



3833 S. Staples, Ste. 5116, Corpus Christi, Texas 78411  
 Office: (361) 857-8991 Fax: (361) 881-9797



# Doddridge Plaza

3765 South Alameda Street, Corpus Christi, TX 78411

# Doddridge P L A Z A

### Center Information

At the thriving high-end retail intersection of South Alameda and Doddridge (the continuation of Weber Road between South Staples Street and Ocean Drive) Doddridge Plaza is central, accessible, and convenient. It's at the center of Corpus Christi's most established affluent residential district, and downtown, South Padre Island Drive, the Driscoll – Doctor's Regional Hospital and medical complex, and Ocean Drive are just minutes away. A mixed-use development, Doddridge Plaza includes both beautifully decorated contemporary office space and retail space with plenty of traffic and visibility. Plenty of hassle-free open access parking enhances the convenience of this location for both tenants and their customers.

### Availability

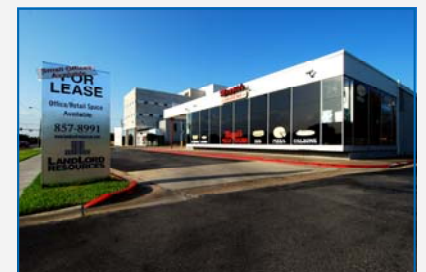
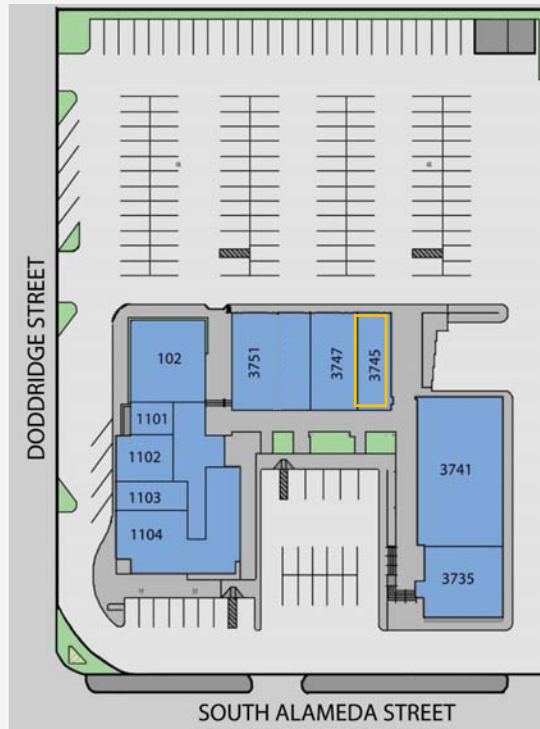
Unit	Size	Comments
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3745	1,216	Retail
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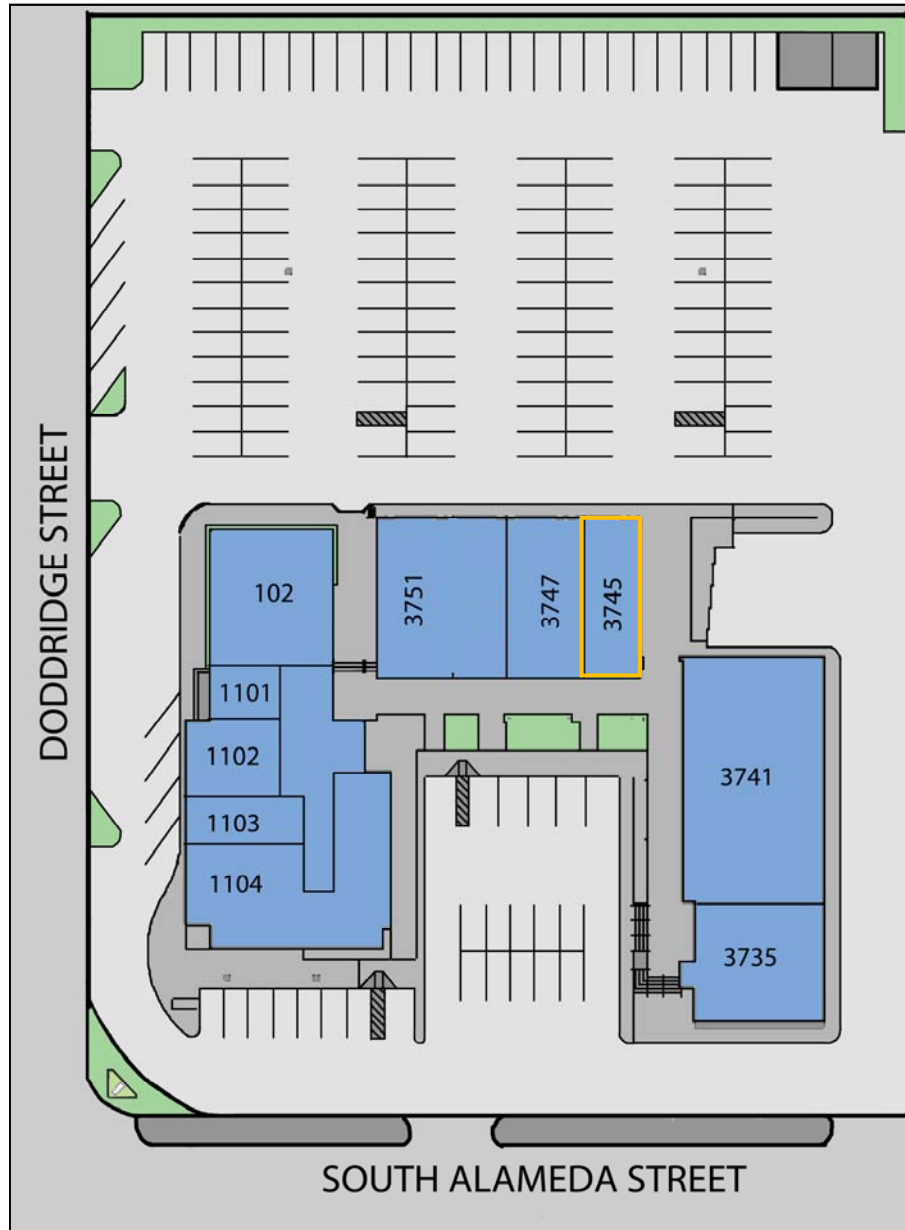
Please call Tim Gainan @ 361.857.8991 for more information.

