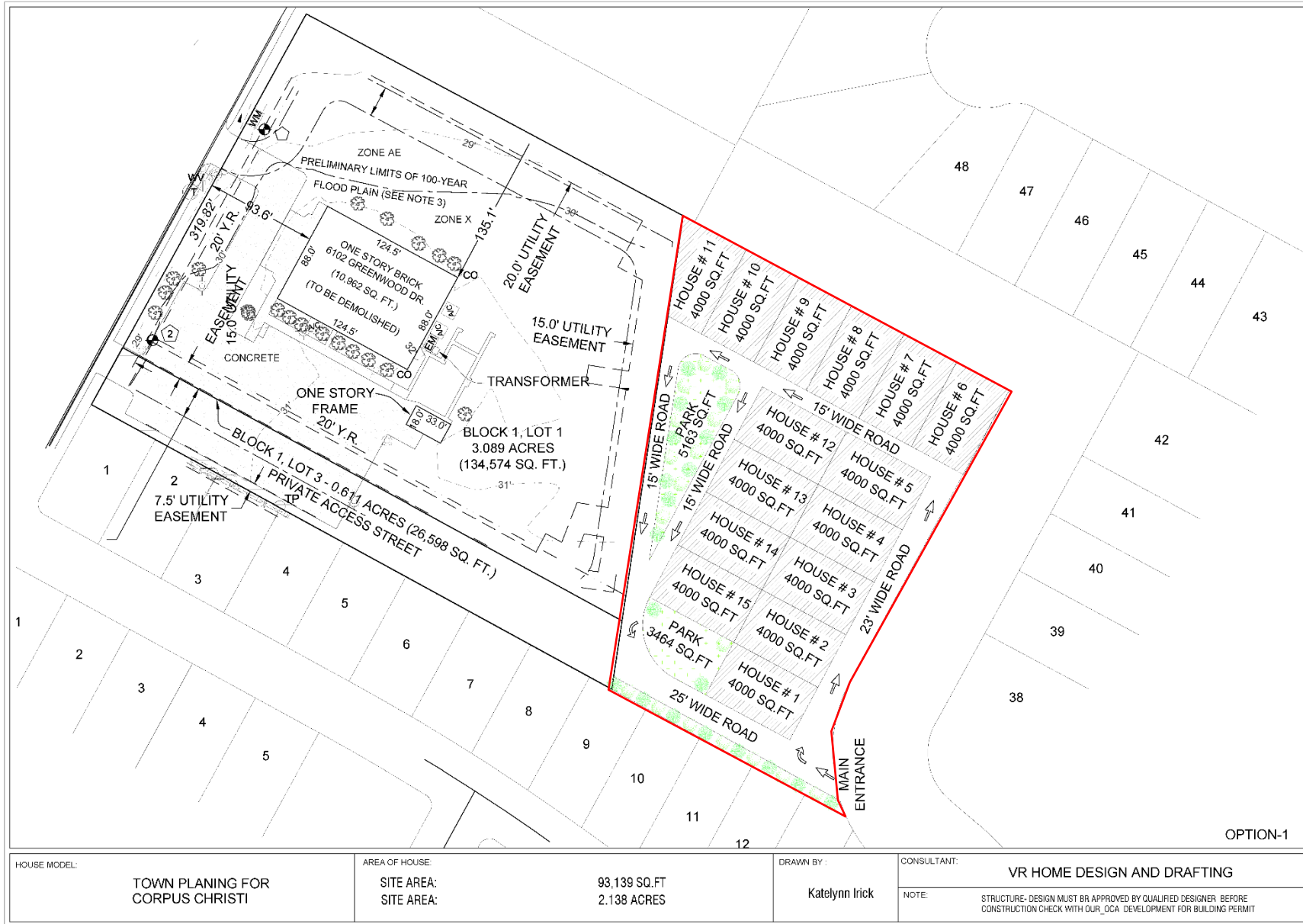
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CONCEPTUAL RENDERINGS

HOME PLANNING

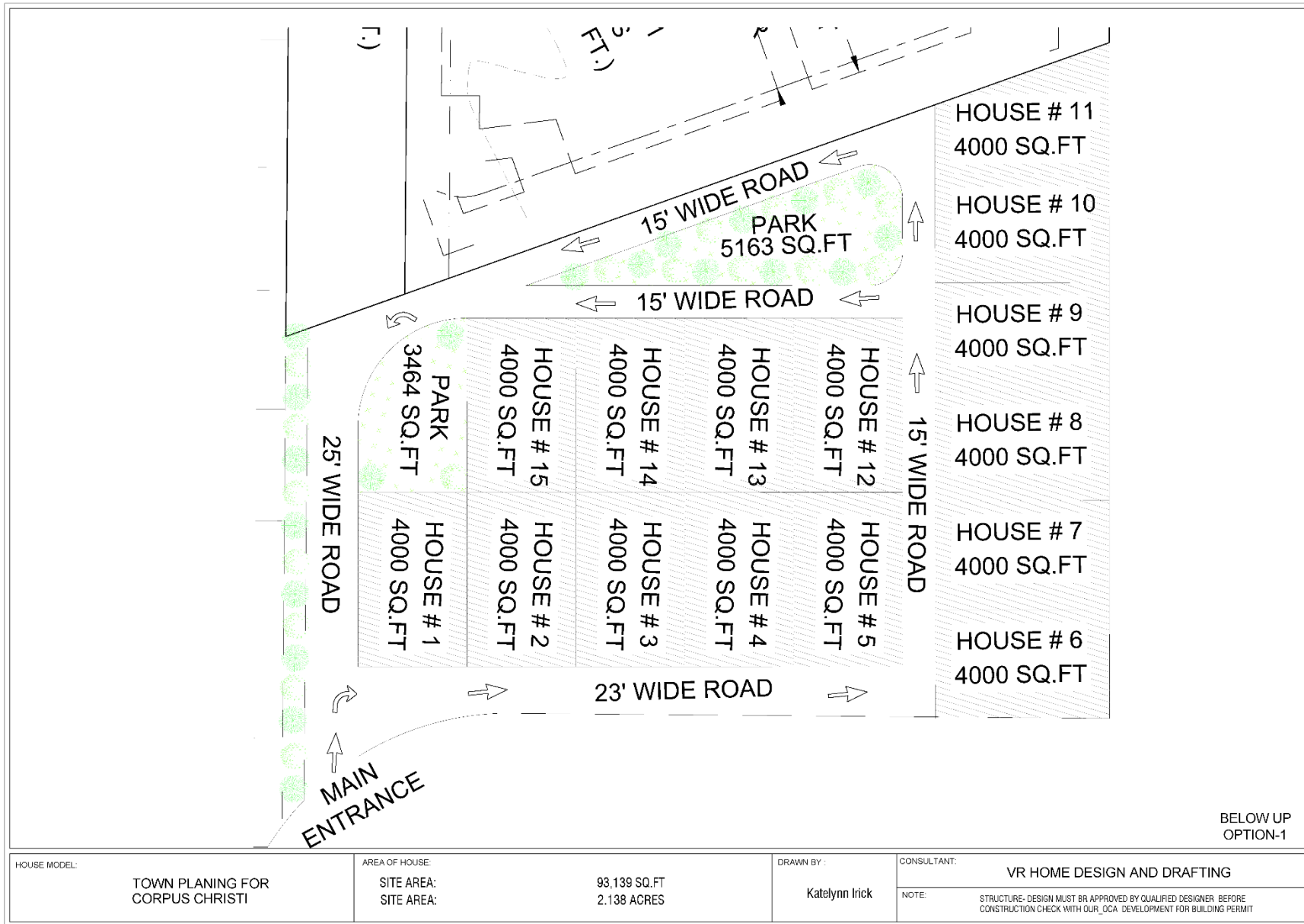
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Conceptual Renderings: Home Planning



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Conceptual Renderings: Home Planning



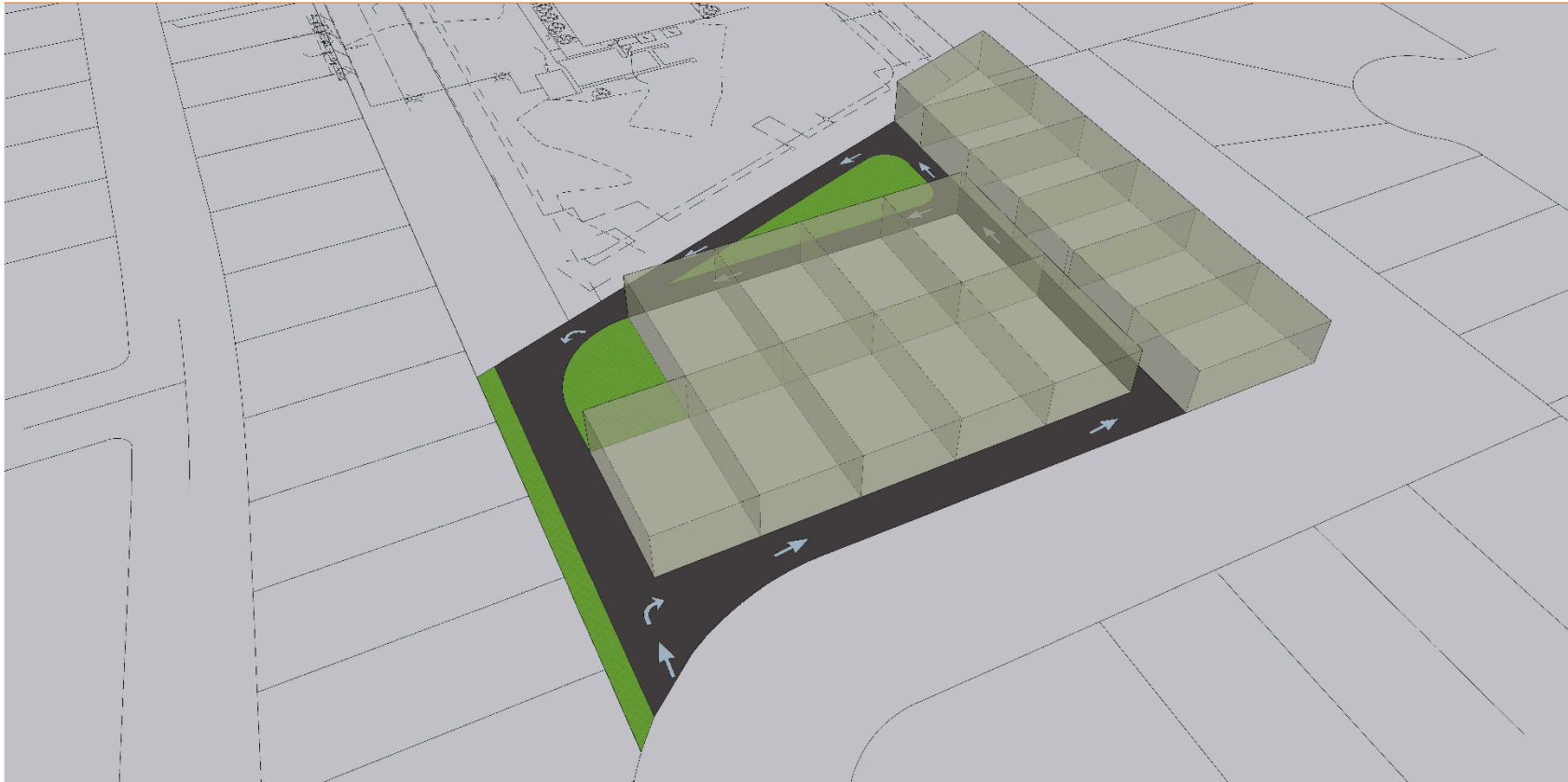
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Conceptual Renderings: Home Planning



