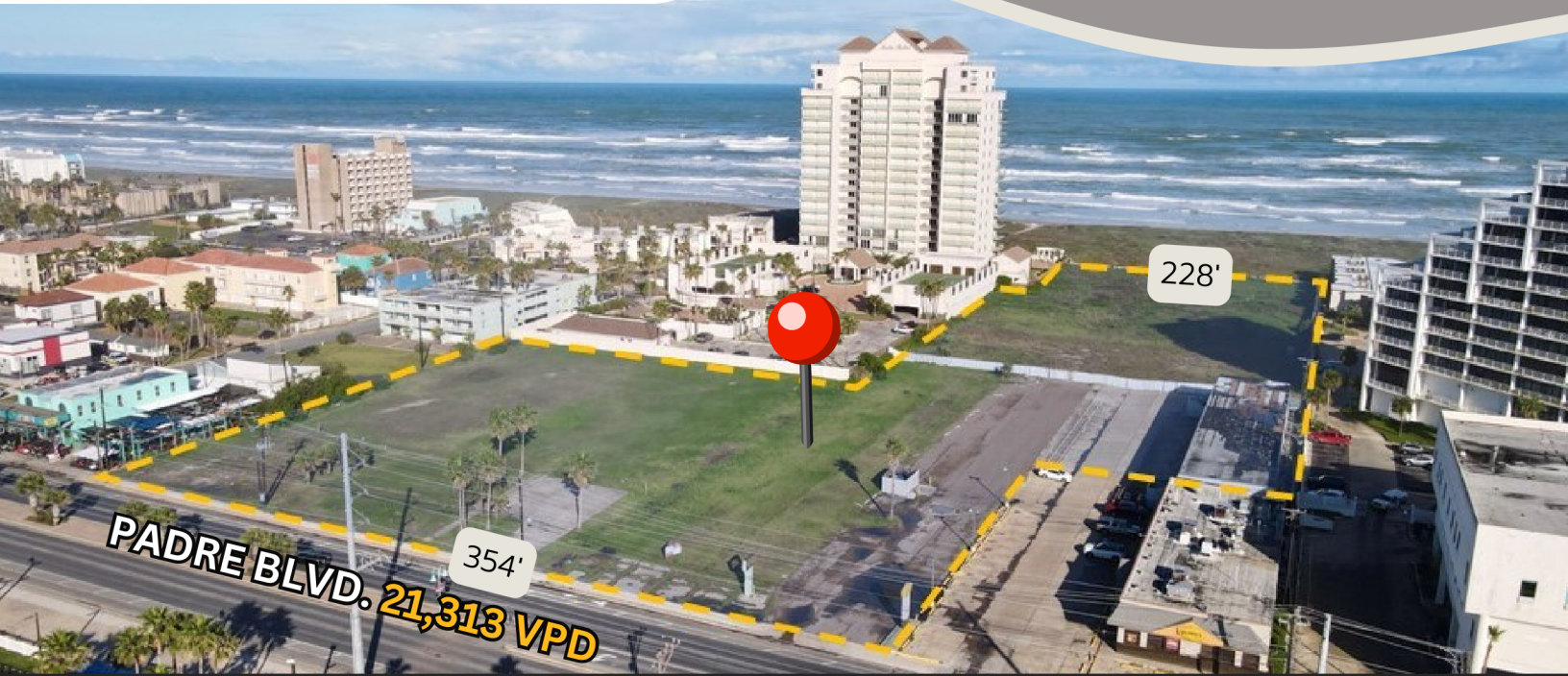


# South Padre Island

PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597

Lots: 2A, 2C, 2D, 4



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	839	3,196	7,366
Daytime Population	3,390	8,516	13,325
Average HH Income	\$122,533	\$111,532	\$93,427

## FOR SALE

**\$20,000,000.00**

## AVAILABLE

**6.72 AC**

## PROPERTY HIGHLIGHTS

- Approx. 6.72 AC
- Beach Front Access
- High Traffic Area
- Popular Vacation & Resort Destination
- Walking Distance to Various Retailers, Restaurants, and Tourist Attractions
- 5-min Drive from Schlitterbahn Waterpark, & Isla Blanca Beach

