

80,300 SF, 6 PROPERTIES

WOODLAWN

& ADDITIONAL LAND SITES

CORPUS CHRISTI, TEXAS

OFFERING MEMORANDUM

CONTACT INFORMATION



HALE UMSTATTD

EXECUTIVE MANAGING DIRECTOR

DIRECT: 512.314.3551

HALE.UMSTATTD@TRANSWESTERN.COM



CHARLIE WEIL

VICE PRESIDENT

DIRECT: 210.253.2934

CHARLIE.WEIL@TRANSWESTERN.COM



JOSH GAINES

THE GAINES ORGANIZATION, INC.

DIRECT: 361.442.2825

JOSH@GAINESORG.COM

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EXECUTIVE SUMMARY

Transwestern and The Gaines Organization, Inc. have been exclusively retained to offer qualified investors the opportunity to acquire Woodlawn Retail Center. In addition to the center, the offering also includes an adjoining vacant parcel and three vacant land parcels in the area. This is a unique and rare opportunity as ownership has held these assets long term and recently made the decision to sell. Woodlawn Retail Center consists of two buildings located at 3719-3791 Leopard St in Corpus Christi. The property was developed in 1966 and has been renovated several times since. The two buildings are 73,000 SF and 7,300 SF and are well positioned on the site to provide maximum visibility and accessibility for tenants.

Woodlawn

The property is currently approximately 27% leased thereby providing an excellent opportunity for value creation through lease up or redevelopment. The estimated Net Operating Income is approximately \$175,000. The site on which the property is located is approximately 8.69 acres. In addition, there is an adjoining 0.95 acre parcel as part of the offering, thereby providing a total site potential of 9.64 acres. For buyers interested in redevelopment of the property, this property provides a unique opportunity to develop a mature infill location with a variety of commercial uses.

Additional Land Sites

In addition to Woodlawn Retail Center, the seller is offering four separate parcels for potential development or re-sale.

- 1215 S Staples St is a 0.15 acre parcel located on Leopard St.
- 1217 S Staples St is a 0.15 acre parcel located on Leopard St.
- 514 N Port Ave is a 0.56 acre parcel located on Leopard St.
- 3645 Up-River is a 0.95 acre parcel immediately adjacent to the Woodlawn Retail Center.

This value-add opportunity provides the buyer with a totally unique chance to acquire a multi-property portfolio with unprecedented upside through development/redevelopment of the shopping center and associated individual parcels.



INVESTMENT HIGHLIGHTS



Rare Opportunity

Retail centers with vacant land parcels rarely come to market in Corpus Christi



Corpus Christi

Steady market with consistent demand for industrial and retail tenants



Diverse Acquisition

A Retail Center totaling 80,300 SF and 4 vacant land parcels offer a diverse group of properties located in mature locations