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Conceptual Renderings: Home Planning



OPTION-1

HOUSE MODEL: TOWN PLANING FOR CORPUS CHRISTI	AREA OF HOUSE: SITE AREA: 93,139 SQ.FT SITE AREA: 2.138 ACRES	DRAWN BY : Katelynn Irick	CONSULTANT: VR HOME DESIGN AND DRAFTING NOTE: STRUCTURE- DESIGN MUST BR APPROVED BY QUALIFIED DESIGNER BEFORE CONSTRUCTION CHECK WITH OUR_OCA DEVELOPMENT FOR BUILDING PERMIT
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Conceptual Renderings: Home Planning



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Conceptual Renderings: Home Planning

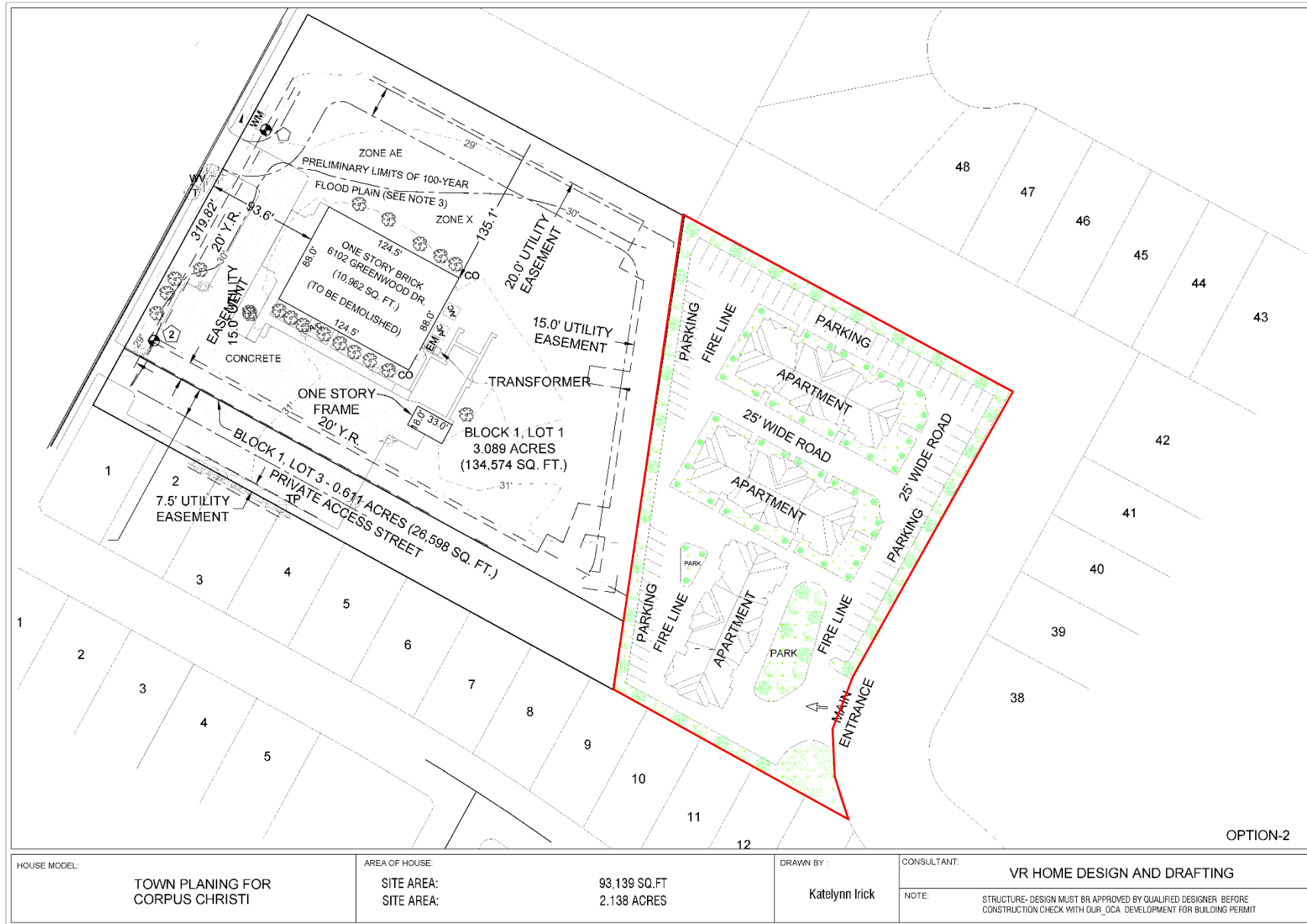


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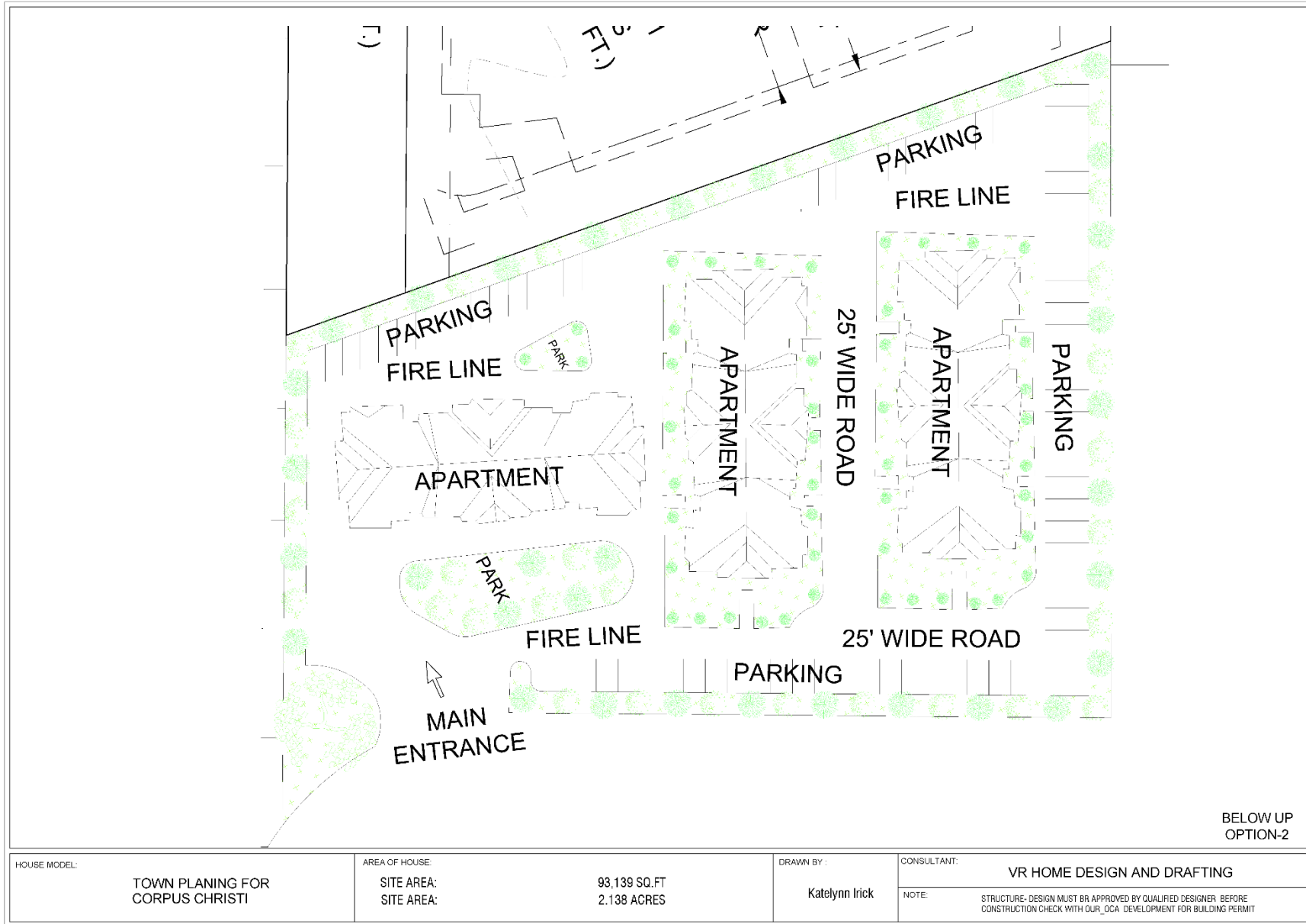
CONCEPTUAL RENDERINGS APARTMENT PLANNING