## TRAFFIC COUNTS

**Padre Blvd.:** 21,313 VPD  
**E. Harbor St.:** 1,445 VPD  
 (TXDOT)

## AREA RETAILERS



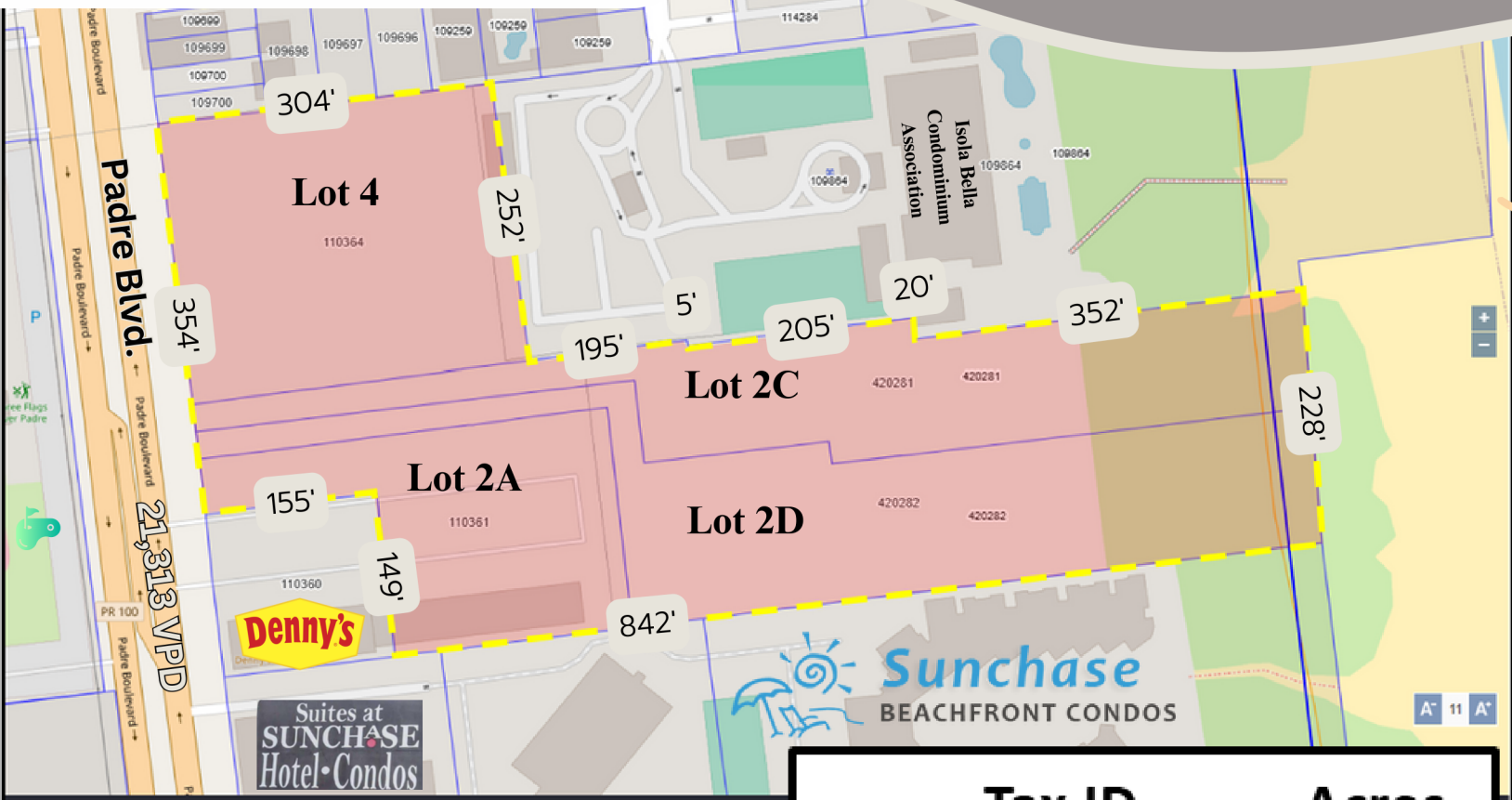
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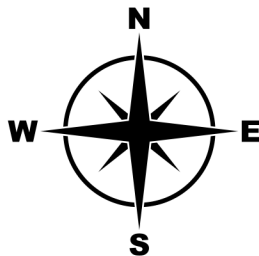
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- All four lots must be purchased as one. Not for individual sale.