Easy Access

Via Leopard St, Staples St and Port Ave



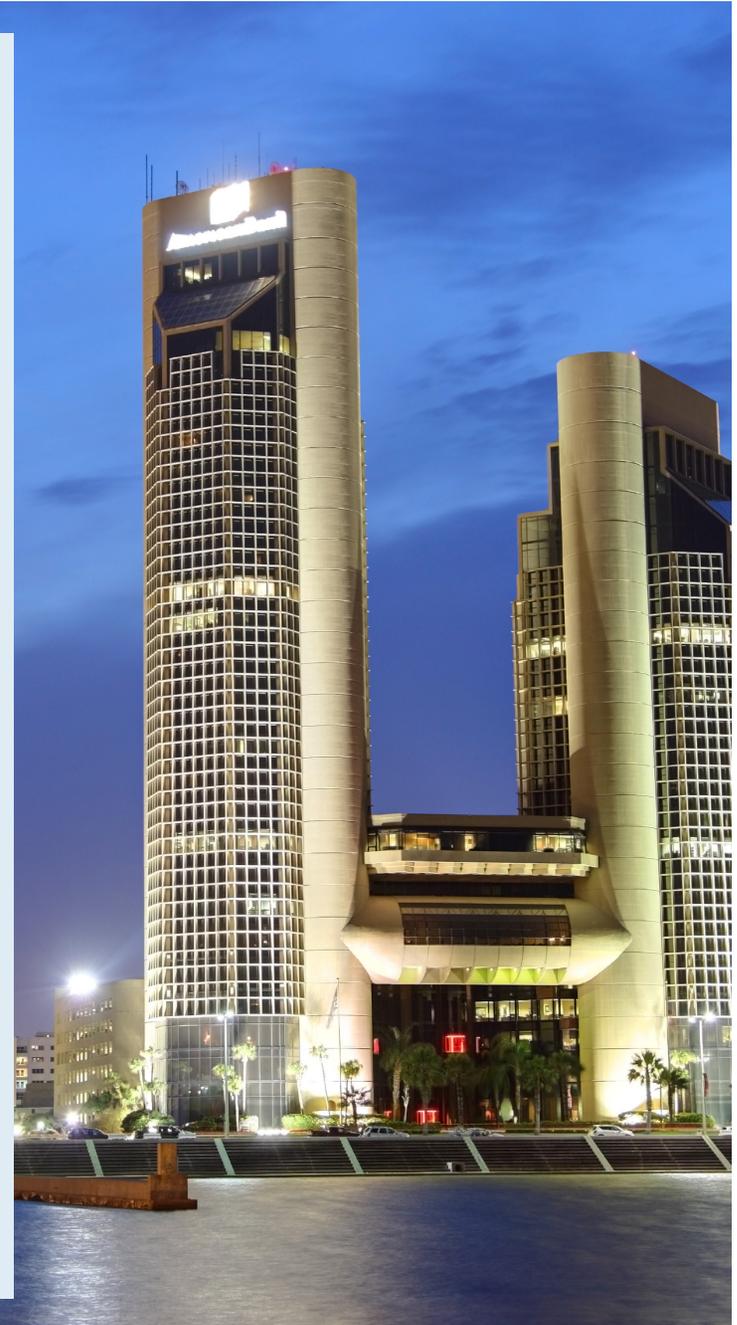
Discount-to-replacement

New construction would be significantly higher



Portfolio Discount

Verses acquiring the buildings individually



OWNER 1

1	3719-3775 Leopard St
2	3781-3791 Leopard St

OWNER 2

3	3645 Up-River Rd
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OWNER 3

4	1217 Staples St. S
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OWNER 4

5	1215 Staples St. S
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OWNER 5