### Property Highlights

- Centrally located near Medical and Business Centers
- High Traffic Corner Location
- Excellent Visibility



**Doddridge Plaza**  
**3765 S. Alameda**  
**Corpus Christi, Texas 78411**



102 Real Energy Solutions  
1101 Hair Gallery  
1102 BARE  
1103 Scrubs "R" Us  
1104 AT&T

3735 Square Foot Design Studio  
3741 Phat Keto  
**3745 Available 1,216 sq ft.**  
3747 New Stride P T  
3751 Turner Ramirez



# Demographic and Income Profile

Corpus Christi, Texas  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 27.79641  
 Longitude: -97.40374

Summary	Census 2010	2016	2021
Population	8,476	9,099	9,641
Households	3,037	3,309	3,558
Families	1,405	1,527	1,639
Average Household Size	2.22	2.21	2.21
Owner Occupied Housing Units	672	659	705
Renter Occupied Housing Units	2,365	2,650	2,854
Median Age	37.8	38.0	38.3
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.16%	1.63%	0.84%
Households	1.46%	1.58%	0.79%
Families	1.43%	1.52%	0.72%
Owner HHs	1.36%	1.52%	0.73%
Median Household Income	0.18%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,302	39.3%	1,410	39.6%
\$15,000 - \$24,999	600	18.1%	612	17.2%
\$25,000 - \$34,999	379	11.5%	489	13.7%
\$35,000 - \$49,999	356	10.8%	343	9.6%
\$50,000 - \$74,999	299	9.0%	255	7.2%
\$75,000 - \$99,999	163	4.9%	202	5.7%
\$100,000 - \$149,999	134	4.0%	158	4.4%
\$150,000 - \$199,999	26	0.8%	34	1.0%
\$200,000+	50	1.5%	54	1.5%
Median Household Income	\$19,803		\$19,980	
Average Household Income	\$35,235		\$36,506	
Per Capita Income	\$17,354		\$17,779	