Conceptual Renderings: Apartment Planning



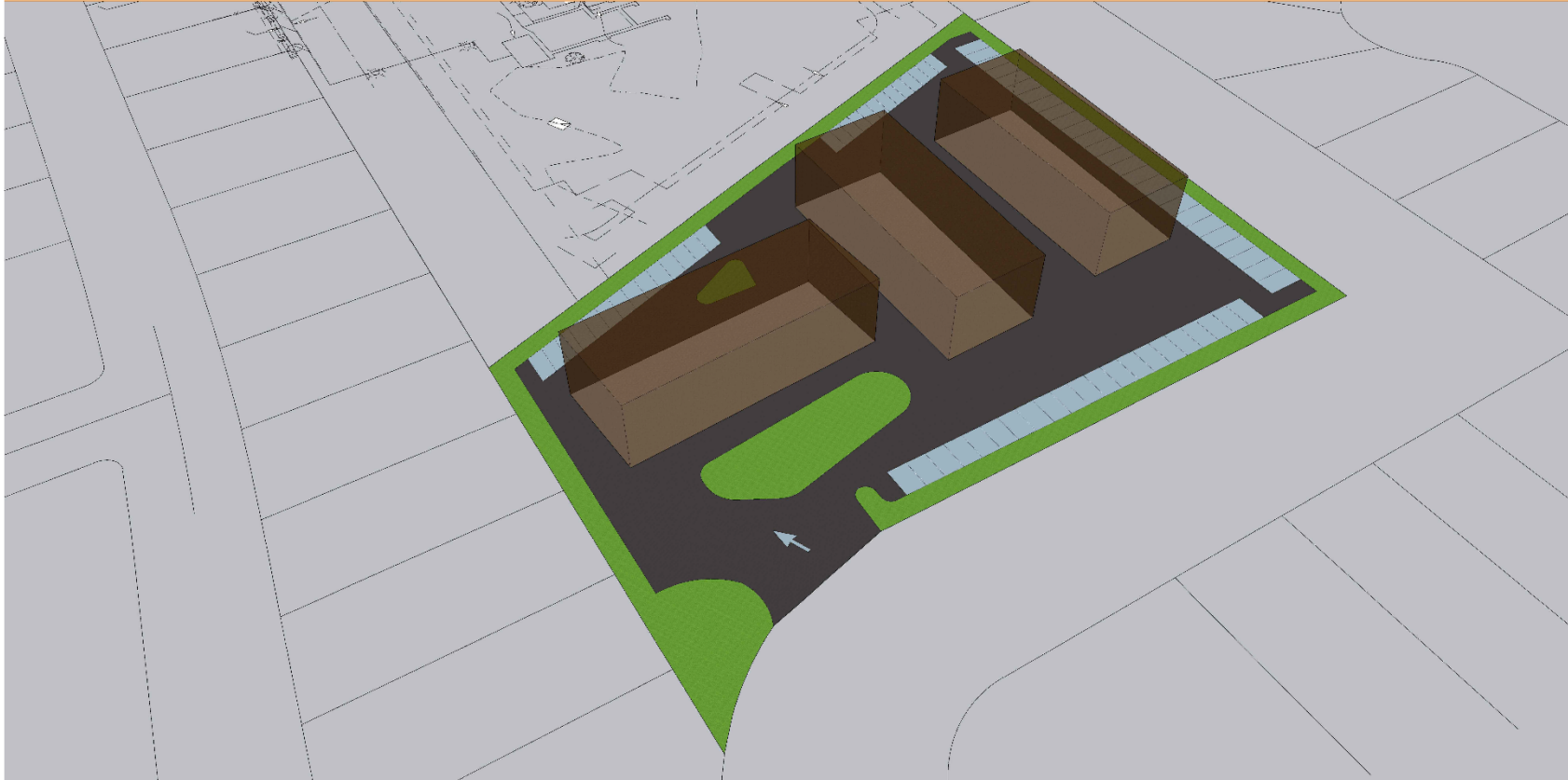
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Conceptual Renderings: Apartment Planning



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Conceptual Renderings: Apartment Planning



OPTION-2

HOUSE MODEL: TOWN PLANING FOR CORPUS CHRISTI	AREA OF HOUSE: SITE AREA: 93,139 SQ.FT SITE AREA: 2.138 ACRES	DRAWN BY : Katelynn Irick	CONSULTANT: VR HOME DESIGN AND DRAFTING NOTE: STRUCTURE- DESIGN MUST BR APPROVED BY QUALIFIED DESIGNER BEFORE CONSTRUCTION CHECK WITH OUR_OCA DEVELOPMENT FOR BUILDING PERMIT
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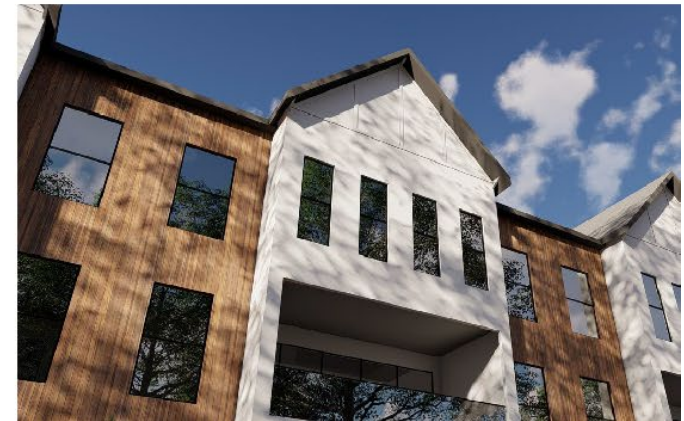
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Conceptual Renderings: Apartment Planning



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Conceptual Renderings: Apartment Planning



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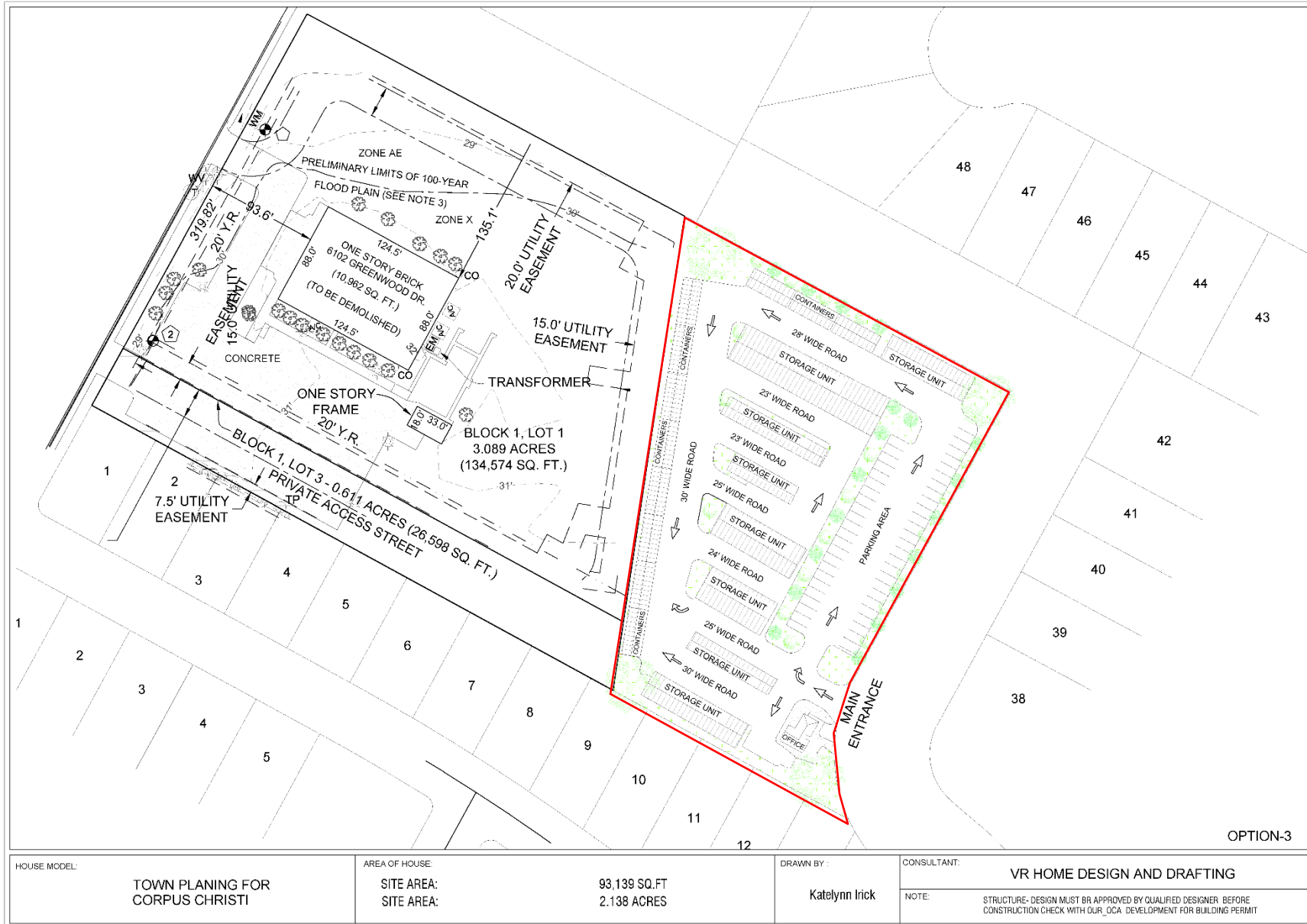
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CONCEPTUAL RENDERINGS

