

NORTH PADRE ISLAND is at the heart of a \$1.5 billion commercial and residential development, an area gaining significant value. Located on th Texas Gulf Coast, major mix-use projects will include a marina, hotels, restaurants, boat dry storage, and various other amenities.

Area attractions:

- Beach, with warm summers and mild winters offering the opportunity to enjoy the beach all year-round.

- **Fishing**, Redfish (Red Drum), Speckled Trout, Flounder, Black Drum, Sheephead, Kingfish, Spanish Mackerel, Shark, Tarpon, Snook, Mahi Mahi, Red Snapper among others.
- Wind, fairly constant wind throughout the year (10 to 14 mph), with the windiest months typically being March and April, ideal for wind sports like sailing, kit boarding and windsurfing.

NPI is just 10 minutes from Corpus Christi, Texas

North Padre Island Median Home Price

 2014
 \$203,000

 2015
 \$210,000

 2016
 \$212,445

 2017
 \$265,250

 2018
 \$268,500

 2019
 \$262,650

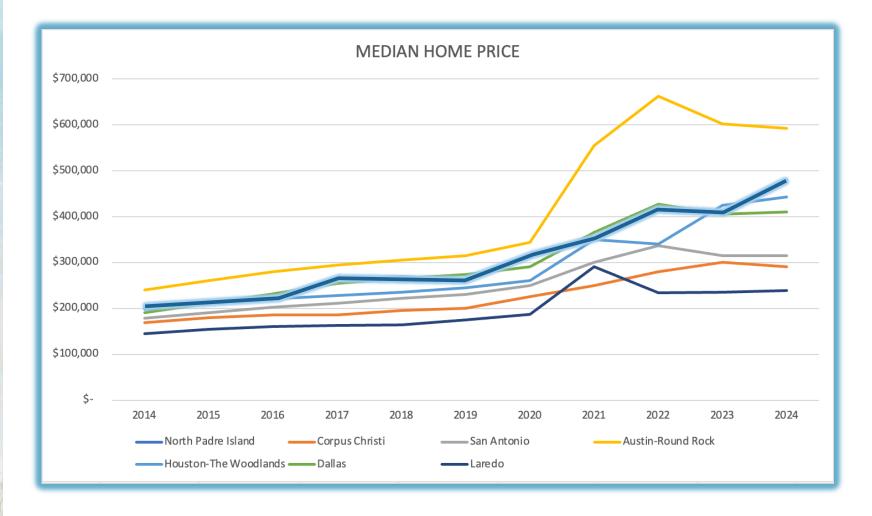
 2020
 \$315,000

 2021
 \$355,000

 2022
 \$420,000

 2023
 \$410,000

 2024
 \$480,000

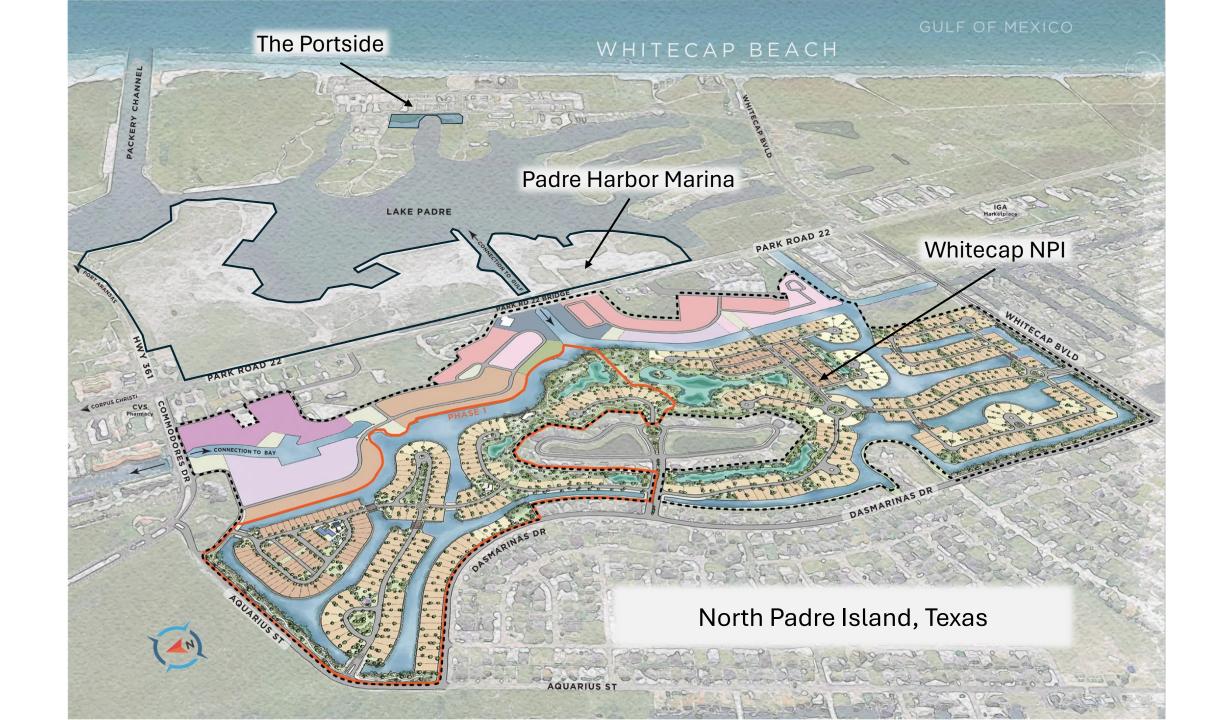






Developments on the island:

- The Portside Coastal community, homesites from \$160k to \$445k, houses from \$650k to \$1M+ Preliminary work completed, ready to build.
- Padre Harbor Marina
 Mix-use premier marina project, homesites and houses prices not published
 Preliminary work in progress, not completed.
- Whitecap Preserve
 Commercial and residential project, homesites will start around \$300k+, houses \$1.5 to \$2M+
 Preliminary work in progress, not completed.

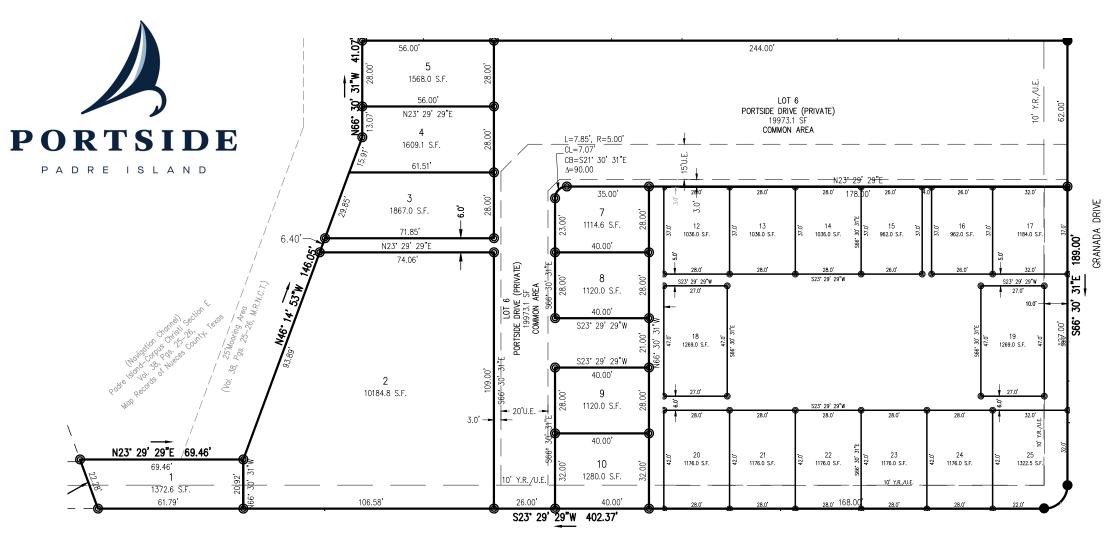








THE PORTSIDE – PHASES 2 & 3









MASTER PLAN INCLUDES

- Full service Marina & Drystack Boat Storage
- Class A Apartment Community located on the promenade
- Canal Walk including Restaurants & Entertainment
- Public Areas for outdoor events and gatherings
- Resort Hotel including Event Center
- The Cove Residential District with Townhomes & Condominiums
- Cove Shops to include Retail & Grocery
- Channel Side Residential A gated community



INFRASTRUCTURE COMPLETION 2ND QTR 2023

Streets
Underground Utilities
Canal, Seagate, & Bulkhead Cap
Misc. Costs - Streets & Utilities

Total Cost - \$11,455,739

Total Projected Cost \$707,988,578

PHASE I | YEAR 1

PROJECTED 5 YEAR BUILDOUT

Drystack & Storage
Marina Retail
Phase I Marina Slips & Fuel Dock
Apartments - Phase I
Resort Hotel
Canal Retail
Canal Residential for Sale
Boardwalk
Golf Cart & Pedestrian Bridge

Projected \$188,433,439

PHASE II | YEAR 5 |

PROJECTED 3 YEAR BUILDOUT Canal Residential for Sale Canal Retail II Parking Garages

Projected \$78,180,000

PHASE III | YEAR 3 |

PROJECTED 5 YEAR BUILDOUT

Cove - Multi Family for Sale Apartments - Phase 2

Projected \$196,210,000

PHASE IV | YEAR 3 |

5-7 YEAR BUILDOUT

Channelside - Townhouses Channelside - Single Family Channelside - Retail Cove | Channelside Infrastructure

Projected \$172,504,400

PHASE V | YEAR 7 |

5 YEAR BUILDOUT Cove Shops Cove Grocery Cove Hotel

Projected \$61,205,000



WHITECAP PRESERVE Conceptual Master Plan - March 2022





WHITECAP PRESERVE



Conclusion:

North Padre Island is positioned for substantial growth in the coming years, with its commercial sector expanding through the addition of new stores and restaurants that will enhance the local atmosphere. The hospitality industry will also see significant growth, offering new short-term rental units, hotels, and world-class amenities such as a marina and dry stack boat storage. These developments will firmly establish North Padre Island as a top vacation destination in Texas.

The Portside Portsidepadreisland.com