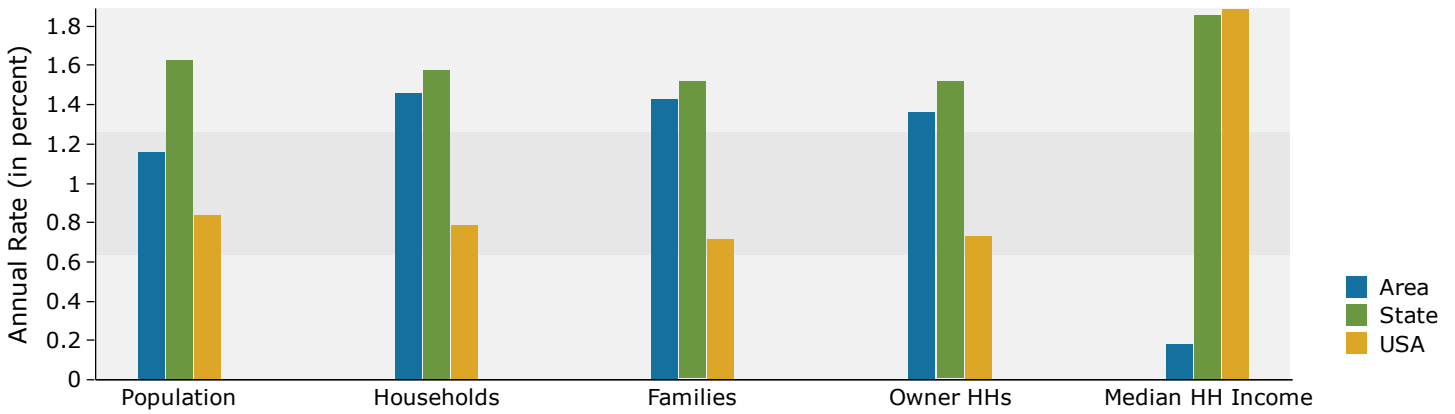
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	559	6.6%	592	6.5%	635	6.6%
5 - 9	440	5.2%	505	5.6%	573	5.9%
10 - 14	437	5.2%	452	5.0%	492	5.1%
15 - 19	519	6.1%	518	5.7%	520	5.4%
20 - 24	684	8.1%	724	8.0%	707	7.3%
25 - 34	1,288	15.2%	1,409	15.5%	1,484	15.4%
35 - 44	1,085	12.8%	1,130	12.4%	1,207	12.5%
45 - 54	1,321	15.6%	1,264	13.9%	1,236	12.8%
55 - 64	929	11.0%	1,081	11.9%	1,108	11.5%
65 - 74	471	5.6%	607	6.7%	763	7.9%
75 - 84	354	4.2%	387	4.3%	464	4.8%
85+	388	4.6%	430	4.7%	452	4.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,090	71.9%	6,468	71.1%	6,899	71.5%
Black Alone	1,131	13.3%	1,207	13.3%	1,273	13.2%
American Indian Alone	81	1.0%	90	1.0%	98	1.0%
Asian Alone	32	0.4%	42	0.5%	51	0.5%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	968	11.4%	1,091	12.0%	1,109	11.5%
Two or More Races	172	2.0%	199	2.2%	212	2.2%
Hispanic Origin (Any Race)	5,419	63.9%	6,112	67.2%	6,727	69.8%

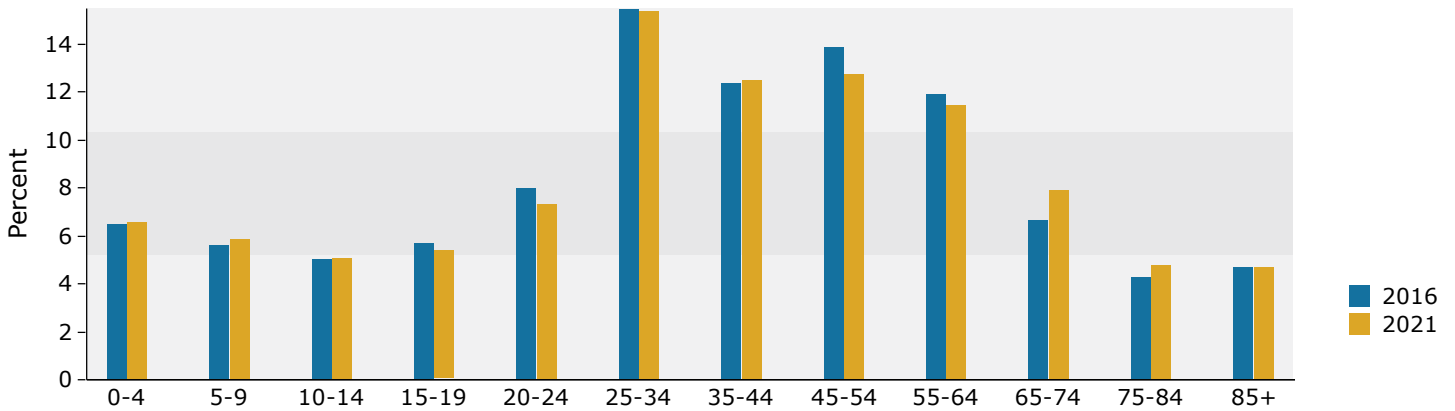
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