Tax ID	Acres
Lot 4 – 110364 –	1.75
Lot 2C – 110361 –	1.18
Lot 2D – 420282 –	2.22
Lot 2A – 420281 –	1.58
<b>Total</b>	<b>6.73</b>



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Lots: 2A, 2C, 2D, 4

PADRE BLVD. 21,313 VPD



- A truly last-of-its-kind beach front property with just about 354 SF of frontage access and over 228 SF of beach front access.
- Property within walking distance to retailers such as Denny's, McDonalds, and CVS and is right across from the SPI Island Fun Park.



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GULF OF MEXICO 



- A one-of-a-kind opportunity to acquire beach front property in a high traffic area of South Padre Island; a popular vacation and resort destination with a 34-mile coast line and various tourist spots including wind, water, and land recreational activities, an entertainment district, local restaurants, and hotels.
- A second SPI causeway project, SH 104, has gained approval from the Texas Transportation Commission, allowing for increased funding sources to expedite development and construction between FM 106 and Park Road 100, with environmental clearance anticipated by fall 2026 and potential construction starting in 2029.



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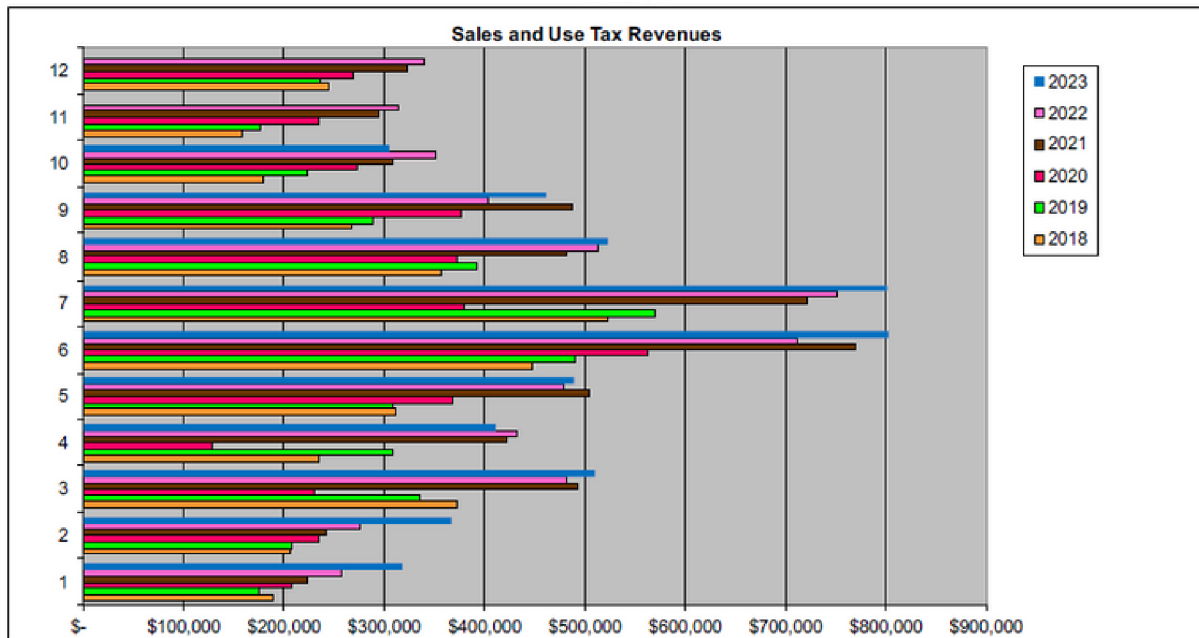
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South Padre Island Sales and Use Tax Revenues							
	2018	2019	2020	2021	2022	2023	
January	\$ 190,422	\$ 175,596	\$ 207,167	\$ 223,339	\$ 258,734	\$ 318,511	23.10
February	206,130	207,214	235,373	241,316	275,043	367,695	33.69
March	372,025	335,634	230,459	494,628	482,644	509,964	5.66
April	235,839	308,112	127,981	422,700	432,289	410,613	(5.01)
May	311,590	308,505	368,630	505,501	479,000	489,052	2.10
June	448,195	490,070	562,527	769,966	712,496	803,116	12.72
July	523,677	569,913	380,495	722,161	751,282	801,686	6.71
August	356,980	392,292	372,290	482,858	513,627	523,405	1.90
September	267,254	288,079	376,880	487,213	405,112	461,251	13.86
October	180,060	224,079	273,111	308,907	351,231	305,310	(13.07)
November	159,287	177,006	234,603	293,743	315,486		
December	245,571	236,658	268,826	322,798	338,890		
<b>Total</b>	<b>\$ 3,497,030</b>	<b>\$ 3,713,158</b>	<b>\$ 3,638,342</b>	<b>\$ 5,275,130</b>	<b>\$ 5,315,834</b>		