STORAGE PLANNING

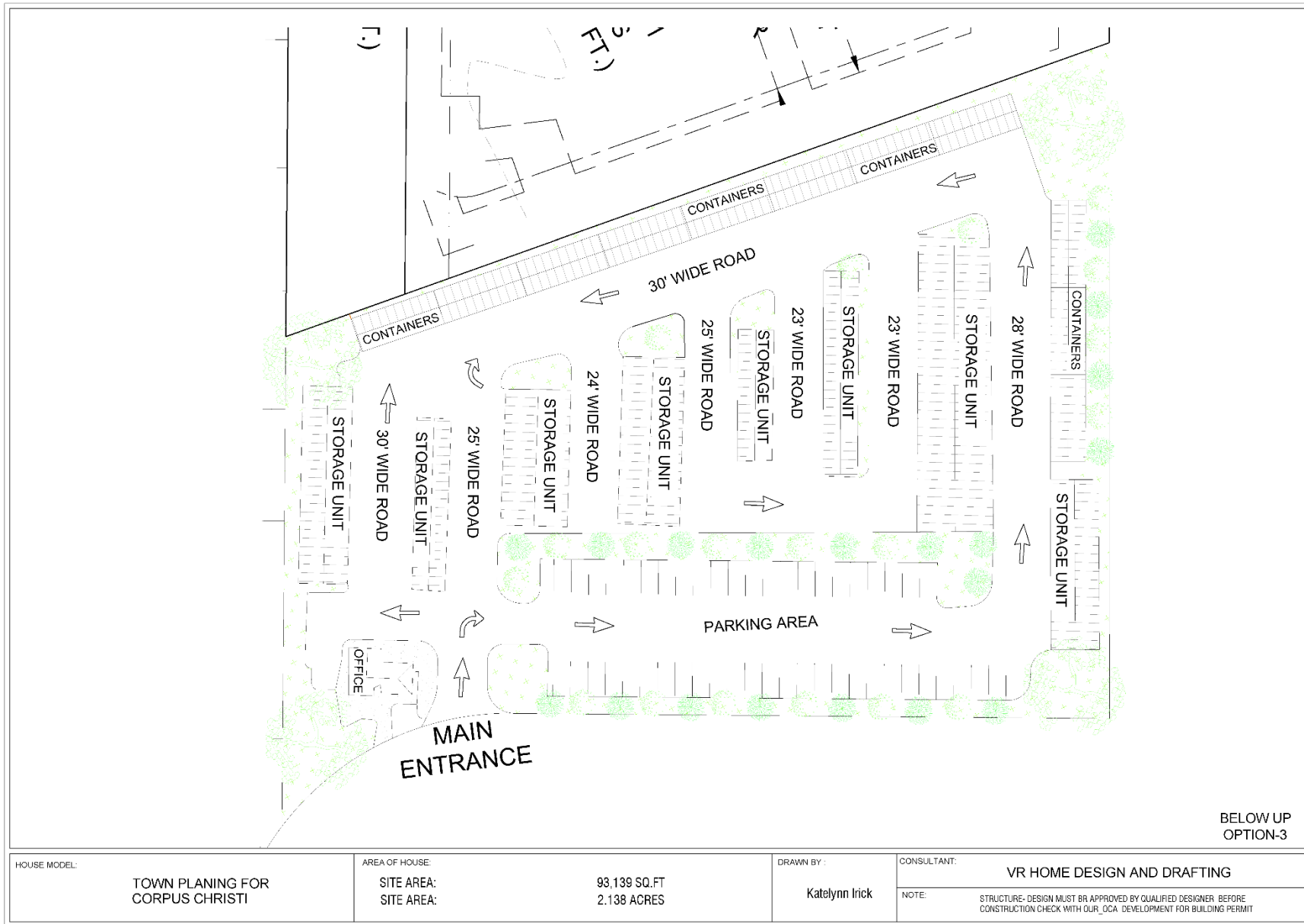
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Conceptual Renderings: Storage Planning



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Conceptual Renderings: Storage Planning



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Conceptual Renderings: Storage Planning



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Conceptual Renderings: Storage Planning



OPTION-3

HOUSE MODEL: TOWN PLANING FOR CORPUS CHRISTI	AREA OF HOUSE: SITE AREA: 93,139 SQ.FT SITE AREA: 2.138 ACRES	DRAWN BY : Katelynn Irick	CONSULTANT: VR HOME DESIGN AND DRAFTING NOTE: STRUCTURE- DESIGN MUST BR APPROVED BY QUALIFIED DESIGNER BEFORE CONSTRUCTION CHECK WITH OUR_OCA DEVELOPMENT FOR BUILDING PERMIT
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Conceptual Renderings: Storage Planning



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Conceptual Renderings: Storage Planning



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ABOUT CORPUS CHRISTI, TEXAS

Map of Corpus Christi

6130 Greenwood Drive



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Top Area Employers

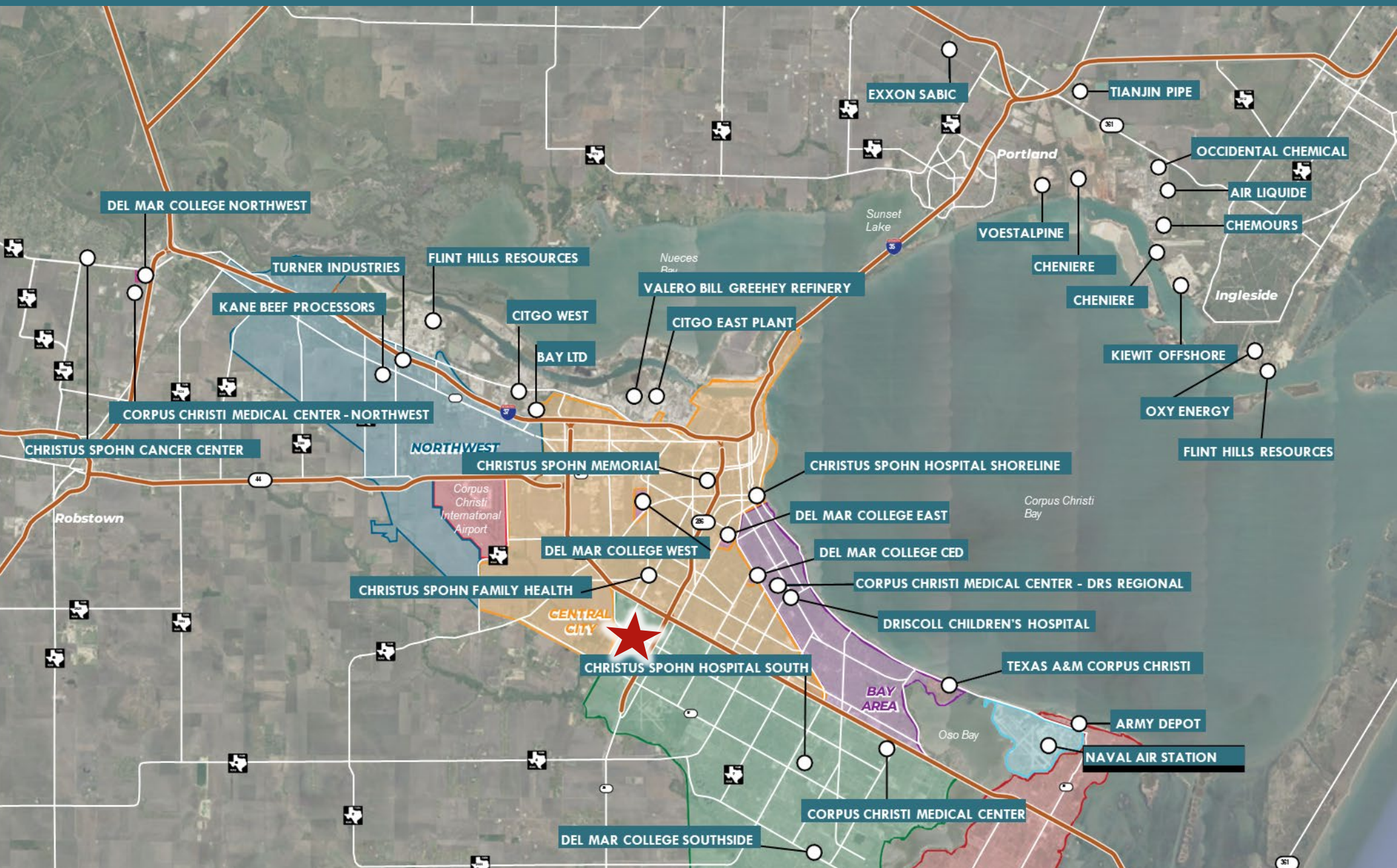
6130 Greenwood Drive

Employer	Type of Service	Employees
Naval Air Station-Corpus Christi	Flight Training	5,525
Corpus Christi ISD	School District	5,178
CHRISTUS Spohn Health Systems	Hospital	5,144
H.E.B.	Grocery Company	5,000
Corpus Christi Army Depot	Helicopter Repair	3,541
City of Corpus Christi	City Government	3,171
Bay, Ltd.	Industrial Construction	2,100
Del Mar College	Junior College	1,542
Corpus Christi Medical Center	Hospital	1,300
First Data Corporation	Teleservices	1,200
Nueces County	County Government	1,034
Texas A&M University – Corpus Christi	Four-year University	991
Flint Hills Resources	Crude Oil Refining	920
Kiewit Offshore Services	Offshore Rig Manufacturer	900
Corpus Christi State School	Special-Needs Residential Facility	850
Valero Refining	Crude Oil Refining	824
Sherwin Alumina	Alumina	800
Sam Kane Beef Processors	Beef Processing & Packing	800
Flour Bluff ISD	School District	750
APAC Teleservices	Teleservices	736



Top Employers Location Map

6130 Greenwood Drive



Local Area Employers

Kiewitt Offshore Services

- Employs 900; leading fabricator for oil and gas industry delivering large offshore projects
- Construction projects of offshore oil and gas structures and large structural steel components

Bay Ltd.

- Employs 2,100 in the Corpus Christi market
- One of the largest full-service multi-discipline construction, fabrication, and maintenance contractors in the United States, Bay Ltd. has earned its place as one of the most trusted names in the business
- Bay Ltd. has offices and operations throughout the U.S., Latin America, Canada and other International locations

Flint Hills Resources

- Flint Hills Resources employs over 920 in the Corpus Christi market
- Flint Hills Resources is an independent company and wholly owned subsidiary of Koch Industries, one of the largest private companies in America with estimated annual revenues as high as \$100 billion
- An industry leader at reducing air emissions through Fuels and Aromatics, Olefins and Polymers, Biofuels and Ingredients and Pipelines

Valero Bill Greehey Oil Refinery

- Employs over 800 in the area
- Two plants, the East Plant and the West Plant
- The East Plant is capable of processing heavy, high-sulfur crude oil into light products, asphalt and petroleum coke
- The West Plant is considered one of the most complex refineries in the world and specializes in the production of environmentally clean fuels and products, primarily RFG and ultra-low-sulfur diesel
- Combined, the East and West plant facilities have a total feedstock throughput capacity of about 370,000 BPD

Sam Kane Beef

- Employs over 800 in the area
- Sam Kane Beef has been involved in the Texas Beef industry for more than 60 years, serving ranchers as the primary beef processor of South Texas
- Sam Kane Beef works closely at Texas A&M University as well as other universities throughout the country



KIEWITT OFFSHORE SERVICES - CORPUS CHRISTI



FLINT HILLS RESOURCES - CORPUS CHRISTI



VALERO BILL GREEHEY OIL REFINERY - CORPUS CHRISTI

Local Area Employers

Citgo

- Employing over 550 in the area, the CITGO Corpus Christi Refinery has matured into one of the most sophisticated and efficient fuel and petrochemical refineries in the nation with a crude refining capacity of approximately 157,000 barrels per day
- The CITGO Corpus Christi Refinery has been designed, engineered and built to refine heavy, sour crude oils supplied by PDVSA into high-quality, finished petroleum products

Exxonmobil-Sabic Petrochemical Project

- On April 19, ExxonMobil and Saudi Basic Industries Corp chose a site in San Patricio County, near Corpus Christi
- The \$8 billion proposed plant will provide 6,000 construction jobs over a five-year period, 600 direct jobs with \$90,000 average salaries, and 3,500 indirect jobs after completion
- ExxonMobil is projecting to generate \$22 billion in economic output during construction and another \$50 billion during the first six years of operation

Cheniere Energy

- Officially opened phase I of its \$15 billion Corpus Christi LNG export facility in November of 2018
- The company expects phase II to enter commercial service in the second half of 2019 with phase III following in the second half of 2021
- The facility is estimated to create 1,800 construction jobs, 225 direct jobs and 8,000 indirect permanent jobs

Tianjun Pipe Company

- Investing over \$1 billion to build a seamless steel pipe manufacturing facility on a 253-acre site
- The manufacturing facility will total 1.6 million square feet and will provide approx. 2,000 construction related jobs

Occidental Chemical Corp (Oxychem)

- Recently opened a \$1.5 billion ethylene plant in Ingleside which will produce 1.2 billion pounds of ethylene a year
- The new plant will support 150 permanent jobs

Voestalpine

- The world's largest manufacturer of specialty steel
- Construction on their \$740M direct reduction plant was completed in October 2016
- The plant employs 150 permanent jobs



CITGO - CORPUS CHRISTI



CHENIERE ENERGY - CORPUS CHRISTI



VOESTALPINE - CORPUS CHRISTI

Port of Corpus Christi & New Harbor Bridge

NEW HARBOR BRIDGE

- \$803 million venture between the Port & TxDOT
- New six-lane, cable-stayed bridge est. to last 170 years
- Raised bridge clearance to 205 ft
- Construction completed June 2025

SHIP CHANNEL EXPANSION

Port of Corpus Christi recently approved a project partnership agreement with the U.S. Army Corps of Engineers for deepening & widening of the Corpus Christi Ship Channel.

The expansion project reached a major milestone in July of 2018 when the Port successfully raised \$216 million in bond sales to finance the expansion

Another major milestone was reached in January 2019 - the first phase of the project, a \$92 million dredging contract, was awarded to Great Lakes Dredge and Dock Company. The dredging project began in May 2019.

PROJECT SPECS:

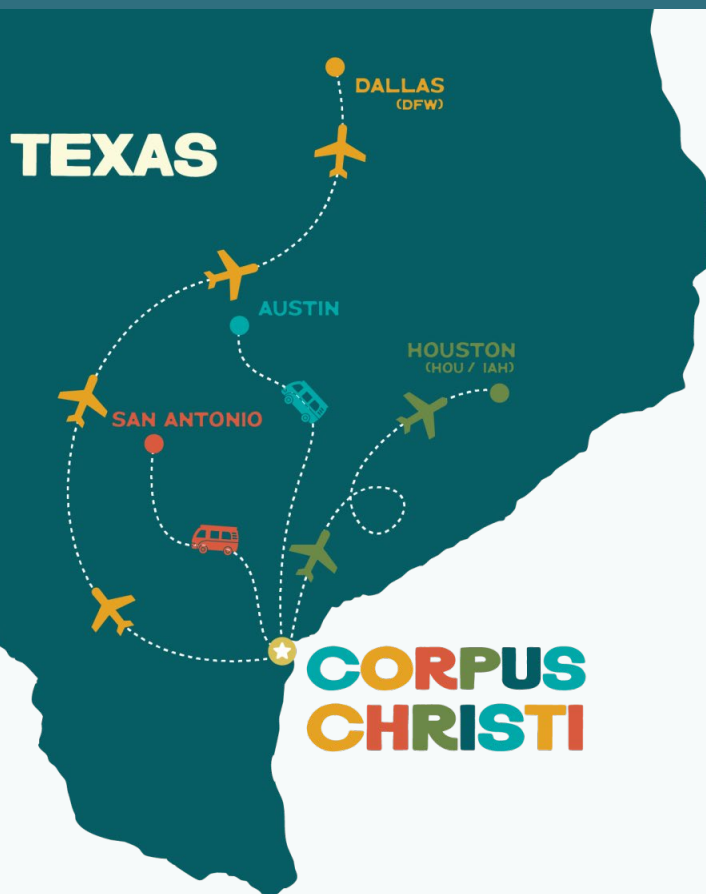
- \$360 million estimated total cost
- 54 feet MLLW (currently 47 feet)
- 530 feet wide (currently 400 feet)
- 1,000-acres of beneficial use sites
- Adding 200-ft-wide barge shelves

PORT CUSTOMERS & USERS



Downtown & North Beach Attractions





A COASTAL NEXUS FOR MULTIMODAL COMMERCE

Corpus Christi offers an exceptional transportation and logistics platform, providing seamless access to domestic and international markets via deep-water port, highway, rail and air. Its location along the Gulf Coast positions it as a strategic hub for trade, energy and industrial distribution across the Southern U.S. and beyond.

Highway Connectivity

- Corpus Christi is intersected by major transportation corridors including **I-37, US-77 (I-69), SH 44, SH 358 and SH 286**, providing rapid access to:
 - San Antonio in under 2 hours
 - Houston in under 4 hours
 - Laredo and the U.S.–Mexico border
- These thoroughfares support heavy truck traffic and are vital to the area's thriving manufacturing, petrochemical and construction sectors.

Rail Infrastructure

- Served by both **Union Pacific (UP)** and **BNSF Railway**, Corpus Christi offers dual Class I rail service with direct port access, facilitating the efficient movement of bulk commodities and finished goods.
- Numerous spurs and transload facilities support rail-to-truck intermodal operations, particularly for energy, steel and agricultural products.

Air Freight & Commercial Service

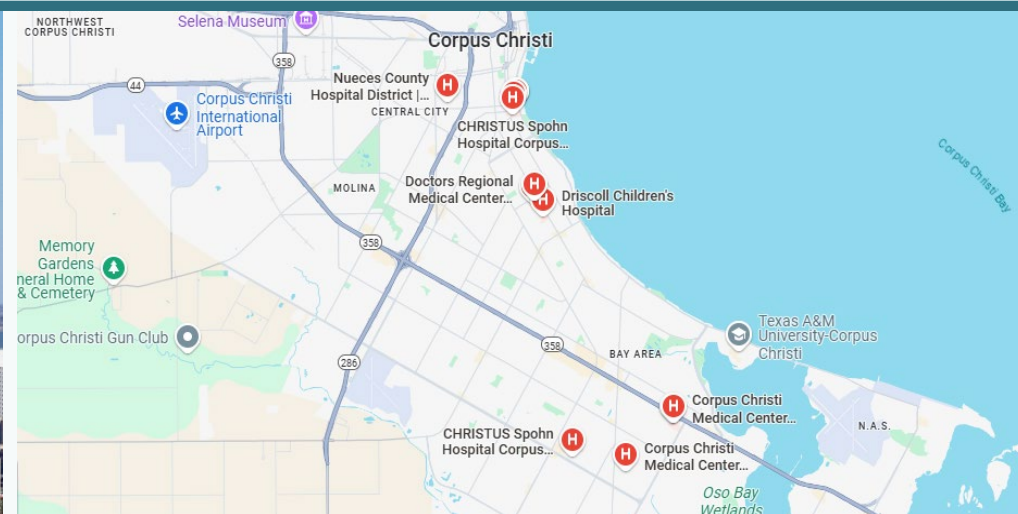
- **Corpus Christi International Airport (CRP)** provides both commercial air service and air cargo operations with expansion plans to enhance freight capacity.
- CRP offers multiple daily passenger flights to major hubs including Dallas, Houston and Austin.
- The airport's proximity to the Port and industrial corridors makes it ideal for time-sensitive logistics and executive travel.

Strategic Location Advantages

- **Proximity to Mexico** enhances nearshoring potential and supply chain integration with maquiladoras.
- Corpus Christi's multimodal infrastructure is a key driver behind the area's booming industrial development, particularly in energy, petrochemical and advanced manufacturing sectors.

CORPUS CHRISTI HOSPITALS

Corpus Christi boasts a robust healthcare system, anchored by several reputable hospitals and medical centers offering comprehensive care. CHRISTUS Spohn Health System, the largest hospital system in South Texas, provides a wide range of services including a state-of-the-art Level II Trauma Center. Driscoll Children's Hospital, a nationally recognized pediatric facility, specializes in advanced care for young patients. Corpus Christi Medical Center features multiple campuses with specialties in women's health, cardiology, oncology and surgical services. The region also prioritizes elderly care with specialized geriatric services, rehabilitation facilities and long-term care options to support the aging population. Numerous outpatient clinics, urgent care centers and specialty practices further ensure residents and visitors have access to top-tier medical care.



Healthcare Employment

CHRISTUS SPOHN HEALTH SYSTEM

The largest hospital system in South Texas, consisting of six hospital campuses and six family health centers with over 5,000 employees. CHRISTUS Spohn recently invested \$335 million to expand their operations in Corpus Christi.

CHRISTUS Spohn Hospital Corpus Christi – Memorial

- As part of CHRISTUS Spohn's Corpus Christi expansions, this location is transitioning from a hospital campus to a state of the art primary care health center
- A brand new 40,000 square foot Family Health Center was recently constructed to serve as a medical home to the surrounding area

CHRISTUS Spohn Hospital Corpus Christi – South

- 158-bed medical campus
- Provides a wide range of services focused on caring for women and newborns
- Features a level III NICU

CHRISTUS Spohn Hospital Corpus Christi – Shoreline

- Largest and foremost acute care medical facility in the region
- The only Level II Trauma Center in the Coastal Bend
- Recently opened a new 10-story patient tower which added 200 beds

CORPUS CHRISTI MEDICAL CENTER

Part of HCA Healthcare, this system serves the entire Corpus Christi area with emergency care and a full range of medical services:

CCMC Bay Area & The Heart Hospital

- Full-service acute care hospital and medical offices
- State of the art cardiovascular services, bariatric, GYN and robotic surgery

CCMC Doctors Regional

- Acute care hospital with 24-hour emergency department, cardiac catheterization labs, orthopedic and surgical services, and inpatient rehabilitation

CCMC Northwest

- Provides emergency medical services, lab work and imaging, and outpatient behavioral services

Driscoll Children's Hospital

- 189-bed pediatric tertiary care center
- One of the top 20 children's medical facilities in the nation
- Employs over 2,100



CHRISTUS SPOHN HOSPITAL CORPUS CHRISTI - SOUTH



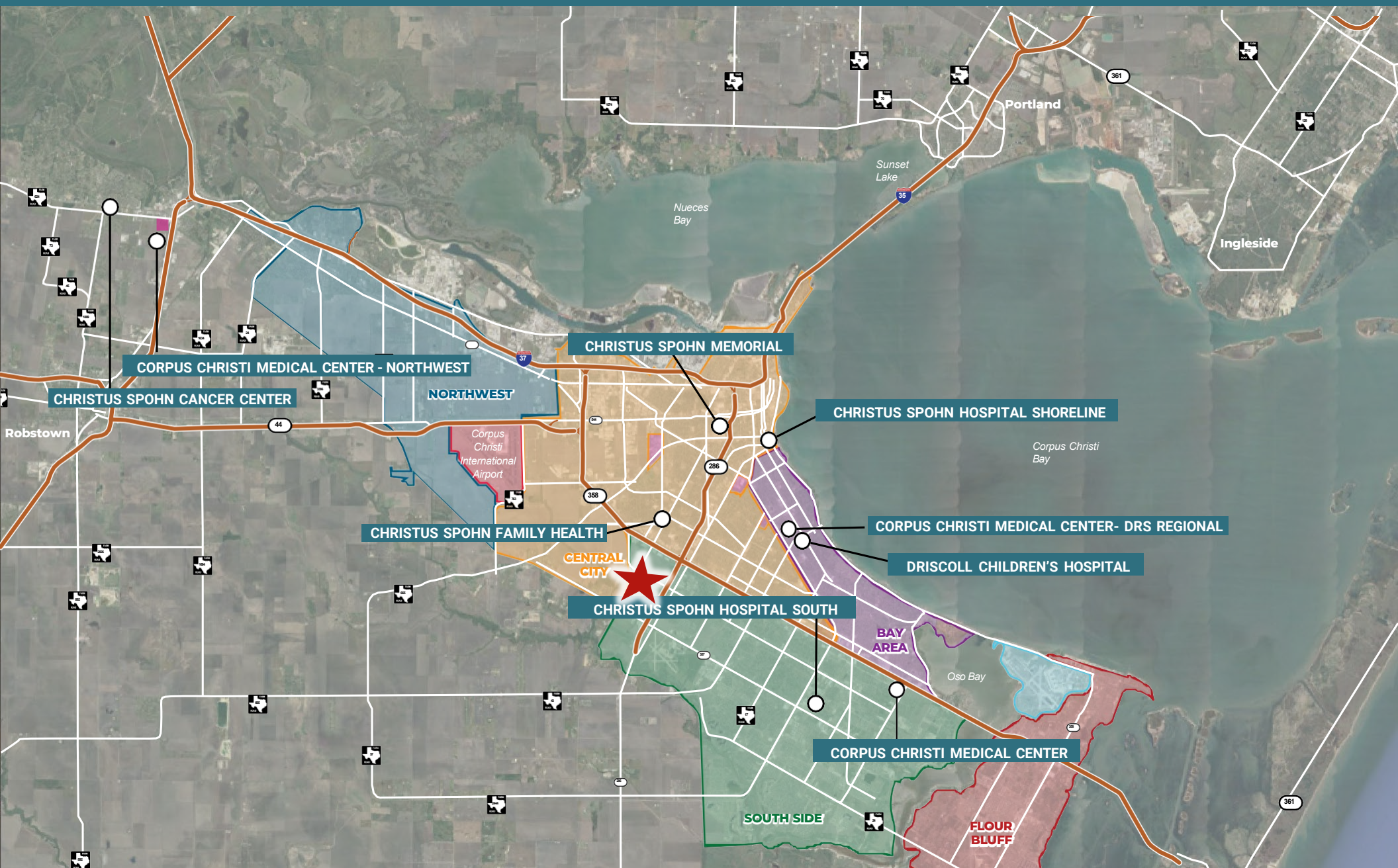
CHRISTUS SPOHN HOSPITAL CORPUS CHRISTI - SHORELINE



CORPUS CHRISTI MEDICAL CENTER - BAY AREA

Healthcare Employers Map

6130 Greenwood Drive



Higher Education

TEXAS A&M UNIVERSITY CORPUS CHRISTI

Texas A&M University-Corpus Christi, more commonly known as the “Island University,” was founded in 1947 and offers more than 80 bachelor’s, master’s and doctoral degree programs. The University has a student enrollment of 9,960 undergraduate and 2,242 graduate students, and it employs over 1,180.

Texas A&M University - Corpus Christi Accolades

- U.S. News & World Report (2024) ranked TAMU-CC’s online nursing programs as #2 in Texas and among the top nationally.
- TAMU-CC Family Nurse Practitioner program ranked #1 nationally by Intelligent.com (2023).
- Top 25 in Texas for most affordable four-year online programs.
- Home to the **Harte Research Institute for Gulf of Mexico Studies**, established with a \$46 million endowment focused on coastal and marine science.
- Ranked #1 in the state for both undergraduate degrees awarded and transfer-graduation rate, and #1 in enrollment per the Texas Higher Education Coordinating Board Almanac (2023)

DEL MAR COLLEGE

Del Mar College was founded in 1935 and sees over 25,000 credit and continuing education non-credit students each year, with a credit enrollment of 11,506 in Fall 2017. The College also has a faculty and staff of 1,500 full-time employees. It offers over 50 Associate in Arts and Associate in Science degrees.

Capital Improvement Programs

- **East and West Campuses** - Voters approved a \$157 million bond package in 2014 to finance substantial renovations and additions to the existing campuses.
- **Southside Campus** - Voters approved an additional \$139 million bond package in 2016 for the construction of a new campus. It will eventually house up to 15,000 students.

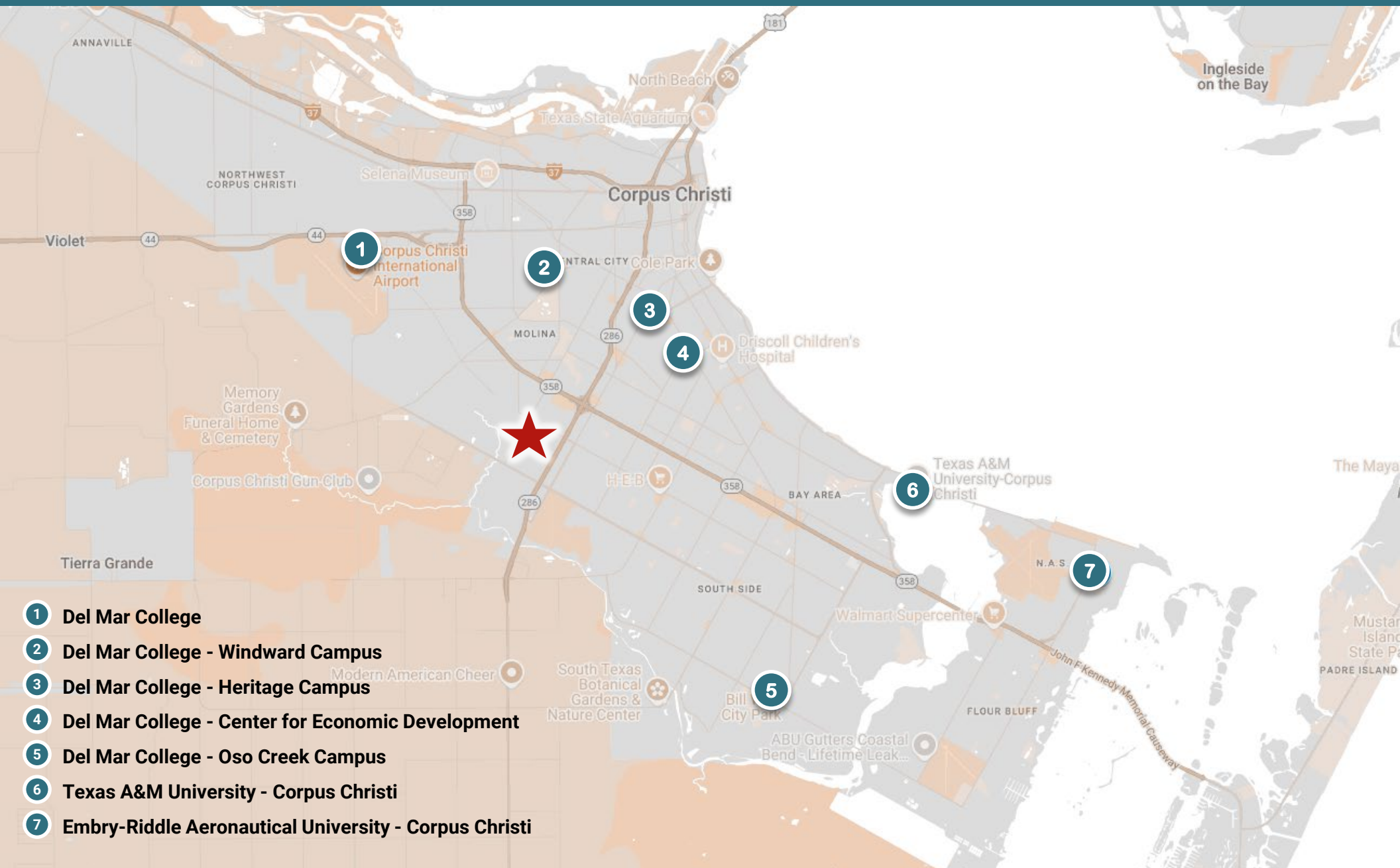
Del Mar College Accolades

- Over 86% pass rate for required licensing or certification for employment.
- 90% of graduates were either employed and/or continuing their education within one year of graduation, compared to 86% statewide.



Higher Education Map

6130 Greenwood Drive



Military Presence

A MAJOR ECONOMIC & WORKFORCE DRIVER FOR CORPUS CHRISTI

Corpus Christi is home to a robust military presence anchored by **Naval Air Station Corpus Christi (NASCC)** and the **Corpus Christi Army Depot (CCAD)** — two major federal installations that contribute significantly to the local economy and labor force.

Naval Air Station Corpus Christi

- Established in 1941, NAS Corpus Christi serves as one of the **U.S. Navy's premier pilot training facilities**, producing over **600 naval aviators annually**.
- The base employs approximately **5,525 military and civilian personnel**, making it the **largest employer in the region**.
- It also hosts the **Coast Guard Air Station Corpus Christi**, supporting aerial surveillance and search and rescue operations across the Gulf of Mexico.
- With its waterfront location, NASCC is a critical component of national defense logistics and homeland security.

Corpus Christi Army Depot (CCAD)

- Located on NASCC, the **Corpus Christi Army Depot** is the **world's largest military helicopter repair facility**, employing **3,541 civilian personnel**.
- Operated by the U.S. Army, CCAD provides depot-level maintenance for a wide range of rotary-wing aircraft, serving all branches of the U.S. military.
- It contributes an estimated **\$1.5 billion annually** to the regional economy through wages, contracts and operational spending.
- CCAD's highly specialized workforce supports engineering, advanced manufacturing and aviation technologies, making it a key contributor to South Texas' skilled labor pipeline.

Strategic Impact

- Together, NASCC and CCAD form a **high-tech defense corridor** that attracts aerospace suppliers, defense contractors and high-skill labor to the Corpus Christi market.
- These military operations support **thousands of indirect jobs** in housing, transportation, logistics, healthcare and retail.
- The installations' long-term federal investment and strategic coastal location ensure their continued relevance in both national defense and regional economic development.



Retail & Entertainment

Corpus Christi, Texas is a vibrant coastal city with a strong retail and entertainment sector fueled by robust tourism and a growing local economy. Drawing over **10 MILLION VISITORS ANNUALLY**, the city benefits from **\$1.48 BILLION** in total visitor destination spending (2023), significantly bolstering local businesses. The tourism industry alone contributes \$675 million in added value and supports more than 17,000 jobs, reinforcing Corpus Christi as a prime location for retail and entertainment investment.

RETAIL HUBS & SHOPPING DESTINATIONS

Corpus Christi offers a diverse range of retail experiences from large-scale shopping centers to unique coastal boutiques. **LA PALMERA**, the city's premier retail destination, spans 80 acres with over 1 million square feet of retail space featuring more than 130 stores including Dillard's, Macy's and H&M. Just minutes away, **MOORE PLAZA**, a 535,000 SF retail center, is anchored by major national retailers like H-E-B, Target, Marshalls and Hobby Lobby. Strategically positioned along South Padre Island Drive, one of the city's highest-traffic corridors, these centers benefit from over 112,000 vehicles daily, ensuring a steady flow of consumers.

ENTERTAINMENT & TOURISM IMPACT

Corpus Christi's entertainment scene is anchored by renowned attractions that drive consistent visitor traffic. The **USS LEXINGTON MUSEUM**, **TEXAS STATE AQUARIUM** and **PADRE ISLAND NATIONAL SEASHORE** draw millions each year, while popular waterfront areas such as **MALAQUITE BEACH**, **WHITECAP BEACH** and the **CORPUS CHRISTI DOWNTOWN SEAWALL** enhance the city's coastal appeal.

Sports and live entertainment also play a key role in the local economy. Home to the **CORPUS CHRISTI Hooks** (Double-A affiliate of the Houston Astros), **WHATABURGER FIELD** offers a 7,050-seat venue that hosts baseball games, concerts and community events, further solidifying Corpus Christi as a regional entertainment hub.

With a strong retail foundation and a thriving tourism industry, Corpus Christi presents a compelling opportunity for retail and entertainment investment in South Texas.



