



TIRZ #4 North Beach Projects in Process

May 12, 2026

Las Casitas Del Mar

Project Update

Address	4606 Gulfbreeze Blvd, Corpus Christi, TX 78402
Description	Project includes the construction of 14 new multi family units for rental.
Project Update	<p>Developer is in the process of rebidding materials for the project. Utility rough-ins and connections have been secured for the site. The developer is also working on the installation of concrete driveways from the street to the development.</p> <p>In addition, the developer is coordinating with the City's Engineering Department to utilize excess soil from other North Beach projects. This approach would allow usable material to be redistributed within North Beach rather than being hauled off site.</p>
Approved Incentive	North Beach Living Initiative Program- \$140,000 Project Specific Development Program- \$229,883
Completion Date	July 31, 2027



North Beach History Plaza

Project Update

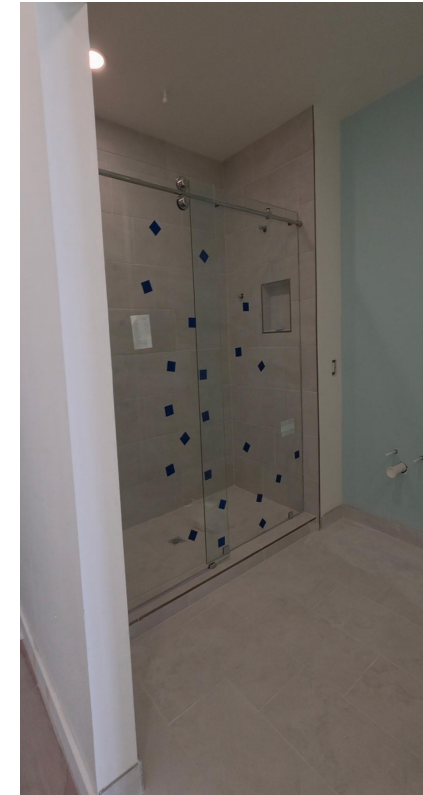
Address	2892 N Shoreline Blvd, Corpus Christi, TX 78402
Description	Project includes entryway monument signage, shade structures, and site lighting.
Project Update	The Parks and Recreation Department has engaged Gignac Architect engineering firm. The project is currently at 90% design.
Approved TIRZ Funding	\$200,000
Completion Date	FY 2027



Double Tree by Hilton

Project Update

Address	3200 Surfside Blvd, Corpus Christi, TX 78402
Description	Project includes converting a large meeting room into six luxury suites, including one presidential suite, building a new concrete parking lot with at least 10 spaces and replacing 45 existing balcony doors with upgraded hurricane rated sliding doors.
Project Update	Developer has completed all major interior construction, including texturing, painting, flooring, plumbing, and electrical work, along with bathroom renovations and shower glass installations. The remaining scope primarily consists of final finish-out items, including chandelier lighting installation, furniture and fixture placement, and carpeting installation.
Approved Incentive	North Beach Property Improvement Program- \$398,970
Completion Date	December 31, 2026





Thank you!