

FOR SALE

±13.82 ACRES AVAILABLE

Lots of Amenities Accessible:

- Bird Watching
- Fishing
- Boat Ramp
- Beach
- Possible In-shore & Off-shore Charters
- Front Row Seat to Boat Traffic



145 Zahn Road | Corpus Christi, TX 78418

Scott Cummings

210.838.6545

Scummings@naexcel.com

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY

Call for Price

SALE PRICE

±13.82 AC

TOTAL ACRES

- Zoned RM-AT/IO
- Utilities along Zahn Rd
- Complimentary amenities maintained by others

Prime Coastal Development Opportunity

- ±13.82 acres of residential land on North Padre Island
- Corner lot ideally positioned along Zahn Road with convenient access to Hwy 361
- Rare large-acreage tract in a rapidly growing coastal market

Unmatched Location Near Whitecap Beach

- Minutes from Whitecap Beach & just a few seconds from Packery Channel
- Direct access to both Gulf beaches and Corpus Christi Bay
- Surrounded by established and emerging residential communities

Positioned Within a High-Growth Corridor

- Located adjacent to major planned waterfront developments, including the Lake Padre mixed-use project
- Over 100+ acres of nearby master-planned development underway featuring marina, retail, residential, and hospitality components (page 3)
- Infrastructure and site improvements already in progress in the surrounding area

Future Destination Environment

- Close proximity to planned Lake Padre Development, canal walk, restaurants, and entertainment districts (page 3 concept plan)
- Nearby resort-style and mixed-use developments transforming North Padre Island into a premier coastal destination
- Significant long-term upside driven by ongoing investment and development momentum

Excellent Accessibility & Visibility

- Easy access Beach and Highway 361
- Strong connectivity to Corpus Christi and regional demand drivers
- Near established retail, dining, lodging, and recreation amenities (page 5 area map)

Surrounded by Lifestyle & Recreation Amenities

- Near Bob Hall Pier, Padre Bali Park, and waterfront recreation areas
- Close to restaurants, hotels, retail centers, and everyday conveniences (page 5)
- Ideal for Resorts, multifamily, or mixed-use development

Scarce Barrier Island Land Offering

- One of the largest barrier island locations in the region
- Limited availability of developable land parcels of this size
- Positioned to capitalize on continued coastal population and tourism growth

ADDRESS	145 Zahn Road Corpus Christi, TX 78418
TOTAL ACREAGE	±13.82 Acres
APN	624129
PROPERTY TYPE	Land

Padre Island, stretching approximately 113 miles along the South Texas Gulf Coast, is the longest barrier island in the United States and one of the longest undeveloped barrier islands in the world, with the northern 70 miles protected as Padre Island National Seashore and the southern portion developed as South Padre Island.

Barrier islands are geologically dynamic landforms that migrate in response to sea level, wave energy, and sediment supply, and Padre Island moves westward toward the mainland at a rate that varies by location and time period, driven by overwash events during storms that deposit sediment on the landward side while erosion removes it from the Gulf-facing beach.

The Kemp's ridley sea turtle, the most endangered sea turtle in the world, nests almost exclusively on Padre Island and on a small stretch of Mexican coast near Tamaulipas, making Padre Island National Seashore the primary nesting habitat for a species that was reduced to fewer than 300 nesting females in 1947 and has been recovering slowly under federal protection since.

Sea level rise projections suggest that barrier islands including Padre Island will experience increased overwash frequency and accelerated migration in coming decades, with the long-term viability of both the natural seashore and South Padre Island's developed south end depending on sediment dynamics and sea level trajectories that current models can estimate but not predict precisely.



FUTURE DEVELOPMENTS IN AREA

PARTLOW PROPERTIES & INVESTMENTS



Lake Padre – Mixed Use.

This development consists of over 100 acres of waterfront development on North Padre Island near Corpus Christi. With nearly two miles of bulkhead, the opportunities for the project are endless. Hart Howerton architects have skillfully designed a mixed use, master planned development for the site. The company is currently in design for Phase I of the project.

The company has been working through the entitlement process, including fulfilling the requirements under the US Army Corps of Engineers permit. Work has now commenced on the streets and underground improvements. This project will be a true destination like no other on the Texas coast.

