

SOUTH PADRE ISLAND PROPERTY

N PADRE BLVD/ STATE PARK RD 100

1100, 1200 & 1212 PADRE BLVD
SOUTH PADRE ISLAND, TX 78597



DEMOGRAPHICS

	5 Min.	10 Min.	15 Min.
2021 Population	2,142	8,527	12,257
Daytime Population	5,296	11,700	14,519
Average HH Income	\$97,441	\$77,343	\$69,521

FOR SALE

\$5,500,000

AVAILABLE

Lot 1: 0.54 Acres

Lot 2A: 1.18 Acres

Lot 4: 1.75 Acres

****Not sold Separately****

PROPERTY HIGHLIGHTS

- Located on Padre Blvd. just North of the Causeway entrance
- Surrounded by hotels and a variety of retailers
- Great Tourist Destination
- 3.47 Ac for Sale

TRAFFIC COUNTS

Padre Blvd: 18,308 VPD

Queen Isabella Causeway: 19,378 VPD

TXDOT 2021

AREA RETAILERS



Sergio Adame, CCIM
sergio@apirealtor.com
956.412.1412

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API REAL ESTATE
Commercial • Residential • Industrial • Property Management

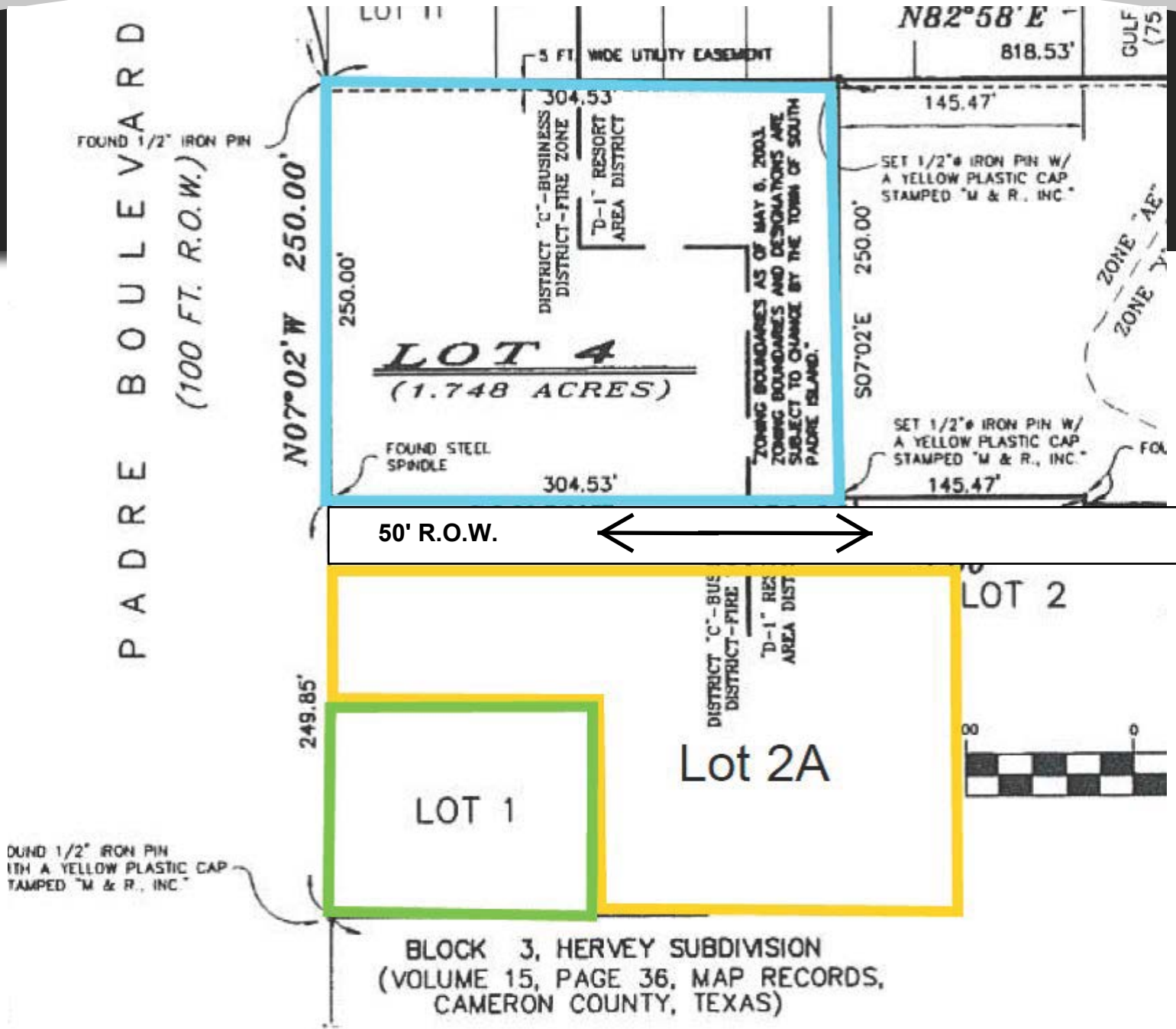
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	5 minutes	10 minutes	15 minutes
Population Summary			
2000 Total Population	2,022	7,808	9,907
2010 Total Population	2,070	7,767	11,356
2021 Total Population	2,142	8,527	12,257
2021 Group Quarters	0	7	7
2026 Total Population	2,282	9,000	12,808
2021-2026 Annual Rate	1.27%	1.09%	0.88%
2021 Total Daytime Population	5,296	11,700	14,519
Workers	4,143	6,539	7,023
Residents	1,153	5,161	7,496
Household Summary			
2000 Households	965	3,205	3,753
2000 Average Household Size	2.09	2.43	2.64
2010 Households	971	3,167	4,142
2010 Average Household Size	2.13	2.45	2.74
2021 Households	1,013	3,474	4,506
2021 Average Household Size	2.11	2.45	2.72
2026 Households	1,082	3,683	4,739
2026 Average Household Size	2.11	2.44	2.70
2021-2026 Annual Rate	1.33%	1.18%	1.01%
2010 Families	593	2,100	2,912
2010 Average Family Size	2.61	2.97	3.26
2021 Families	606	2,275	3,129
2021 Average Family Size	2.61	3.00	3.25
2026 Families	644	2,399	3,270
2026 Average Family Size	2.60	2.99	3.24
2021-2026 Annual Rate	1.22%	1.07%	0.89%
Housing Unit Summary			
2000 Housing Units	4,480	8,209	8,803
Owner Occupied Housing Units	15.8%	26.0%	27.8%
Renter Occupied Housing Units	5.7%	13.0%	14.8%
Vacant Housing Units	78.5%	61.0%	57.4%
2010 Housing Units	5,301	9,412	10,488
Owner Occupied Housing Units	13.1%	21.6%	23.6%
Renter Occupied Housing Units	5.3%	12.1%	15.9%
Vacant Housing Units	81.7%	66.4%	60.5%
2021 Housing Units	5,550	10,087	11,249
Owner Occupied Housing Units	12.5%	21.1%	22.9%
Renter Occupied Housing Units	5.7%	13.4%	17.2%
Vacant Housing Units	81.7%	65.6%	59.9%
2026 Housing Units	5,680	10,415	11,612
Owner Occupied Housing Units	13.5%	22.4%	24.2%
Renter Occupied Housing Units	5.6%	12.9%	16.6%
Vacant Housing Units	81.0%	64.6%	59.2%
Median Household Income			
2021	\$51,580	\$43,484	\$38,567
2026	\$57,088	\$47,860	\$42,977
Median Home Value			
2021	\$399,342	\$332,680	\$295,679
2026	\$455,556	\$402,026	\$381,002
Per Capita Income			
2021	\$48,725	\$31,551	\$25,736
2026	\$56,009	\$35,896	\$29,440
Median Age			
2010	57.3	46.6	39.3
2021	61.9	49.5	41.6
2026	63.5	50.8	43.1



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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.

API Real Estate	534881	info@apire.us	956.412.1412
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apire.us	956.412.1412
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