NOTE: Percentages of change March vs. April each year are principally the result of the month in which Easter falls. Amounts reported in January are based on January sales, for example, even though reported by the State and received by South Padre Island in March.



source: [www.southpadreislandedc.com](http://www.southpadreislandedc.com)



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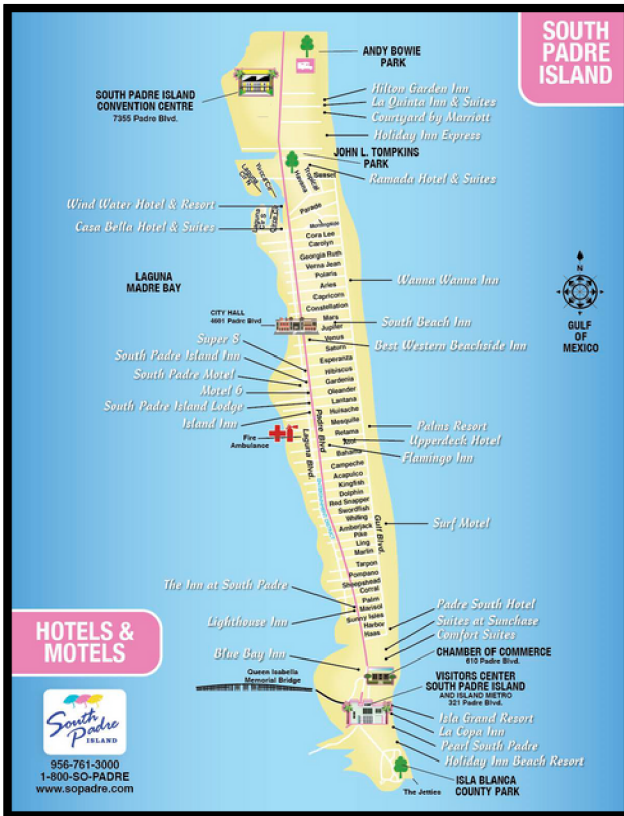
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- According to the Resort Market Analysis by Aaron Economic Consulting, SPI sees just over 4.3 million visits a year.
- The RGV has been one of the fastest growing areas in the nation, with a 63 percent increase in population since 1990
- Top Ranked Destination: Has been listed in, and received multiple awards and high rankings for top vacation destinations to visit.
- South Padre Island, TX is located at the eastern edge of Cameron County in the growing Rio Grande Valley of Texas.
- The RGV consists of four counties: Starr, Hidalgo, Willacy and Cameron.



Distance to Major Cities	
Monterrey	225 miles
San Antonio	285 miles
Austin	340 miles
Houston	367 miles
Tampico	336 miles
Dallas	531 miles
Mexico City	666 miles
El Paso	815 miles



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- The **UTRGV Coastal Studies Lab (CSL)** is an **educational, research, and public service** facility that partakes in providing community outreach to coastal and marine concerns.
- The lab is an active member of **the Sea Turtle Stranding and Salvage Network** and is the **Port Isabel Regional Headquarters for the Texas Marine Mammal Stranding Network**.
- **CSL** is currently undergoing an **innovative renovation** that will transform their **museum** into an engaging and creative atmosphere for visitors.