Click the Link Below

<https://www.partlowproperties.com/projects/lake-padre-mixed-used/>

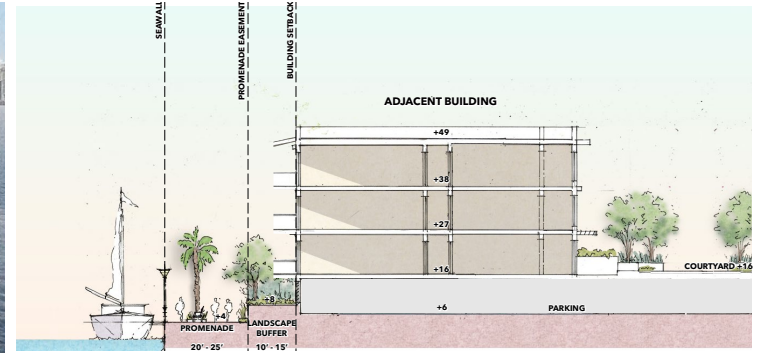
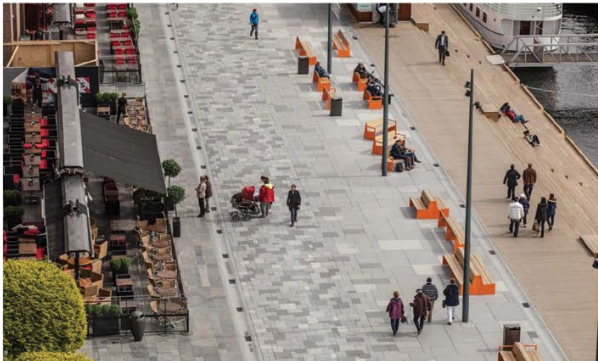


Master Plan Includes:

- 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

FUTURE DEVELOPMENTS IN AREA

PARTLOW PROPERTIES & INVESTMENTS



WHITECAP
NORTH PADRE ISLAND

Big Things Are Coming to the Island: Whitecap Preserve Unveils Exciting New Amenities

Exciting developments are underway at Whitecap Preserve, where a fresh wave of new amenities has just been unveiled—marking a major milestone in the transformation of this island destination. Whether you're planning to move in as a future resident of North Padre Island or simply visiting, there's something for everyone to enjoy.

Click the Link Below

Read Article Here: <https://www.msn.com/en-us/money/realestate/big-things-are-coming-to-the-island-whitecap-preserve-unveils-exciting-new-amenities/ar-AA1NafOP>

FUTURE DEVELOPMENTS IN AREA

Big Changes Coming to Packery Channel Nature Park

Work Underway To Living Shoreline And Boardwalk
by Jace Tunnell

Packery Channel Nature Park on is undergoing a major transformation that promises to elevate it into one of the premier coastal parks in Nueces County. Spanning 38 acres along the Packery Channel waterway, which connects the Gulf to the Upper Laguna Madre, the park sits in a uniquely dynamic coastal environment rich with wildlife and recreation opportunities.

With support from the Texas General Land Office's Coastal Management Program, Nueces County has secured grant funding to implement significant improvements focused on both public access and environmental protection. Central to the project is the construction of an elevated wooden boardwalk stretching around 3,500 feet. This feature will provide visitors with a scenic and accessible route for birding and nature walks, while minimizing impact on sensitive habitats below.

The park is also being designed with anglers in mind. A new fishing pier running parallel to Packery Channel will offer easy access to some of the area's best fishing waters. In addition, improved parking will be making it easier for visitors to access the area. The existing kayak launch will remain in place as is, keeping with the idea for folks to be able to explore the channel and surrounding ecosystems.

Environmental restoration is a key component of the project. Two types of offshore reefs are being installed to help reduce shoreline erosion while simultaneously creating valuable fish habitat. Once established, these reefs are expected to enhance local fisheries and become popular fishing spots. On land, over a thousand native plants are being installed throughout the park to strengthen upland habitats and provide critical resources for migratory birds and other wildlife.

Education and outreach are also central to the park's vision. Approximately 40



interpretive signs will be placed along the boardwalk, offering insights into local bird species, coastal vegetation, and the history of the area.

These features will support school field trips and provide meaningful learning experiences for visitors of all ages.

With additional upgrades including road repaving throughout the park, Packery Channel Nature Park is poised to become a standout destination, potentially rivaling the beloved Charlie's Pasture in Port Aransas. Construction is set to be completed by September 2026.

Jace Tunnell is the Director of Community Engagement for the Harte Research Institute at Texas A&M University-Corpus Christi.

Click the Link Below

https://www.facebook.com/story.php?story_fbid=1580408184085546&id=100063491381094&rdid=7pRhr3NMiKzdTfUn#

FUTURE DEVELOPMENTS IN AREA

Site Plan Approved For Key Island Property

Zoning change clears the way for infrastructure on 81 acres at intersection of Gulf Beach and Packery Channel by Dale Rankin, The Island Moon

A plan that allows for the construction of infrastructure on a crucially located 81-acre tract of land at the intersection of Packery Channel and the Gulf Beach on Padre Island was approved by the Corpus Christi Planning Commission in its May 13 meeting.

The property's boundaries include the land from Packery Channel on the north to the Gulf Beach on the east, the channel along Granada Drive on the south, and Lake Padre on the west making it a keystone location for development around Lake Padre where infrastructure is already in place. The property, which is currently vacant, also includes the land on the east side of the opening from Packery Channel to Lake Padre.