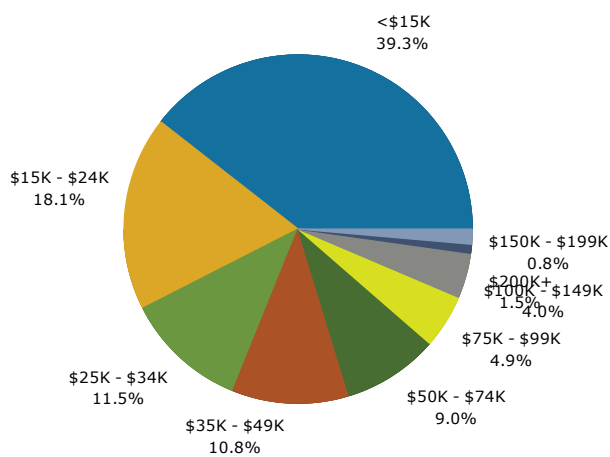
## Trends 2016-2021



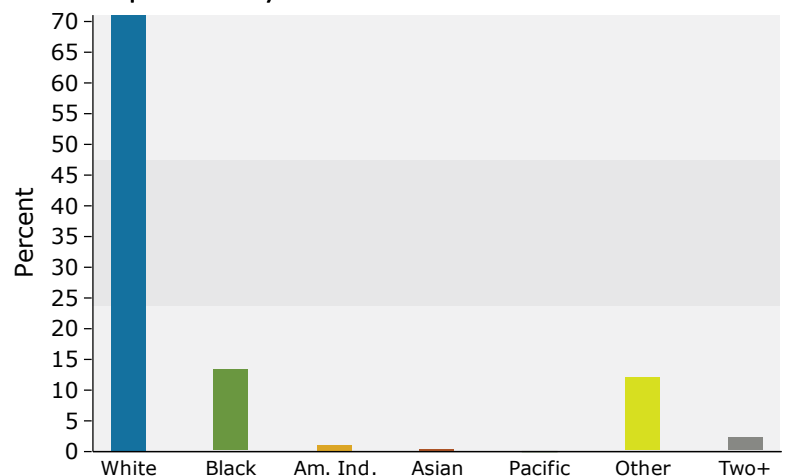
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 67.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# Demographic and Income Profile

Corpus Christi, Texas  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 27.79641  
Longitude: -97.40374

Summary	Census 2010	2016	2021
Population	56,262	58,086	60,543
Households	20,137	20,917	21,896
Families	12,709	13,065	13,596
Average Household Size	2.67	2.66	2.65
Owner Occupied Housing Units	10,047	9,692	10,025
Renter Occupied Housing Units	10,090	11,225	11,871
Median Age	36.0	36.4	37.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.83%	1.63%	0.84%
Households	0.92%	1.58%	0.79%
Families	0.80%	1.52%	0.72%
Owner HHs	0.68%	1.52%	0.73%
Median Household Income	-0.36%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	5,655	27.0%	6,155	28.1%
\$15,000 - \$24,999	3,367	16.1%	3,293	15.0%
\$25,000 - \$34,999	2,688	12.9%	3,099	14.2%
\$35,000 - \$49,999	3,111	14.9%	3,000	13.7%
\$50,000 - \$74,999	2,776	13.3%	2,403	11.0%
\$75,000 - \$99,999	1,641	7.8%	1,968	9.0%
\$100,000 - \$149,999	1,027	4.9%	1,200	5.5%
\$150,000 - \$199,999	257	1.2%	324	1.5%
\$200,000+	395	1.9%	454	2.1%
Median Household Income	\$29,605		\$29,072	
Average Household Income	\$44,857		\$47,102	
Per Capita Income	\$17,290		\$18,126	

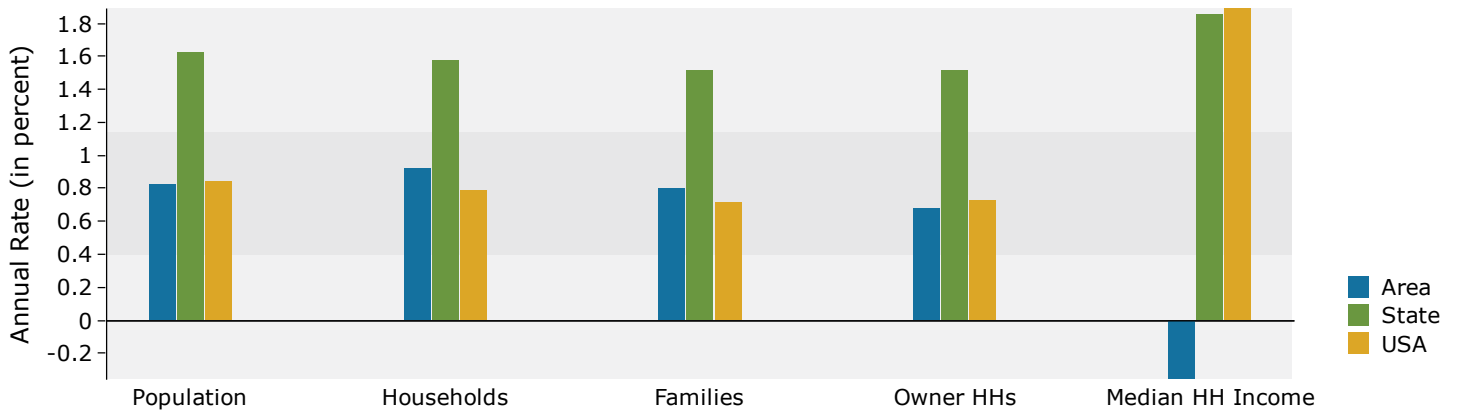
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,316	7.7%	4,238	7.3%	4,401	7.3%
5 - 9	4,018	7.1%	4,086	7.0%	4,130	6.8%
10 - 14	3,825	6.8%	3,890	6.7%	3,972	6.6%
15 - 19	3,902	6.9%	3,715	6.4%	3,762	6.2%
20 - 24	3,871	6.9%	4,039	7.0%	3,865	6.4%
25 - 34	7,549	13.4%	8,112	14.0%	8,206	13.6%
35 - 44	6,685	11.9%	6,724	11.6%	7,261	12.0%
45 - 54	8,063	14.3%	7,222	12.4%	6,888	11.4%
55 - 64	6,501	11.6%	7,206	12.4%	7,449	12.3%
65 - 74	3,690	6.6%	4,828	8.3%	5,966	9.9%
75 - 84	2,595	4.6%	2,621	4.5%	3,130	5.2%
85+	1,248	2.2%	1,402	2.4%	1,513	2.5%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	43,387	77.1%	44,224	76.1%	46,446	76.7%
Black Alone	3,202	5.7%	3,402	5.9%	3,603	6.0%
American Indian Alone	411	0.7%	468	0.8%	506	0.8%
Asian Alone	197	0.4%	241	0.4%	280	0.5%
Pacific Islander Alone	21	0.0%	26	0.0%	28	0.0%
Some Other Race Alone	7,733	13.7%	8,301	14.3%	8,204	13.6%
Two or More Races	1,311	2.3%	1,424	2.5%	1,476	2.4%
Hispanic Origin (Any Race)	43,139	76.7%	45,718	78.7%	48,648	80.4%

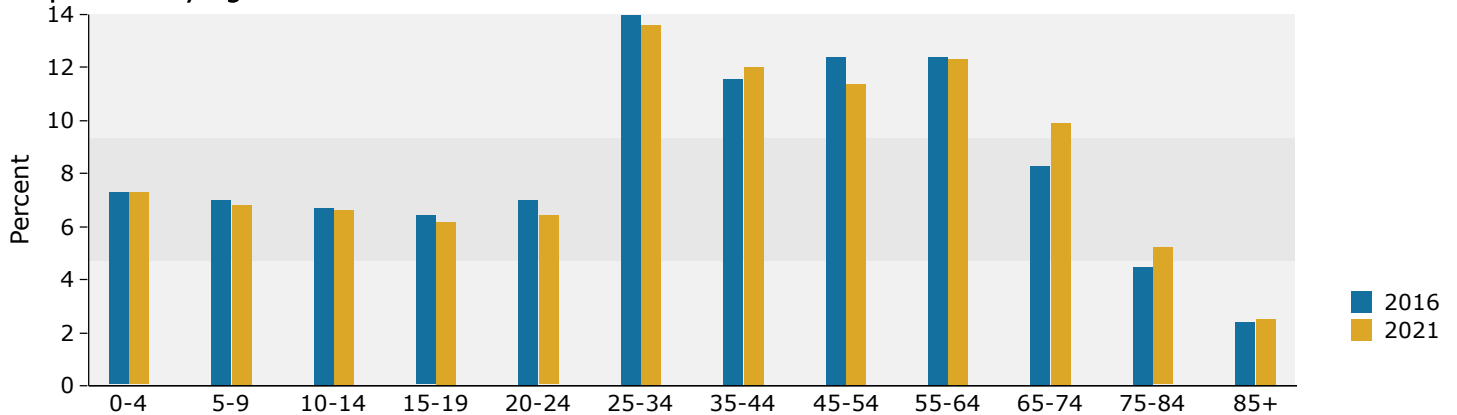
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

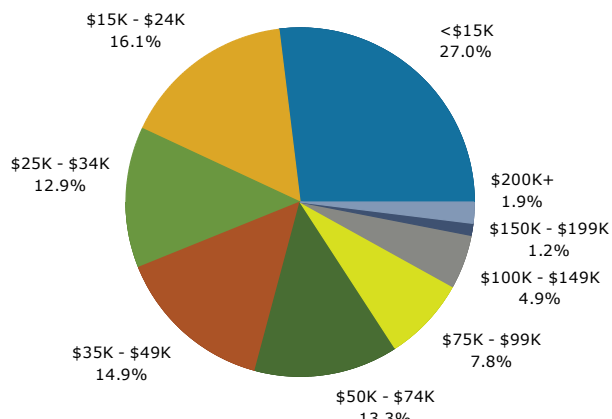
## Trends 2016-2021



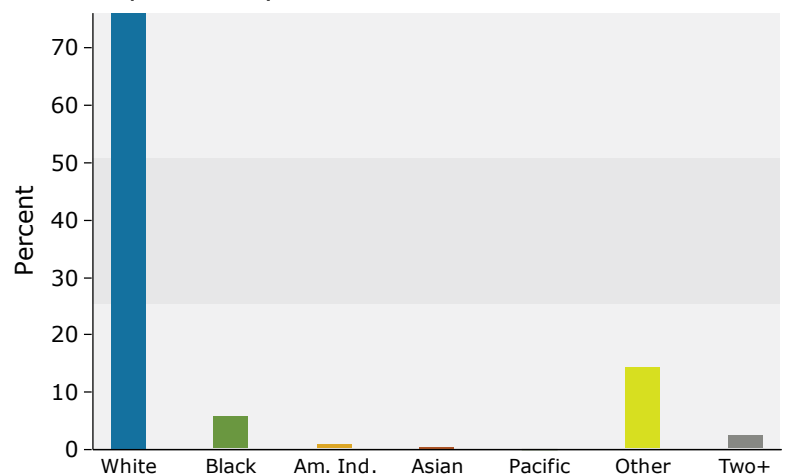
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 78.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# Demographic and Income Profile

Corpus Christi, Texas  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 27.79641  
 Longitude: -97.40374

Summary	Census 2010	2016	2021
Population	115,497	120,037	125,576
Households	40,892	42,741	44,852
Families	27,282	28,249	29,508
Average Household Size	2.74	2.73	2.73
Owner Occupied Housing Units	23,088	22,650	23,506
Renter Occupied Housing Units	17,804	20,091	21,345
Median Age	35.9	36.5	37.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.91%	1.63%	0.84%
Households	0.97%	1.58%	0.79%
Families	0.88%	1.52%	0.72%
Owner HHs	0.74%	1.52%	0.73%
Median Household Income	-0.63%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	9,699	22.7%	10,638	23.7%
\$15,000 - \$24,999	6,501	15.2%	6,434	14.3%
\$25,000 - \$34,999	5,886	13.8%	6,736	15.0%
\$35,000 - \$49,999	6,486	15.2%	6,253	13.9%
\$50,000 - \$74,999	6,711	15.7%	5,940	13.2%
\$75,000 - \$99,999	3,419	8.0%	4,147	9.2%
\$100,000 - \$149,999	2,529	5.9%	2,928	6.5%
\$150,000 - \$199,999	641	1.5%	786	1.8%
\$200,000+	869	2.0%	989	2.2%
Median Household Income	\$33,437		\$32,403	
Average Household Income	\$48,761		\$51,109	
Per Capita Income	\$18,202		\$19,060	

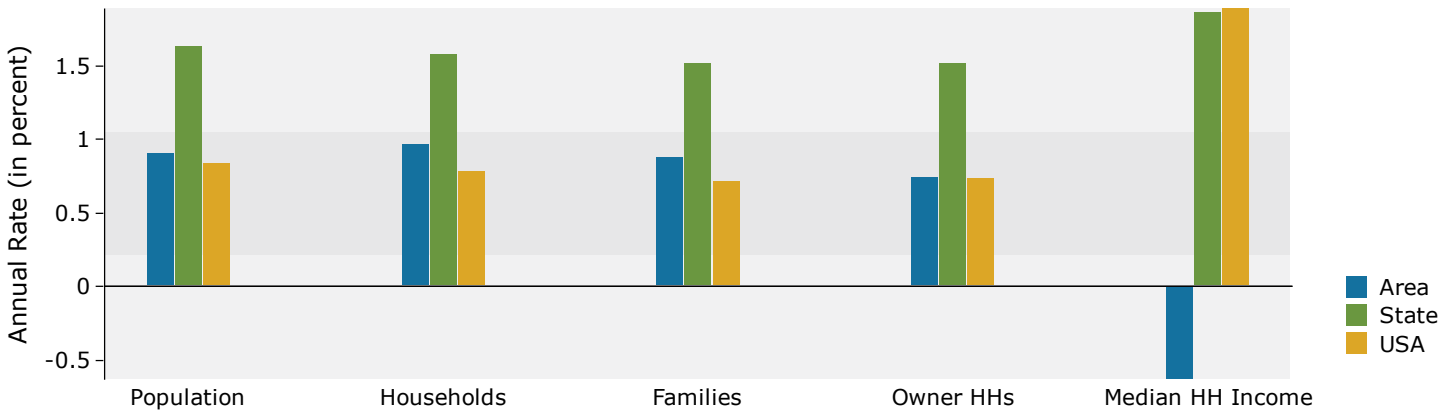
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,515	7.4%	8,469	7.1%	8,850	7.0%
5 - 9	8,565	7.4%	8,434	7.0%	8,416	6.7%
10 - 14	8,304	7.2%	8,391	7.0%	8,454	6.7%
15 - 19	8,297	7.2%	8,078	6.7%	8,192	6.5%
20 - 24	7,678	6.6%	8,331	6.9%	8,171	6.5%
25 - 34	15,104	13.1%	16,229	13.5%	16,641	13.3%
35 - 44	13,555	11.7%	13,845	11.5%	15,038	12.0%
45 - 54	16,303	14.1%	14,775	12.3%	14,141	11.3%
55 - 64	13,363	11.6%	14,822	12.3%	15,486	12.3%
65 - 74	7,840	6.8%	10,249	8.5%	12,489	9.9%
75 - 84	5,500	4.8%	5,640	4.7%	6,699	5.3%
85+	2,474	2.1%	2,773	2.3%	2,998	2.4%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	90,839	78.6%	93,228	77.7%	98,137	78.1%
Black Alone	6,117	5.3%	6,549	5.5%	6,967	5.5%
American Indian Alone	776	0.7%	885	0.7%	967	0.8%
Asian Alone	543	0.5%	652	0.5%	758	0.6%
Pacific Islander Alone	44	0.0%	51	0.0%	53	0.0%
Some Other Race Alone	14,423	12.5%	15,655	13.0%	15,562	12.4%
Two or More Races	2,756	2.4%	3,017	2.5%	3,132	2.5%
Hispanic Origin (Any Race)	87,027	75.4%	93,151	77.6%	99,720	79.4%

