EXECUTIVE SUMMARY

South Port Retail Building

3014 South Port Avenue | Corpus Christi, Texas 78405

Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

OFFERED EXCLUSIVELY BY

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Real Estate Investment Sales • Financing • Research • Advisory Services

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188,
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

PROPERTY OVERVIEW

PRICE
$2,133,000

Cap Rate:	7.95%
NOI:	$169,600
Price/SF (Building):	$533.25
Price/SF (Land):	$99.99
Building GLA / Lot Size:	4,000 SF / 0.49 AC
Year Built:	2022
Lease Term Remaining:	Approx. 12 Years
Parcel ID:	1013-2468-0070

Marcus & Millichap is pleased to offer for sale South Port Retail Building, a freestanding 4,000-square-foot building situated on 0.49 acres located across the street from H-E-B at 3014 S Port Avenue in Corpus Christi.

The property is occupied by Family DSO, LLC, a triple-net tenant (dark), currently paying annual base rent of $40 per square foot plus triple-nets. There are two, ten percent base rent increases that will come into effect prior to the primary lease term expiring on 6/30/2038.

South Port Retail Building is available for purchase at a price of $2,133,000,which represents a day one cap rate of 7.95 percent. An investor could immediately earn an attractive cap rate while being able to market the building for lease. An owner-user could modify the building as necessary and retain or build equity in the property during the duration of their use.

The existing building configuration and commercial zoning create flexibility for a variety of future uses, including industrial service, automotive, retail, distribution, or owner-user occupancy. With limited supply of functional commercial space in established infill locations, the property is positioned to benefit from continued economic activity tied to the Port of Corpus Christi and the region's industrial growth drivers.

INVESTMENT HIGHLIGHTS

Attractive 7.95 Percent Cap Rate with Future Rent Increases

Ability to Market Space for Lease While Benefiting from Cash Flow Generated from Dark Tenant

Across the Street from H-E-B: Per Placer.AI, this location sees approximately 2.5 million visits per year and is in the top 35 percent for foot traffic nationwide.

Located Within One of Corpus Christi's Established Commercial Corridors


AERIAL
104,704 VPD
286 TEXAS
Crosstown Expressway
SUNOCO
stripes
Trevino Funeral Home
H-E-B
S Port Avenue
13,291 VPD
GOODWILL
goodwill
N


AERIAL
Martin Middle School
Holy Family Catholic Church
H-E-B
Placer.ai
114/328 Nationwide Locations
goodwill
GOODWILL
STORE ENTRANCE
S Port Avenue
13,291 VPD
N

PROPERTY PHOTOS

MARKET OVERVIEW

Corpus Christi, affectionately known as the "Sparkling City by the Sea," serves as a vibrant coastal hub in South Texas. As the eighth largest city in the state, Corpus Christi is a dynamic blend of economic growth, cultural diversity, and natural beauty. Positioned along the Gulf of Mexico, the city boasts miles of pristine beaches, a bustling marina, and the iconic Padre Island National Seashore, making it a haven for outdoor enthusiasts and water lovers alike.

Strategically located, Corpus Christi offers convenient access to major Texas cities, including Houston (209 miles to the northeast), San Antonio (144 miles to the northwest), and Austin (217 miles to the north). The city is easily accessible via Corpus Christi International Airport, offering flights to key destinations such as Houston and Dallas, while alternative routes include road and rail connections to the rest of the state and beyond.

Economic development in Corpus Christi continues to thrive, anchored by its robust energy sector, the Port of Corpus Christi (one of the largest ports in the United States), and a growing tourism industry. Downtown revitalization efforts have spurred exciting projects along the waterfront, including luxury hotels, dining establishments, and entertainment venues. With its thriving economy, rich cultural heritage, and picturesque coastal location, Corpus Christi is a vibrant and welcoming community that continues to attract residents, businesses, and visitors from across the nation.

454,238
2025 ESTIMATED POPULATION

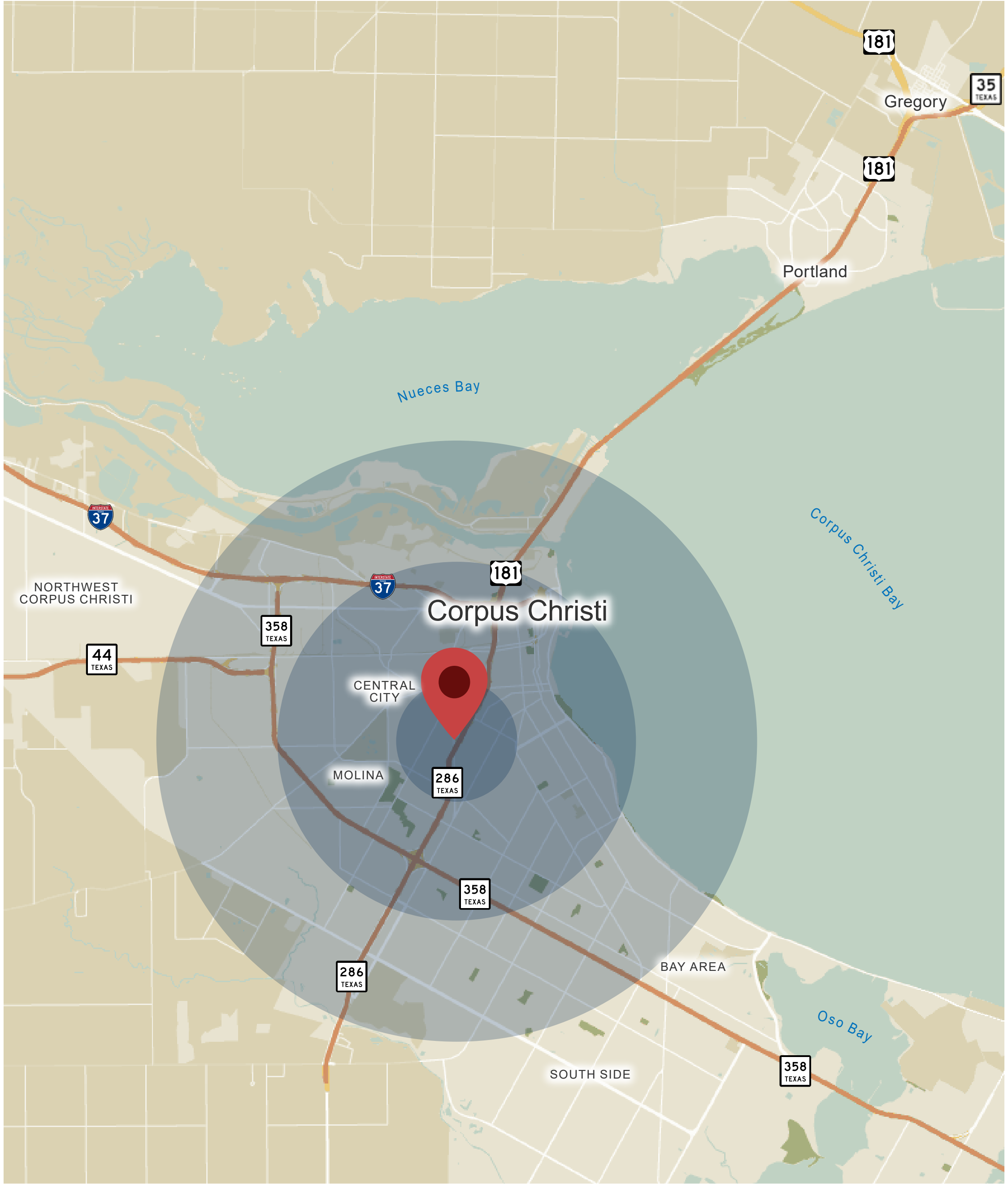
174,571
2025 ESTIMATED HOUSEHOLDS

$86,149
2025 ESTIMATED AVERAGE HH INCOME

$157,030
2025 MEDIAN PROPERTY VALUE

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECT. POPULATION	17,704	86,893	144,040
2025 EST. POPULATION	17,662	86,541	142,693
CHANGE 2025-2030	0.24%	0.41%	0.94%
2025 MEDIAN AGE	36.0	38.0	38.0
POPULATION BY RACE	**1 MILE**	**3 MILE**	**5 MILE**
WHITE	43.29%	46.33%	47.28%
BLACK	4.37%	4.63%	4.54%
ASIAN	0.38%	0.68%	0.95%
AMERICAN INDIAN, ESKIMO, ALEUT	0.96%	1.00%	0.98%
HAWAIIAN, PACIFIC ISLANDER	0.05%	0.08%	0.09%
MULTI-RACE	29.43%	28.77%	29.08%
OTHER	21.51%	18.51%	17.08%
HISPANIC ORIGIN	88.78%	79.83%	75.85%
HOUSEHOLDS BY INCOME	**1 MILE**	**3 MILE**	**5 MILE**
$200,000 OR MORE	1.04%	2.98%	3.99%
$150,000 - $199,999	1.50%	3.16%	3.63%
$100,000 - $149,999	6.43%	10.32%	11.54%
$75,000 - $99,999	8.80%	9.94%	11.32%
$50,000 - $74,999	15.93%	16.11%	18.23%
$35,000 - $49,999	12.84%	14.00%	14.16%
$25,000 - $34,999	13.70%	12.69%	11.20%
$15,000 - $24,999	14.69%	13.09%	11.13%
$10,000 - $14,999	12.42%	9.01%	7.31%
UNDER $9,999	12.65%	8.70%	7.51%
AVERAGE HOUSEHOLD INCOME	$45,931	$58,914	$66,530
MEDIAN HOUSEHOLD INCOME	$35,053	$45,566	$53,069
PER CAPITA INCOME	$16,900	$23,219	$26,162
MEDIAN PROPERTY VALUE	$67,809	$91,432	$109,202



MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE:MMI). We source and structure financing for a wide variety of net lease and multi-tenant retail properties across the nation.Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends.

Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.

Lagos-Wolansky sales listing financed by Jamie Safier

NATIONAL PLATFORM OPERATING WITHIN THE FIRM'S **81** BROKERAGE OFFICES

414 UNIQUE CAPITAL SOURCES FUNDED MMCC DEALS

1,557 CLOSED DEBT & EQUITY FINANCINGS

$11.6B TOTAL FINANCING NATIONAL VOLUME

Year Ending December 31, 2025

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Marcus & Millichap Capital Corporation

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

11-03-2025

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 responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation 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 or subagent 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 options or advise 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 contains the information requred 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
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Designated Broker of Firm	License No.	Email	Phone
Ford Noe	709695	ford.noe@marcusmillichap.com	713-452-4200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials　　Date

Information available at www.trec.texas.gov

Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

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