The Nueces County Appraisal District map lists the address of the 81-acre parcel as 14902 Bartholomew Avenue, and Gulfshores Joint Ventures as the property owner at an appraised value for taxes of \$1,502,758 on a total of 3,572,921 square feet. Gulfshores Joint Ventures shows a mailing address in Los Angeles, Ca. Currently property taxes on the property before exemptions are listed at \$33,527 per year.

Prior to the approved change by the Planning Commission the 81 acres was zoned CR-2/IO" Resort Commercial District with the Island Overlay which was changed to the "CR-2/IO/PUD" Resort Commercial District with the Island Overlay and Planned Unit Development Overlay.

The "CR2" Resort Commercial District permits the following uses: commercial parking; indoor and outdoor recreation; office uses; overnight accommodations; restaurants; retail sales; auto rental; wateroriented uses;

multifamily dwellings; community service uses; educational facilities; government facilities; medical facilities; and places of worship, according to city documents. According to the city documents submitted with the application for the zoning change the approval of the Planned Unit Development (PUD) allows for construction of multi-family housing, single family dwellings on lots a varying size, and mixed-use areas. City staff told Planning Commission members the zoning change clears the way for site work to begin on streets and drainage. The zoning application states the development planned there includes commercial and hospitality uses, and residential including detached houses, townhouses, and cottages. This range of housing options is intended to provide diverse sizes and price points for future residents. Cottage housing, which is already permitted in the base zoning district, will also be incorporated.

It reads in part: The intent...is to facilitate development of a mixed-use project that incorporates commercial uses and various residential options. Multiple housing types including detached single-family houses, townhouses, and cottages to provide a range of size and pricing options to potential homeowners. ... To create scenic pedestrian corridors, walking and bike paths, amenities and public open spaces.

By incorporating short term rentals without limitation and locating commercial uses along the tract's periphery, the development functions as a premier destination that serves both year-round residents and the island's essential tourism sector. The development also connects to the banks of Packery Navigation Channel and to the beach to the east.

The diagram submitted for the zoning changes also shows a walkover from the property across the 150-foot city-controlled easement between the property and Packery Channel. Minimum lot size is listed as 4500 square feet for detached single-family houses with a maximum height of 35 feet. Entry to the property will be through two streets entering from Bartholomew Avenue and Leeward Drive. No timeline for the beginning of construction was listed.

Click the Link Below

<https://img1.wsimg.com/blobby/go/b4e86552-3293-4e67-8cfd-1390daa71087/Island%20Moon%201153-A-LoRes.pdf>

AREA MAP



SNOOPY'S PIER
SEAFOOD INN

DOC'S
Seafood & Steaks
By Land or Sea

BW Best Western

Starbucks

SONIC

361

LAGUNA MADRE

Frost FARMERS
INSURANCE

WHATABURGER

SUREPOINT
EMERGENCY CENTER

CVS

WB **CIRCLE K**

SITE

LIVELY BEACH

PACKERY CHANNEL

LAKE PADRE
DEVELOPMENT & MARINA

WHITECAP NPI

WHITECAP BLVD

PROSPERITY BANK

WYNDHAM
HOTELS & RESORTS

Holiday Inn

PADRE Escapes

stripes

Domino's

SEASHORE CHARTER SCHOOLS

ISLAND MARKET

THE ANGRY MARLIN RESTAURANT

DOLLAR GENERAL

ACE Hardware

FUTURE PLANNED WATERFRONT DEVELOPMENT

BRISCOE KING PAVILION

ST ANDREWS BY THE SEA CHURCH

PADRE BALI PARK

PARK RD 22

BOB HALL PIER

GULF OF AMERICA

TERMS & CONDITIONS

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

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● **SAN ANTONIO & AUSTIN**
1390 East Bitters Rd.
San Antonio, Texas 78216
210.366.1400

● **BELL COUNTY**
777 Indian Trail Ste 2
Harker Heights, Texas 76548
210.366.1400

● **LAS VEGAS**
6064 South Durango Dr.
Las Vegas, Nevada 89113
702.383.3383

● **SOUTHERN UTAH**
243 E St. George Blvd. Ste 200
St. George, Utah 84770
435.628.1609

427 S Main St. Ste 204
Cedar City, Utah 84720
435.627.5757

● **NORTHERN UTAH**
2901 Ashton Blvd. Ste 102
Lehi, Utah 84043
801.341.0900

7455 Union Park Ave. Ste A
Midvale, Utah 84047
801.255.333

215 Historic 25th St.
Ogden, Utah 84403
801.627.6500

www.naiexcel.com

LISTED BY

Scott Cummings

210.838.6545
Scummings@naiexcel.com

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE