dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting

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LANTANA SQUARE INDUSTRIAL FLEX PARK & OFFICES

2209 N Padre Island Dr | Corpus Christi, TX 784108



FOR LEASE

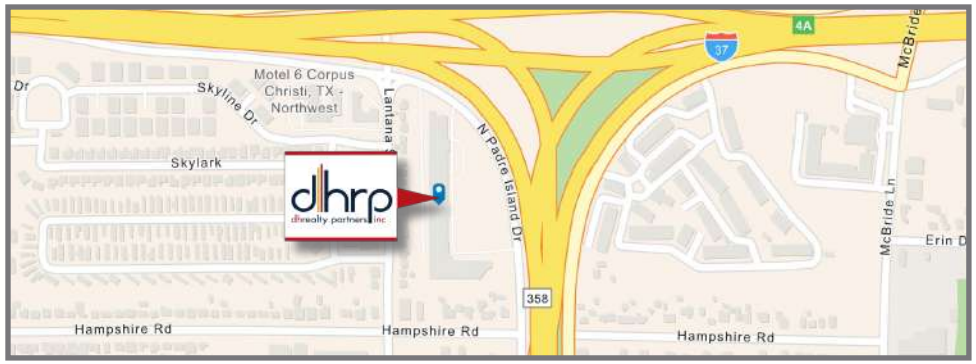
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HIGHLIGHTS

- **Roll-up doors can be added for suites around 3,000 SF if needed**
- Ideal for industrial flex, contractor, warehouse, and service users
- Build-to-suit and customizable floor plans available
- Tenant improvement packages available, including flooring, paint & basic build-out
- Vacant land can accommodate contractor yard, equipment laydown, overflow parking, or outdoor sales use
- Excellent visibility and high traffic along I-37 frontage road

DESCRIPTION

Lantana Square offers flexible industrial space suited for contractors, service businesses, warehouse users, and light industrial operations. Suites can be customized with flexible layouts, build-to-suit options, and tenant improvements such as flooring, paint, and basic build-out (subject to lease terms). Roll-up doors can be added for approximately 3,000 SF users if needed, and the site also offers potential exterior storage and yard space. Located along the I-37 frontage road, the property benefits from strong visibility and convenient access for businesses serving Corpus Christi and the surrounding South Texas markets.

BUILDING SIZE
± 80,743 SF

LAND SIZE
±8.46 AC

ZONING
B-4

AVAILABLE SPACE
S – 4,800 SF
Y – 4,260 SF
AB – 7,331 SF
I-A – 1,100 SF
AA-W – 435 SF
M – 4,054 SF
J - 2,240 SF (Available Jan 1.)

LEASE RATE
$9/SF/YR + NNN

LEASE TERM
3-5 Years

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PHOTOGRAPHY









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SUITE WALKTHROUGHS



SUITE AA-W:
https://my.matterport.com/show/?m=MQi1LaQb1tX



SUITE AB:
https://my.matterport.com/show/?m=S1a9sutWv7T



SUITE S:
https://my.matterport.com/show/?m=TY67wXvWq96



SUITE Y:
https://my.matterport.com/show/?m=RbAv2aHSZoH

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SUITE AC









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SUITE AB









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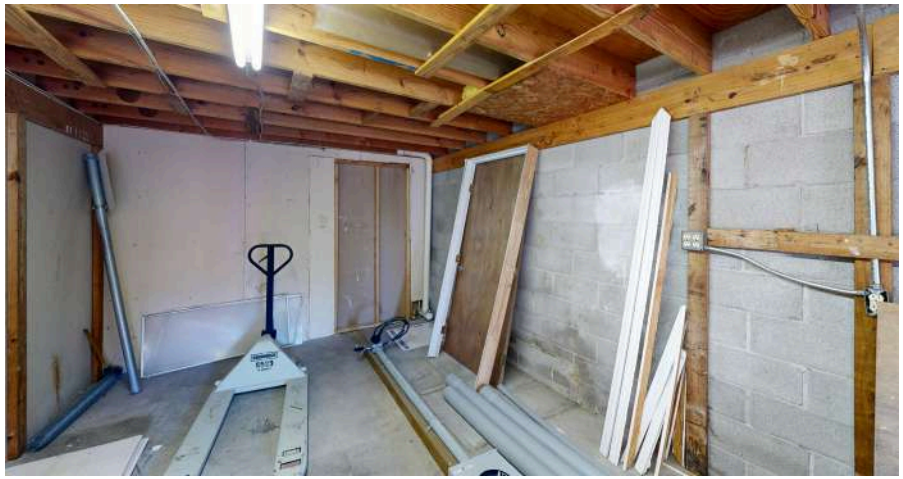
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SUITE AA-W









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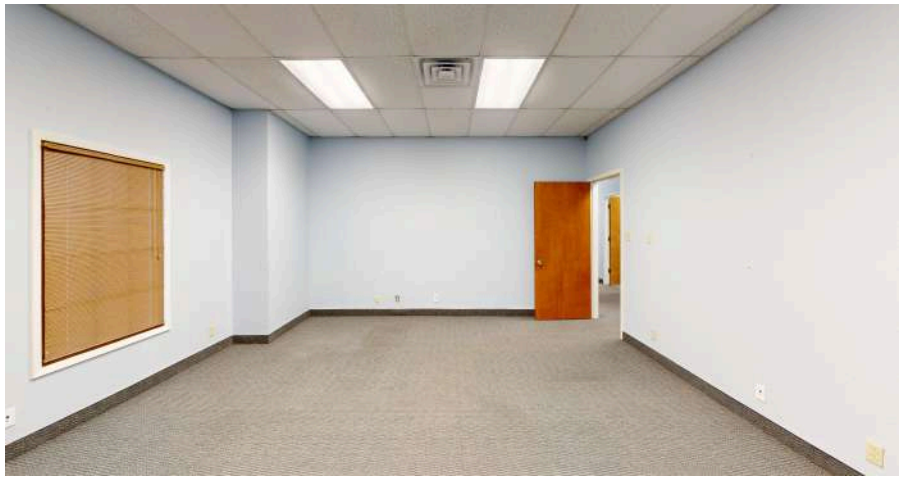
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SUITE S









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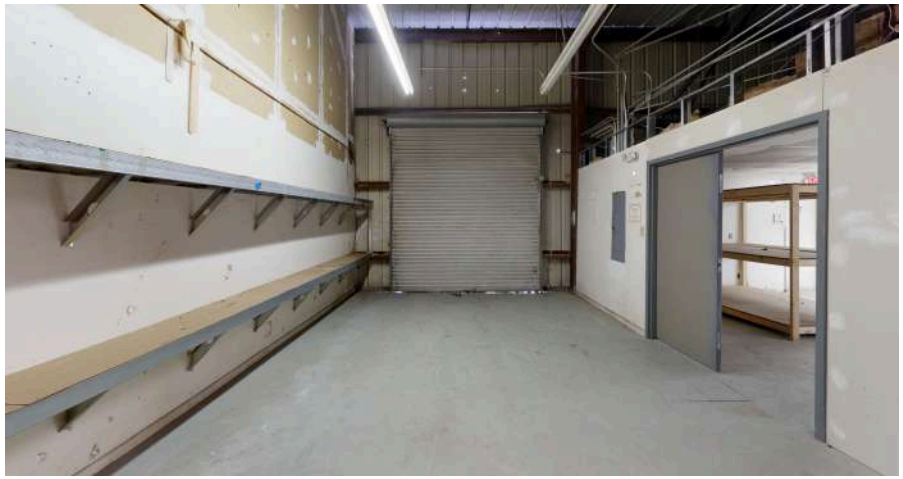
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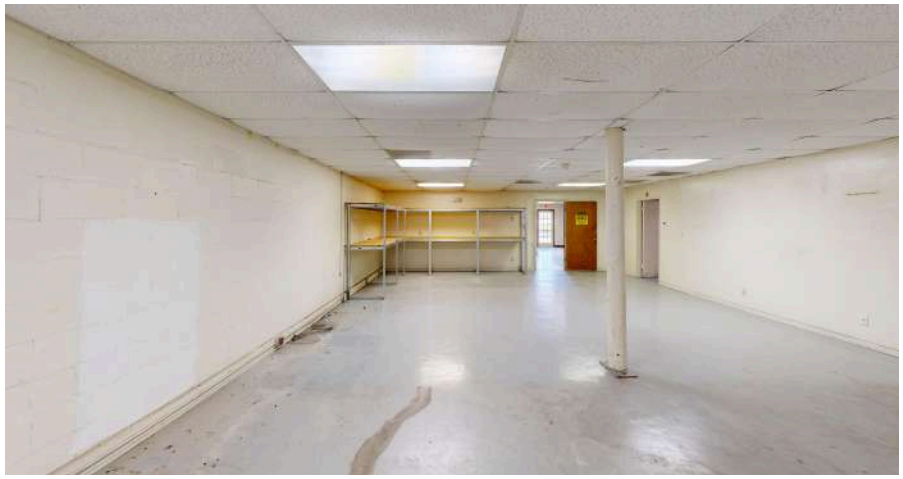
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SUITE Y









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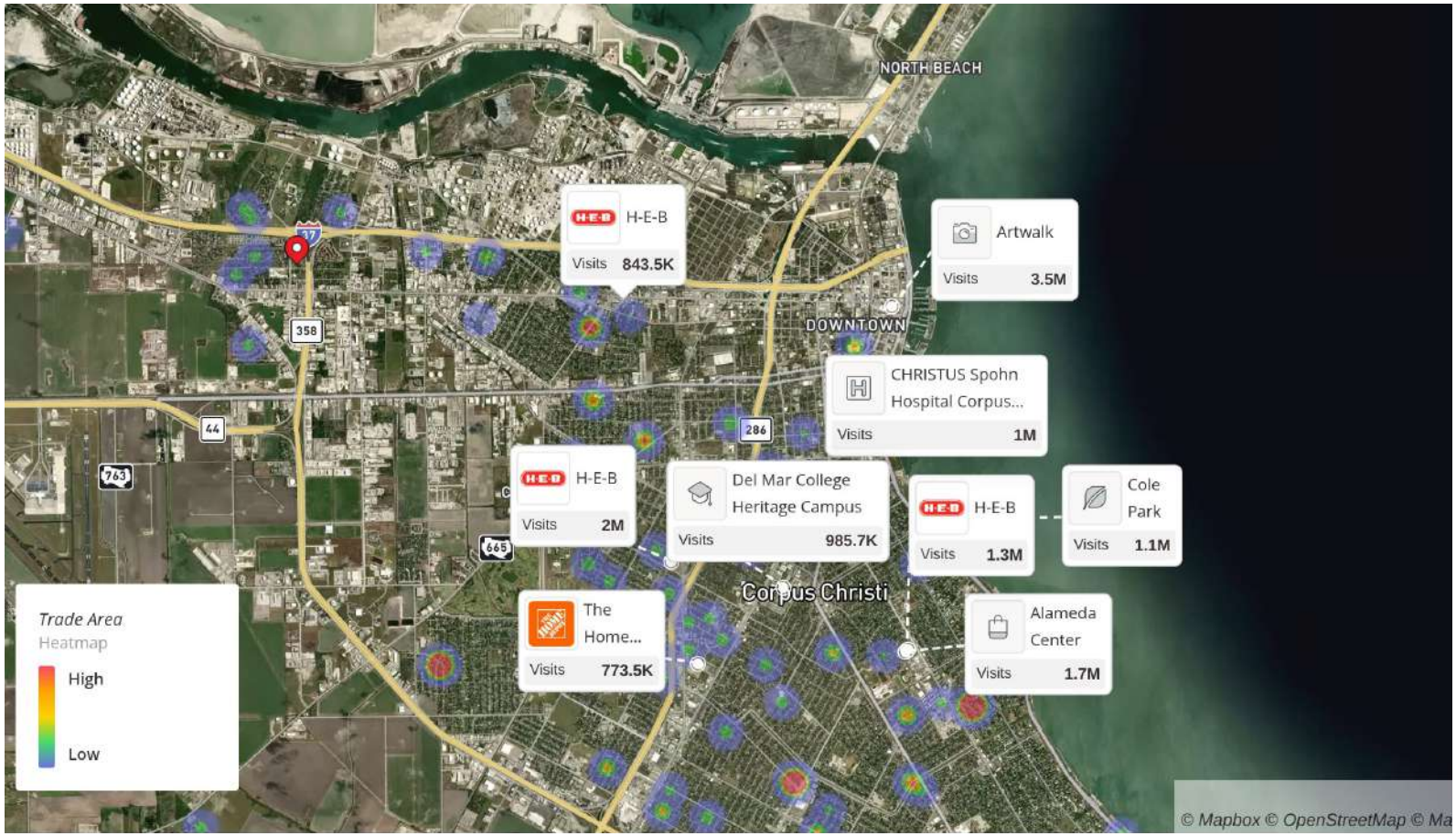
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TOP NEARBY DESTINATIONS

Placer.ai



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TRAFFIC VOLUME

Placer.ai



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DEMOGRAPHICS

Placer.ai

	1 Mile		3 Mile		5 Mile	
Overview						
Population	4,975		15,423		63,073	
Households	1,920		5,530		22,192	
Persons per Household	2.56	100	2.73	107	2.72	107
Household Median Income	$43,425.24	55	$44,295.55	56	$41,944.65	53
Household Median Disposable Income	$39,402.79	57	$40,174.53	59	$38,025.97	55
Household Median Discretionary Income	$22,643.15	44	$24,570.01	48	$23,101.3	45
Average Income Per Person	$19,614.44	45	$19,402.97	45	$20,206.86	47
Median Rent	$833.82	59	$902.59	64	$974.29	69
Median House Value	$95,652.17	25	$96,587.3	25	$105,148.2	28

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

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Corpus Christi

And The Coastal Bend Region

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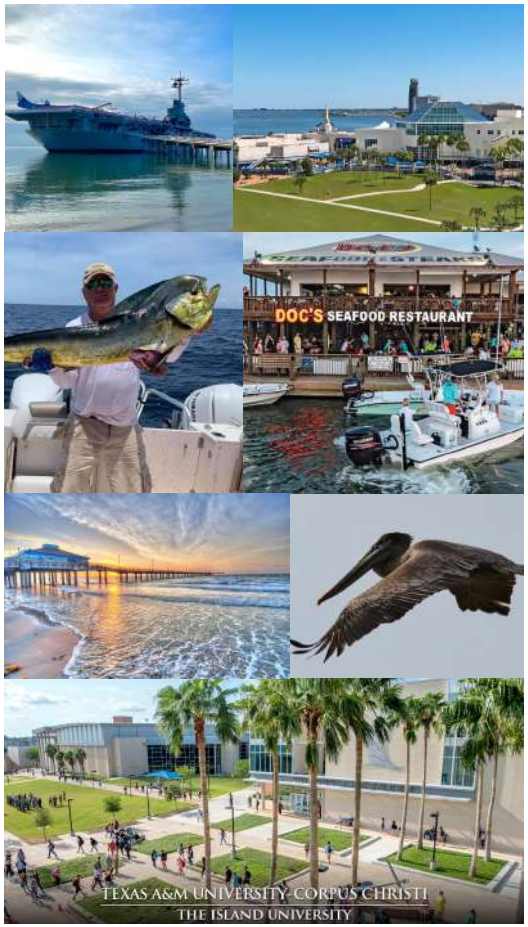
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CORPUS CHRISTI KEY ASSETS FOR BUSINESS DEVELOPMENT

- **Port of Corpus Christi** and the La Quinta Trade Gateway. The Port offers deepwater port facilities for bulk liquid and dry cargo as well as agricultural products.
- **Foreign Trade Zone 122**. The FTZ was the first in the continental U.S. to have oil refinery subzones and is one of the largest FTZs in the nation, encompassing 24,000 acres.
- **Strategic location** for North and South America as well as the Panama Canal.
- **Low cost of doing business**. Forbes ranked Corpus Christi 46th out of the 200 large metropolitan areas for low costs of doing business. Moody's Economy.com ranked Corpus Christi in best 30% for low costs.
- Highly **skilled workforce** in petrochemicals, heavy fabrication, water transport, aerospace, and marine research.
- **Low workforce costs**. Moody's Economy.com ranked Corpus Christi in the top 20% of metropolitan areas for low workforce costs.
- **International airport** with the adjacent **Corpus Christi International Business Center** which provides 50 acres for aviation-related or dependent businesses. An additional 200 acres are also available. Five airlines provide service to national business centers.
- **Joe Fulton International Trade Corridor** with over 1,000 acres of land for industrial development with deepwater port access along with three Class I railroads.
- **Logistics options**. Three Class I railroads, deepwater port, air transport, and highway. Connections to the nation and world.
- **Ample land** for development. This includes large parcels with significant incentives.
- **Low office rents**. Moody's Economy.com indicates that Corpus Christi has the lowest office rents of any metropolitan area in the nation.
- **Abundant energy resources** including electric, natural gas, and coal/ petcoke.
- **Strong, growing aerospace sector.** Over 4,300 are employed in this sector and growing.
- **Diverse population, workforce and culture**. Multiple ethnicities and proud cultures reflect the global orientation of Corpus Christi.
- **Texas A&M University – Corpus Christi**. Offering Engineering Degrees and a variety of other four year degrees supporting industry.
- **Del Mar College.** Three campuses in Corpus Christi one of which focuses on serving the business community with training and advanced workplace skills education.
- **Harte Research Institute** for Gulf of Mexico Studies. A leading research organization focused on the environmental and related social issues of the Gulf of Mexico.
- **Affordable cost of living**. The median price of an existing home in Corpus Christi is 60% of the national level according to the National Association of REALTORS®.
- **Positive, progressive business climate** backed by a pro-business, "get things done" track-record.
- **Great living environment** with beaches and national seashore; world-class entertainment; professional baseball, arena football and hockey; museums; three performing arts centers; state aquarium; six major hospitals including an internationally recognized children's hospital; music from the symphony to jazz; diverse cuisine; hunting, fishing, boating, and wind-surfing; and semi-tropical weather.

Source: *Corpus Christi Regional Economic Development Corporation*

AREA ATTRACTIONS



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PORT OF CORPUS CHRISTI

The Port of Corpus Christi has been in operation since 1926 and has since become the largest port in the United States, based on total revenue tonnage, and the nation's largest energy export gateway. The Port boasts a 54-foot-deep channel, three Class I railroads – BNSF, KCS, and UP – and a location adjacent to connecting Texas highways Interstate 37 and Highway 181. With all these assets at our disposal, our mission is and always will be to leverage commerce to drive prosperity for Corpus Christi and the coastal bend.

Job Creation & Economic Growth | **Educational & Workforce Development** | **Environmental Stewardship & Sustainability**

Our Economic Impact

Economic activity continues to grow on a local and national level, bringing in new businesses, more jobs and new partnerships.

Total Economic Activity *(2018)*

$150B for the U.S.

$17B for Texas

$3B for Corpus Christi

Barrels of Crude Oil *(2018 vs 2019)*

314M Barrels in 2018

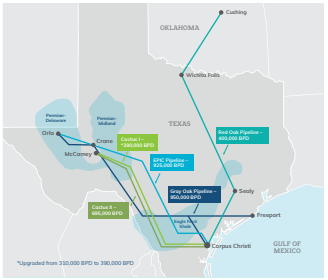
403M Barrels in 2019

$0 Tax Revenue Assessed by Port of Corpus Christi*

*The Port of Corpus Christi does not impose taxes—the only Texas Port who doesn't exercise taxing authority. In addition, earnings are reinvested into the community.

New Pipeline Connections Mean More Opportunity for Texas

With a total new pipeline capacity of 2.7 million BPD from the Permian Basin and 400,000 BPD from Cushing to Corpus Christi, these connections will yield major opportunities for crude oil exports.



Maintaining Our Values in Education and Workforce Development

The Port of Corpus Christi recruits, develops and retains a high-performing, diverse talent while fostering a healthy, safe, environmentally sustainable and productive work culture.

In the Coastal Bend

The Port accounts for **1 in 3 Jobs**

There are over **90,000** Port-Related Jobs

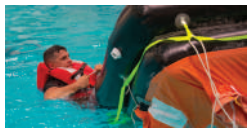
Personal income is estimated at **$4.5 Billion**

Educational Opportunities

The Port of Corpus Christi works to prepare future emergency responders and management professionals via support for programs such as the Texas A&M University's National Spill Control School and the Del Mar College Emergency Management Program.

Supported by a $25K donation from the Port of Corpus Christi, and led by Russell Pickering, Operations Manager and Chairman of the Maritime Advisory Committee, the Del Mar College Maritime Program provides U.S. Coast Guard mandated training, including:

- Basic Fire Fighting
- Personal Survival Techniques
- Personal Safety & Social Responsibility
- First Aid/CPR





Environmental Stewardship

The Port of Corpus Christi's sustainability programs enable us to continually improve our environmental performance and leadership.

Did You Know?
The Texas State Aquarium draws water for its exhibits directly from the Corpus Christi Ship Channel.

Environmental Milestones

- In 2019, the Port of Corpus Christi completed a Port-wide emission inventory and developed a Clean Fleet program by which it will begin converting the remainder of the Port fleet to low-emission vehicles. This will be completed by 2023.
- 100% of electricity has been purchased from renewable energy sources since 2017.

Corporate Social Responsibility

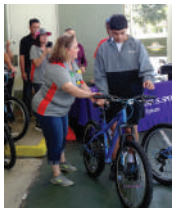
Giving Back to Our Community

The Port of Corpus Christi volunteers—known as the Port Energy Crew—are passionately committed to community outreach, schools and education, and environmental sustainability.

1,075 Total Port Energy Crew Volunteer Hours in 2019







Source: *Port of Corpus Christi*

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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78401

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____