- **Sea Turtle Inc.** is a **non-profit rescue, rehab, and release** organization that focuses on education, and conservation efforts for all marine turtle species.
- In **1977**, former pilot **Ila Fox Loetscher** officially founded **Sea Turtle, Inc. (STI)**, receiving recognition on shows like **The Tonight Show and The Late Show**.
- Despite Loetscher's passing in 2000, her legacy thrives through **STI**. The organization has **expanded**, opening an **education center in 2018** and currently fundraising for a **world-class sea turtle hospital at its original location**.



- **Clayton's Beach Bar & Grill** is a very popular beach bar and event venue in SPI and is the **largest beach bar on the Texas Coast**.
- With SPI's 35-year tradition as the **#1 destination in the US for Spring Break**, Clayton's holds one of the most **anticipated concert line-ups** during this time, which have included artists like **Post Malone, J. Cole**, and is hosting **Steve Aoki** for the upcoming year.
- With **events and concerts year-round**, Clayton's is one of SPI's **largest visitor attractors**.



- The **SpaceX Boca Chica launch site**, just across the bay, gives SPI a front seat view to **test launchings and rocket history** being made. **Visitors and residents can spectate** launches from Isla Blanca Park, excursions, or right from their hotel view.



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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	1,014	3,886	8,851
2020 Total Population	817	3,165	7,175
2020 Group Quarters	4	11	19
2023 Total Population	839	3,196	7,366
2023 Group Quarters	4	11	19
2028 Total Population	809	3,149	7,348
2023-2028 Annual Rate	-0.73%	-0.30%	-0.05%
2023 Total Daytime Population	3,390	8,516	13,325
Workers	2,979	6,787	8,920
Residents	411	1,729	4,405
<b>Household Summary</b>			
2010 Households	552	1,751	3,572
2010 Average Household Size	1.84	2.22	2.48
2020 Total Households	433	1,402	3,010
2020 Average Household Size	1.88	2.25	2.38
2023 Households	437	1,415	3,045
2023 Average Household Size	1.91	2.25	2.41
2028 Households	427	1,408	3,069
2028 Average Household Size	1.89	2.23	2.39
2023-2028 Annual Rate	-0.46%	-0.10%	0.16%
2010 Families	337	1,091	2,387
2010 Average Family Size	2.25	2.71	3.00
2023 Families	254	847	1,963
2023 Average Family Size	2.42	2.84	3.01
2028 Families	248	844	1,981
2028 Average Family Size	2.38	2.81	2.97
2023-2028 Annual Rate	-0.48%	-0.07%	0.18%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,075	5,852	8,919
Owner Occupied Housing Units	13.1%	21.4%	26.5%
Renter Occupied Housing Units	4.7%	8.8%	13.1%
Vacant Housing Units	82.2%	69.8%	60.4%
2010 Housing Units	3,640	6,868	10,303
Owner Occupied Housing Units	10.9%	17.3%	22.1%
Renter Occupied Housing Units	4.3%	8.2%	12.5%
Vacant Housing Units	84.8%	74.5%	65.3%
2020 Housing Units	3,042	5,761	8,812
Owner Occupied Housing Units	9.1%	15.1%	20.3%
Renter Occupied Housing Units	5.1%	9.3%	13.9%
Vacant Housing Units	78.5%	75.4%	65.8%
2023 Housing Units	3,049	5,773	8,842
Owner Occupied Housing Units	9.9%	16.8%	23.3%
Renter Occupied Housing Units	4.4%	7.8%	11.2%
Vacant Housing Units	85.7%	75.5%	65.6%
2028 Housing Units	3,030	5,753	8,848
Owner Occupied Housing Units	9.9%	16.9%	23.7%
Renter Occupied Housing Units	4.2%	7.5%	11.0%
Vacant Housing Units	85.9%	75.5%	65.3%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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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.

### 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.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date