6	N 514 Port Ave
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OWNER 1

2 PROPERTIES

80,300 SF

8.89 AC

OWNER 2

1 PROPERTY

0.95 AC

OWNER 3

1 PROPERTY

0.15 AC

OWNER 4

1 PROPERTY

0.15 AC

OWNER 5

1 PROPERTY

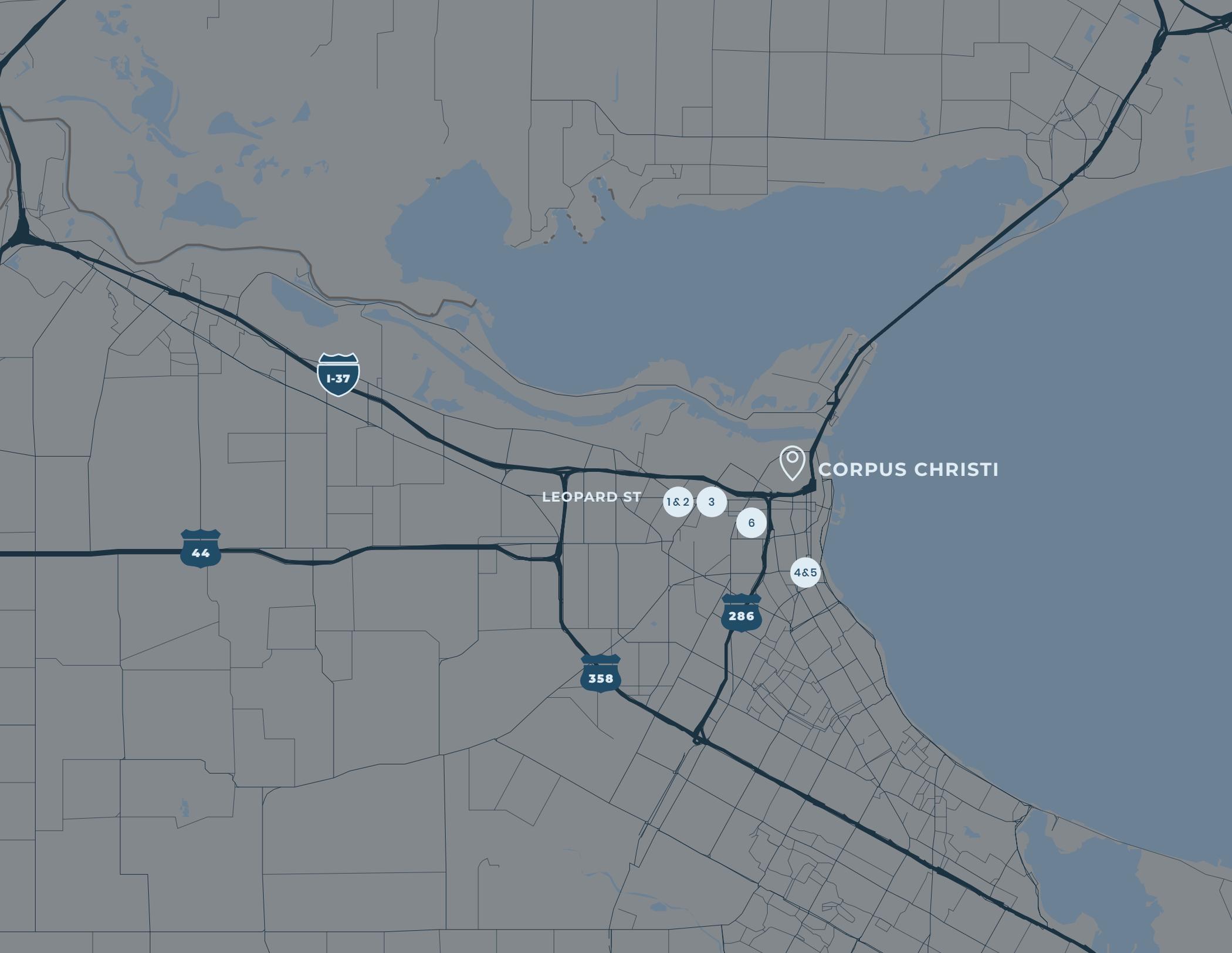
0.56 AC

COMBINED GROUPING

6 PROPERTIES

80,300 SF

10.70 TOTAL AC



LEOPARD ST

CORPUS CHRISTI

1&2

3

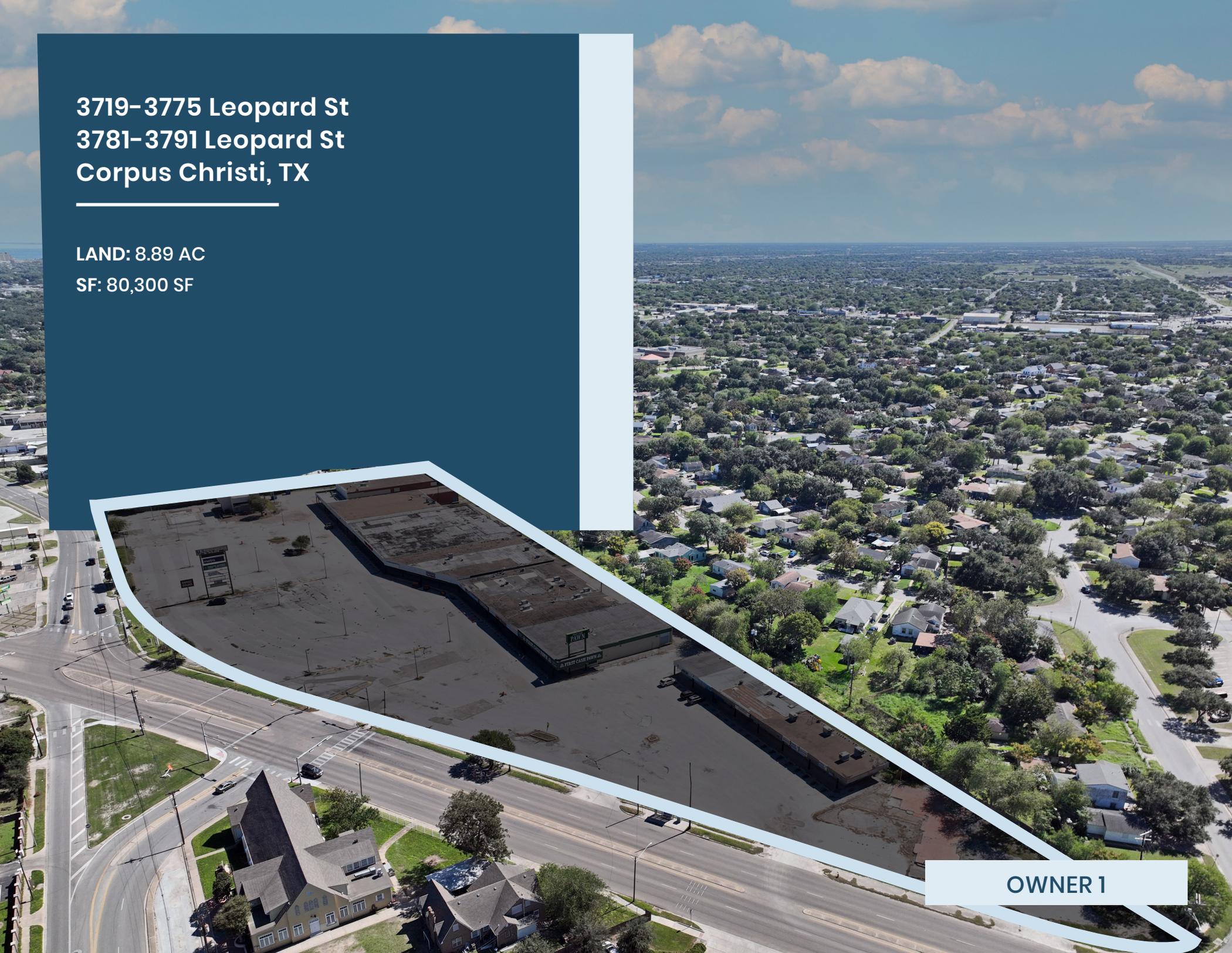
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4&5