MOORE PLAZA



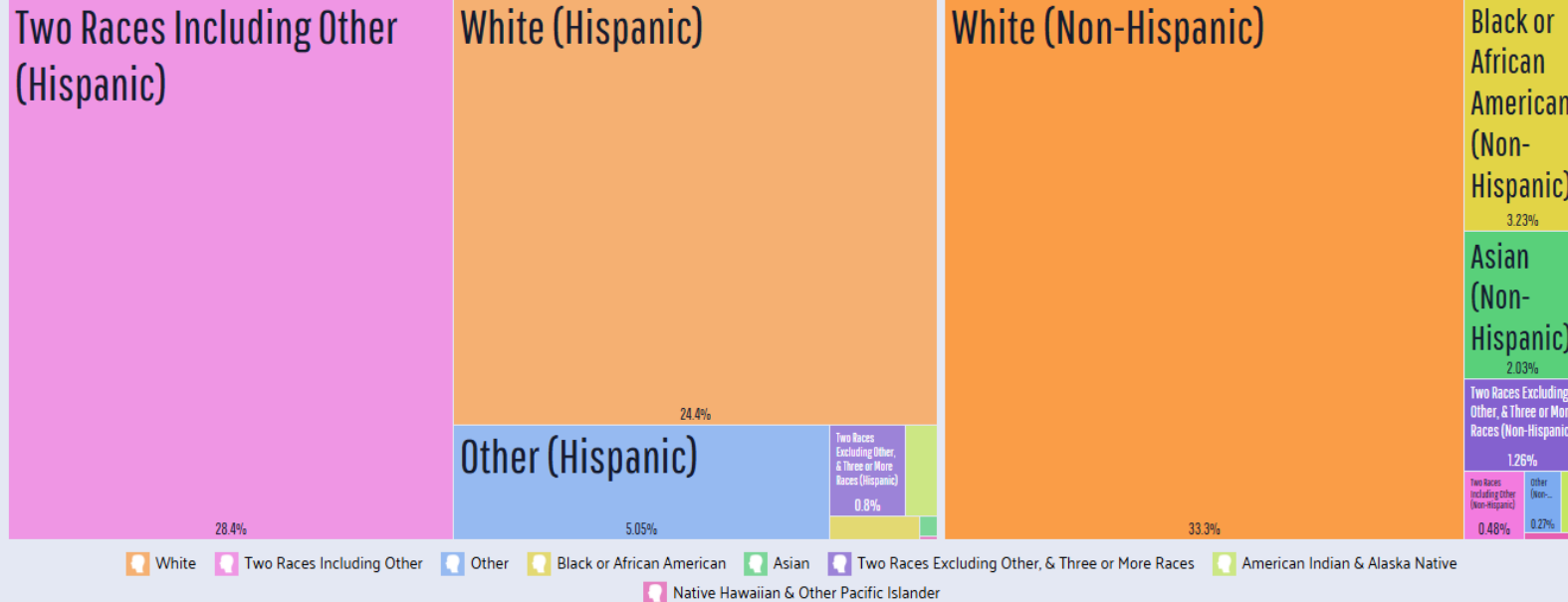
USS LEXINGTON MUSEUM



CORPUS CHRISTI DOWNTOWN SEAWALL & MARINA



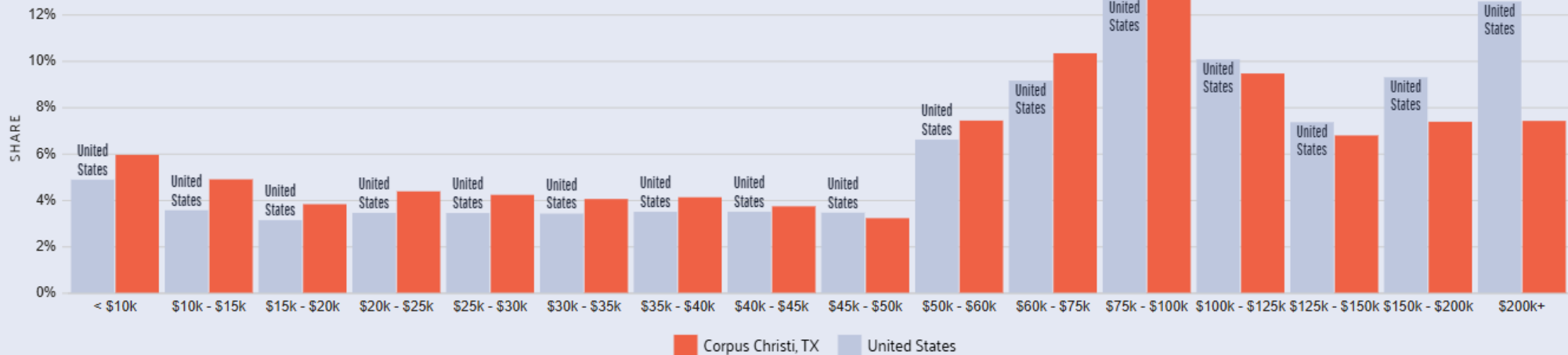
WHATABURGER FIELD



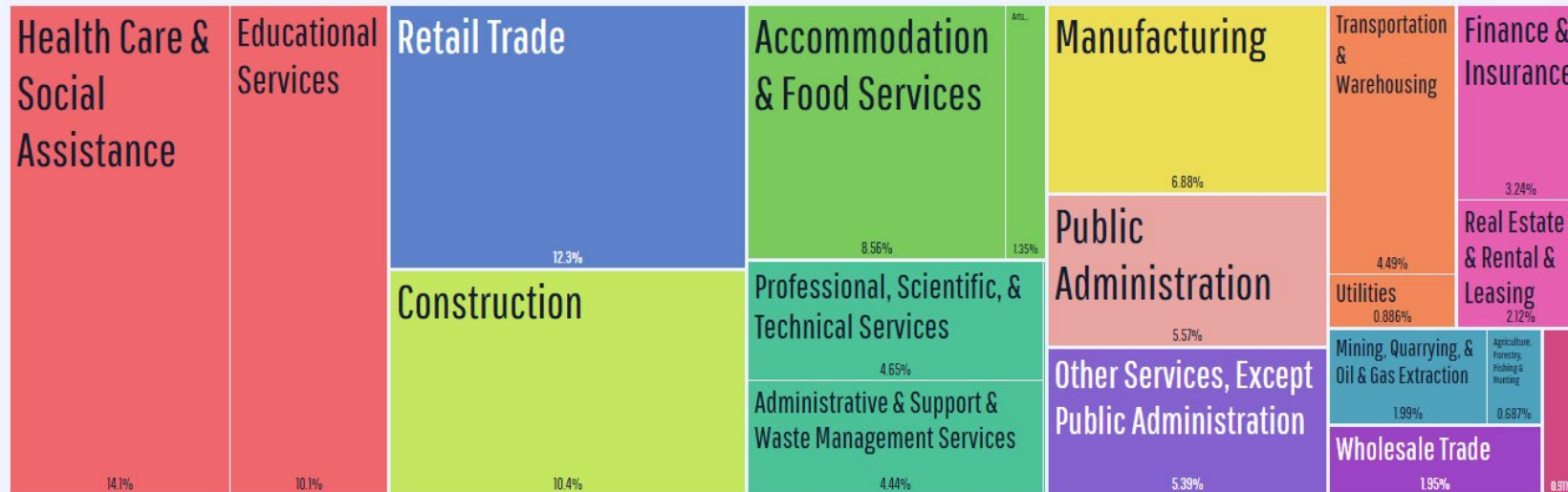
Diversity: Race & Ethnicity

Corpus Christi is home to a population of 447,000 people, from which 95.5% are citizens. In 2023, there were 1.17 times more White (Non-Hispanic) residents (149k people) in Corpus Christi than any other race or ethnicity. 59.2% of the people in Corpus Christi are Hispanic (265k people). There were 127k Two Races Including Other (Hispanic) and 109k White (Hispanic) residents, the second and third most common ethnic groups.

Equity: Household Income



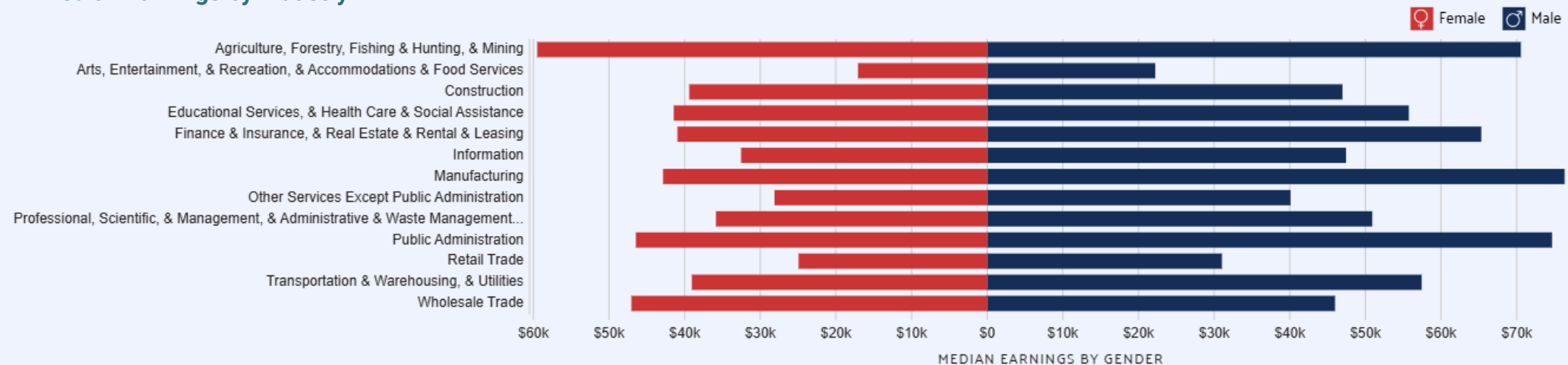
In 2023, the median household income of the 167k households in Corpus Christi grew to \$65,801 from the previous year's value of \$64,005. The chart above displays the households in Corpus Christi distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.



Employment by Industry

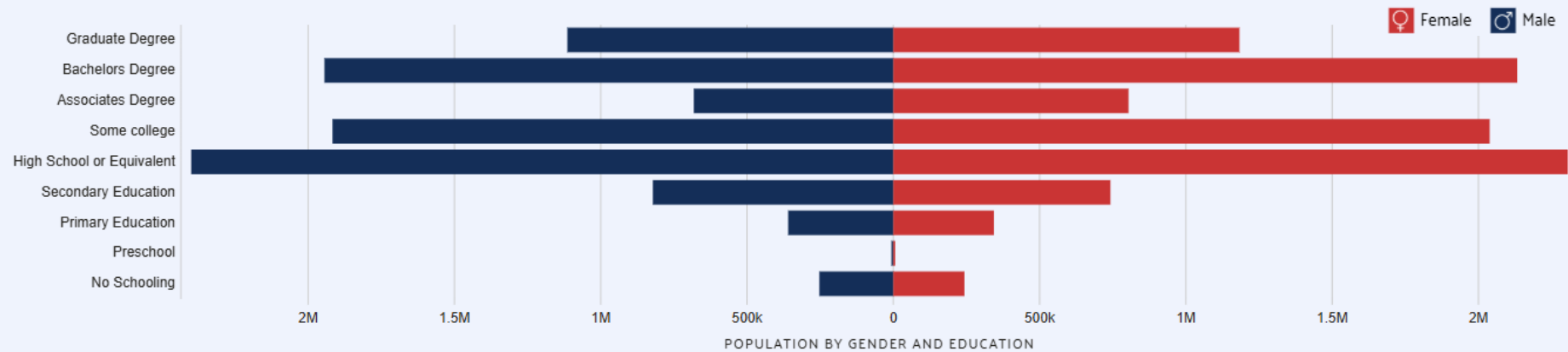
From 2022 to 2023, employment in Corpus Christi grew at a rate of 4.87% from 189k employees to 198k employees. The most common employment sectors for those who live in Corpus Christi are Health Care & Social Assistance (27,907 people), Retail Trade (24,319 people) and Construction (20,691 people). This chart shows the share breakdown of the primary industries for residents of Corpus Christi.

Median Earnings by Industry



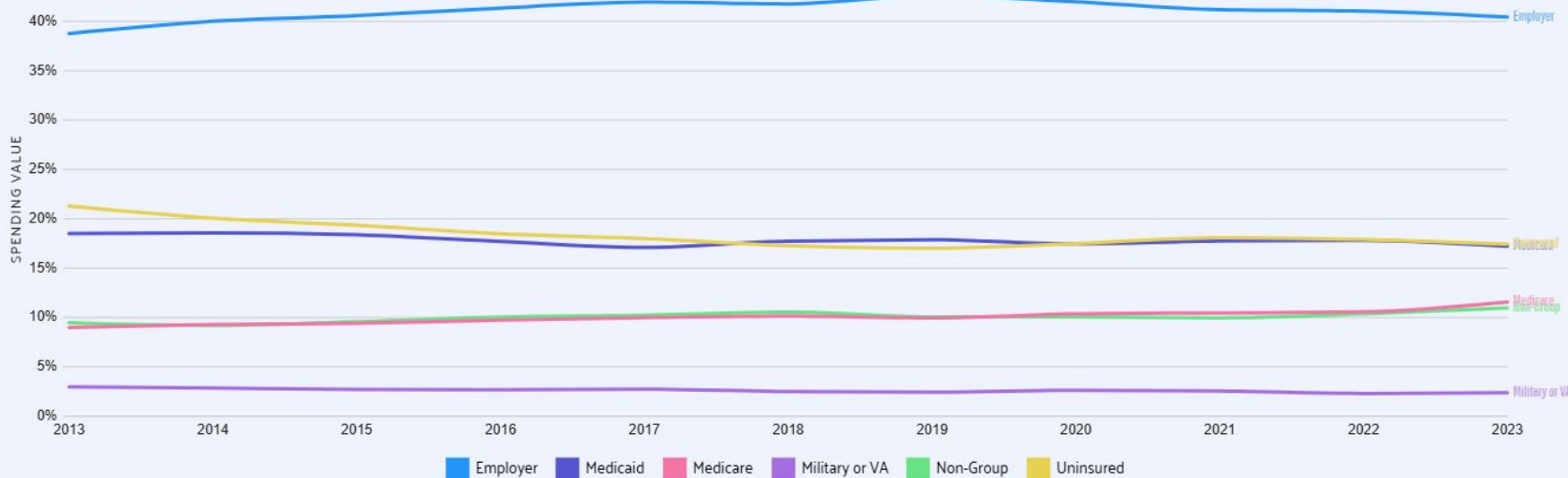
The industries with the best median earnings for men in 2023 are Manufacturing (\$76,339), Public Administration (\$74,669), and Agriculture, Forestry, Mining, Fishing & Hunting (\$70,551). The industries with the best median earnings for women in 2023 are Agriculture, Forestry, Mining, Fishing & Hunting (\$59,491), Wholesale Trade (\$47,038), and Public Administration (\$46,442). The median earning for men is \$49,339; the median earning for women is \$33,861.

Working Population – Educational Pyramid



The above visualization shows the gender distribution of the population according to the academic level reached. In 2023, 2,060 men were awarded degrees from institutions in Corpus Christi, which is 0.644 times less than the 3,199 female students who received degrees in the same year. The most popular majors are General Business Administration & Management (18.2%), Registered Nursing (8.46%) and Welding Technology (4.56%). The median tuition cost in Corpus Christi for a public four year colleges is \$3,552 for in-state students and \$9,444 for out-of-state students.

Healthcare Coverage



Between 2022 and 2023, the percent of uninsured citizens in Corpus Christi declined by 2.63% from 17.9% to 17.4%. This chart shows how the percent of uninsured individuals changed over time compared with the percent of individuals enrolled in various types of health insurance.

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