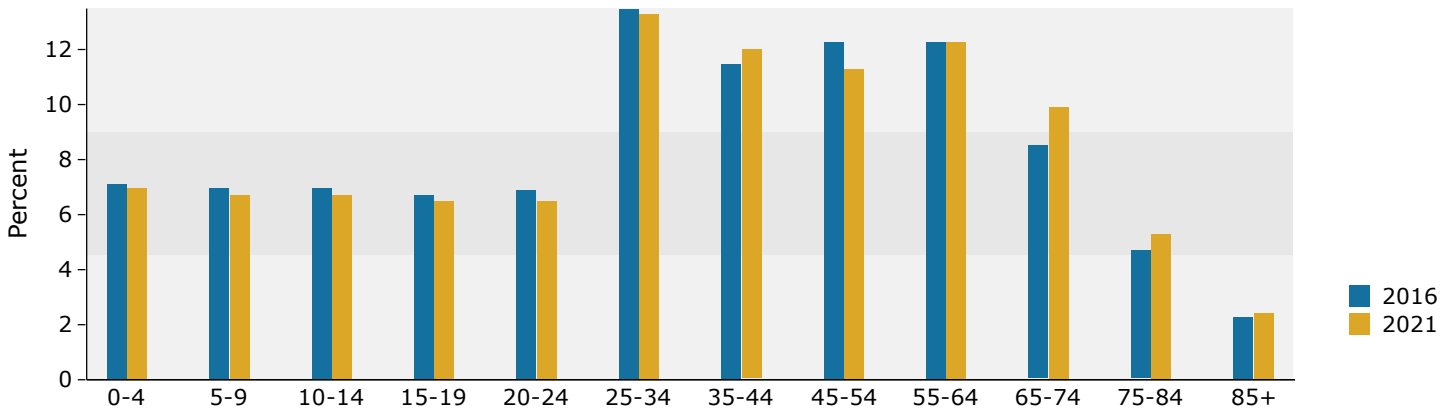
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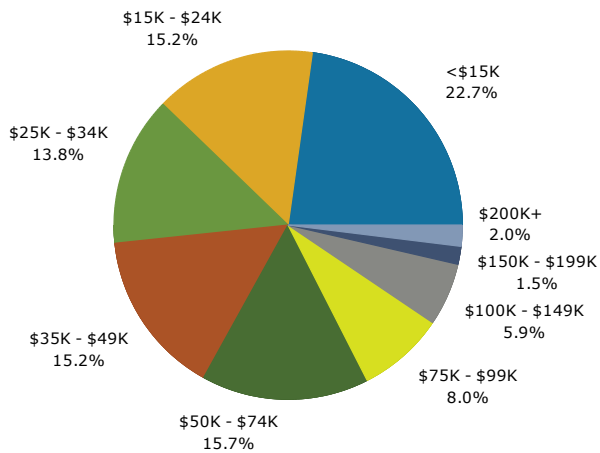
## Trends 2016-2021



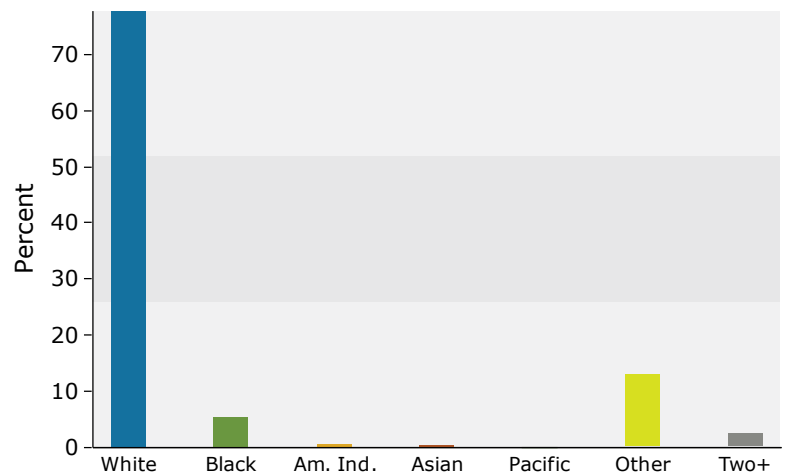
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 77.6%