**3719-3775 Leopard St
3781-3791 Leopard St
Corpus Christi, TX**

LAND: 8.89 AC

SF: 80,300 SF



OWNER 1

3645 Up-River Rd
Corpus Christi, TX

LAND: 0.95 AC



OWNER 2

1217 Staples St S
Corpus Christi, TX

LAND: 0.15 AC



OWNER 3

1215 Staples St S
Corpus Christi, TX

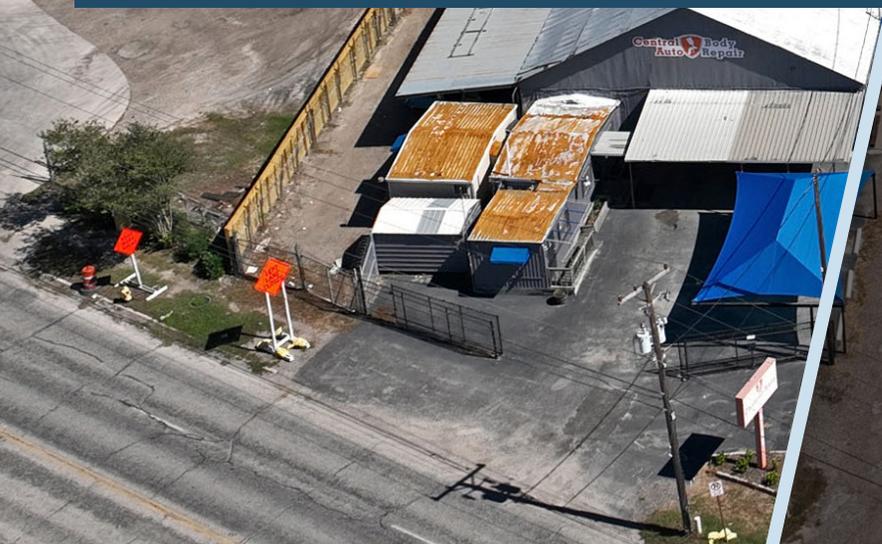
LAND: 0.15 AC



OWNER 4

514 N Port Ave
Corpus Christi, TX

LAND: 0.56 AC



MARKET OVERVIEW

Corpus Christi is situated along the southern gulf coast of Texas and is the county seat of Nueces County. With its MSA of roughly 430,000 people it is the largest city for over a 100 mile radius. Key industries are petrochemical refining, oil and gas exploration, port related shipping, military, higher education, medical, and agriculture.

Names like Flint Hills Resources, Howard Energy Partners, Valero, Buckeye Terminals, Port of Corpus Christi, Steel Dynamics, Exxon SABIC, CITGO, and most recently Tesla have become common household names in and around the City. Coupled together, these companies have spent well over \$20 Billion dollars in the last several years to achieve desired growth and meet full potential. Given these various industries and the efforts of its heavy hitters, the Port of Corpus Christi is the Number 1 Crude Gateway in the Nation and Number 2 in the Nation for LNG exports. Corpus Christi also boasts the deepest port in Texas and the closest deepwater American port to the Panama Canal. These industries and key traits obviously have a positive impact as they bolster the local jobs market.

Industry, continued capital investments, and a strong employment market all continue to feed the local industrial real estate market. Quality industrial service companies and large employers alike are continually looking for more industrial real estate to aid in fulfilling their business goals. This has caused some investors to construct new industrial space, namely grade level service type facilities with storage yards, but it also has created a strong demand for private investors to rehab and reconstruct older industrial facilities to meet the current demands. Overall, the industrial real estate demand remains high for the various users and companies that provide services to the aforementioned industrial sectors.



CONFIDENTIALITY AND CONDITIONS

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Prospective purchasers of the Real Estate are advised (i) that changes may have occurred in the condition of the Real Estate since the time of this Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and, therefore, are subject to material variation. Prospective purchasers of the Real Estate are advised and encouraged to conduct their own comprehensive review and analysis of the Real Estate.

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Properties at this time, kindly return this brochure to Broker at your earliest possible convenience.



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