

#### **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

3745 1,216 Retail

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







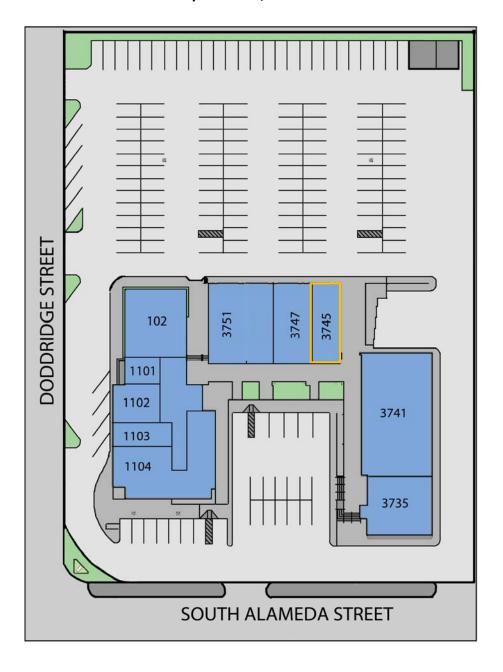




## Doddridge Plaza

## 3765 S. Alameda

### Corpus Christi, Texas 78411



102	Real	Energy	Solutions
102	I VCai		OUIGIOUS

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



Corpus Christi, Texas Ring: 1 mile radius Prepared by Esri Latitude: 27.79641 Longitude: -97.40374

Summary	Cer	sus 2010		2016		202
Population		8,476		9,099		9,6
Households		3,037		3,309		3,5
Families		1,405		1,527		1,6
Average Household Size		2.22		2.21		2.
Owner Occupied Housing Units		672		659		7
Renter Occupied Housing Units		2,365		2,650		2,8
Median Age		37.8		38.0		38
Trends: 2016 - 2021 Annual Rate		Area		State		Nation
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
				)16		)21
Households by Income			Number	Percent	Number	Perce
<\$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	
	Census 20	10		16		)21
Population by Age	Number	Percent	Number	Percent	Number	Perc
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	5.3
15 - 19	519	6.1%	518	5.7%	520	5.4
20 - 24	684	8.1%	724	8.0%	707	/
20 - 24 25 - 34	684 1,288	8.1% 15.2%	724 1,409	8.0% 15.5%	707 1,484	
						15.4
25 - 34	1,288	15.2%	1,409	15.5%	1,484	15.4 12.5
25 - 34 35 - 44	1,288 1,085	15.2% 12.8%	1,409 1,130	15.5% 12.4%	1,484 1,207	15.4 12.5 12.8
25 - 34 35 - 44 45 - 54	1,288 1,085 1,321	15.2% 12.8% 15.6%	1,409 1,130 1,264	15.5% 12.4% 13.9%	1,484 1,207 1,236	15.4 12.5 12.8 11.5
25 - 34 35 - 44 45 - 54 55 - 64	1,288 1,085 1,321 929	15.2% 12.8% 15.6% 11.0%	1,409 1,130 1,264 1,081	15.5% 12.4% 13.9% 11.9%	1,484 1,207 1,236 1,108	15.4 12.5 12.8 11.5 7.9
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	1,288 1,085 1,321 929 471	15.2% 12.8% 15.6% 11.0% 5.6%	1,409 1,130 1,264 1,081 607	15.5% 12.4% 13.9% 11.9% 6.7%	1,484 1,207 1,236 1,108 763	15.4 12.5 12.8 11.5 7.9 4.8
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84	1,288 1,085 1,321 929 471 354	15.2% 12.8% 15.6% 11.0% 5.6% 4.2% 4.6%	1,409 1,130 1,264 1,081 607 387 430	15.5% 12.4% 13.9% 11.9% 6.7% 4.3%	1,484 1,207 1,236 1,108 763 464 452	15.4 12.5 12.8 11.5 7.9 4.8
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	1,288 1,085 1,321 929 471 354 388	15.2% 12.8% 15.6% 11.0% 5.6% 4.2% 4.6%	1,409 1,130 1,264 1,081 607 387 430	15.5% 12.4% 13.9% 11.9% 6.7% 4.3% 4.7%	1,484 1,207 1,236 1,108 763 464 452	15.4 12.8 12.8 11.9 7.9 4.8 4.7
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84	1,288 1,085 1,321 929 471 354 388 Census 20	15.2% 12.8% 15.6% 11.0% 5.6% 4.2% 4.6%	1,409 1,130 1,264 1,081 607 387 430	15.5% 12.4% 13.9% 11.9% 6.7% 4.3% 4.7%	1,484 1,207 1,236 1,108 763 464 452	15.4 12.5 12.8 11.5 7.9 4.8 4.7
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity	1,288 1,085 1,321 929 471 354 388 <b>Census 20</b> Number	15.2% 12.8% 15.6% 11.0% 5.6% 4.2% 4.6%	1,409 1,130 1,264 1,081 607 387 430 20 Number	15.5% 12.4% 13.9% 11.9% 6.7% 4.3% 4.7%	1,484 1,207 1,236 1,108 763 464 452 20 Number	7.5 15.4 12.5 12.8 11.5 7.9 4.8 4.7 921 Perce 71.5
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone	1,288 1,085 1,321 929 471 354 388 <b>Census 20</b> Number 6,090	15.2% 12.8% 15.6% 11.0% 5.6% 4.2% 4.6% 110 Percent 71.9%	1,409 1,130 1,264 1,081 607 387 430 Number 6,468	15.5% 12.4% 13.9% 11.9% 6.7% 4.3% 4.7% 116 Percent 71.1%	1,484 1,207 1,236 1,108 763 464 452 20 Number 6,899	15.4 12.5 12.6 11.5 7.9 4.6 4.7 <b>221</b> Perce 71.5
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone	1,288 1,085 1,321 929 471 354 388 <b>Census 20</b> Number 6,090 1,131	15.2% 12.8% 15.6% 11.0% 5.6% 4.2% 4.6% 110 Percent 71.9% 13.3%	1,409 1,130 1,264 1,081 607 387 430 20 Number 6,468 1,207	15.5% 12.4% 13.9% 11.9% 6.7% 4.3% 4.7% 116 Percent 71.1% 13.3%	1,484 1,207 1,236 1,108 763 464 452 20 Number 6,899 1,273	15.4 12.5 12.6 11.5 7.9 4.6 4.7 <b>221</b> Perco 71.5 13.2
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone	1,288 1,085 1,321 929 471 354 388 Census 20 Number 6,090 1,131 81	15.2% 12.8% 15.6% 11.0% 5.6% 4.2% 4.6% 110 Percent 71.9% 13.3% 1.0%	1,409 1,130 1,264 1,081 607 387 430 20 Number 6,468 1,207 90	15.5% 12.4% 13.9% 11.9% 6.7% 4.3% 4.7%  916  Percent 71.1% 13.3% 1.0%	1,484 1,207 1,236 1,108 763 464 452 20 Number 6,899 1,273 98	15.4 12.8 11.9 7.9 4.8 4.7 <b>221</b> Perco 71.8 13.7
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	1,288 1,085 1,321 929 471 354 388 Census 20 Number 6,090 1,131 81 32	15.2% 12.8% 15.6% 11.0% 5.6% 4.2% 4.6% 110 Percent 71.9% 13.3% 1.0% 0.4% 0.0%	1,409 1,130 1,264 1,081 607 387 430 20 Number 6,468 1,207 90 42 1	15.5% 12.4% 13.9% 11.9% 6.7% 4.3% 4.7%  16  Percent 71.1% 13.3% 1.0% 0.5% 0.0%	1,484 1,207 1,236 1,108 763 464 452 20 Number 6,899 1,273 98 51 1	15.4 12.8 11.1 7.9 4.8 4.7 <b>221</b> Perco 71.8 1.0 0.0
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	1,288 1,085 1,321 929 471 354 388 Census 20 Number 6,090 1,131 81 32 1	15.2% 12.8% 15.6% 11.0% 5.6% 4.2% 4.6% 110 Percent 71.9% 13.3% 1.0% 0.4%	1,409 1,130 1,264 1,081 607 387 430 20 Number 6,468 1,207 90 42	15.5% 12.4% 13.9% 11.9% 6.7% 4.3% 4.7%  116  Percent 71.1% 13.3% 1.0% 0.5%	1,484 1,207 1,236 1,108 763 464 452 <b>20</b> Number 6,899 1,273 98 51	15.4 12.8 11.1 7.9 4.8 4.7 <b>221</b> Perco 71.1 13.2 0.9 0.0
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+  Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	1,288 1,085 1,321 929 471 354 388 Census 20 Number 6,090 1,131 81 32 1 968	15.2% 12.8% 15.6% 11.0% 5.6% 4.2% 4.6% 110 Percent 71.9% 13.3% 1.0% 0.4% 0.0% 11.4%	1,409 1,130 1,264 1,081 607 387 430 20 Number 6,468 1,207 90 42 1 1,091	15.5% 12.4% 13.9% 11.9% 6.7% 4.3% 4.7%  D16  Percent 71.1% 13.3% 1.0% 0.5% 0.0% 12.0%	1,484 1,207 1,236 1,108 763 464 452 20 Number 6,899 1,273 98 51 1 1,109	15.4 12.5 12.8 11.5 7.9 4.8 4.7 <b>221</b> Perce

June 07, 2017

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

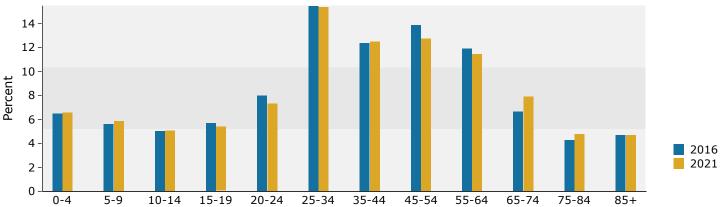


Corpus Christi, Texas Ring: 1 mile radius Prepared by Esri

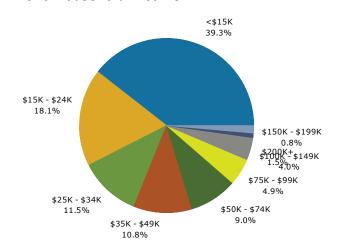
Latitude: 27.79641 Longitude: -97.40374

#### Trends 2016-2021 1.8 Annual Rate (in percent) 1.6 1.4 1.2 1 0.8 0.6 Area 0.4 State 0.2 USA 0 Median HH Income Population Households **Families** Owner HHs

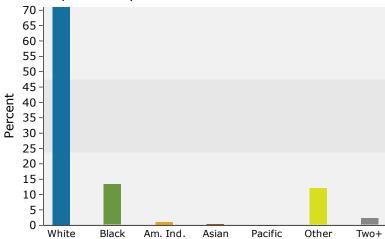
### Population by Age



#### 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.

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Corpus Christi, Texas Ring: 3 mile radius Prepared by Esri Latitude: 27.79641 Longitude: -97.40374

Summary	Cen	sus 2010		2016		20
Population		56,262		58,086		60,5
Households		20,137		20,917		21,
Families		12,709		13,065		13,
Average Household Size		2.67		2.66		2
Owner Occupied Housing Units		10,047		9,692		10,
Renter Occupied Housing Units		10,090		11,225		11,
Median Age		36.0		36.4		3
Trends: 2016 - 2021 Annual Rate		Area		State		Natio
Population		0.83%		1.63%		0.8
Households		0.92%		1.58%		0.7
Families		0.80%		1.52%		0.7
Owner HHs		0.68%		1.52%		0.7
Median Household Income		-0.36%		1.86%		1.8
			20	16	20	)21
Households by Income			Number	Percent	Number	Per
<\$15,000			5,655	27.0%	6,155	28
\$15,000 - \$24,999			3,367	16.1%	3,293	15
\$25,000 - \$34,999			2,688	12.9%	3,099	14
\$35,000 + \$49,999			3,111	14.9%	3,000	13
\$50,000 - \$74,999			2,776	13.3%	2,403	11
\$75,000 - \$99,999			1,641	7.8%	1,968	9
\$100,000 - \$149,999			1,027	4.9%	1,200	5
\$150,000 - \$149,999			257	1.2%	324	1
\$200,000+			395	1.9%	454	2
\$200,000+			393	1.9 /0	757	
Median Household Income			\$29,605		\$29,072	
Average Household Income			\$44,857		\$47,102	
Per Capita Income			\$17,290		\$18,126	
r cir cupita income	Census 20	10		16		)21
Population by Age	Number	Percent	Number	Percent	Number	Per
0 - 4	4,316	7.7%	4,238	7.3%	4,401	7
5 - 9	4,018	7.1%	4,086	7.0%	4,130	6
10 - 14	3,825	6.8%	3,890	6.7%	3,972	6
15 - 19	3,902	6.9%	3,715	6.4%	3,762	6
20 - 24	3,871	6.9%	4,039	7.0%	3,865	6
25 - 34	7,549	13.4%	8,112	14.0%	8,206	13
35 - 44	6,685	11.9%	6,724	11.6%	7,261	12
45 - 54	8,063	14.3%	7,222	12.4%	6,888	11
55 - 64	6,501	11.6%	7,222	12.4%	7,449	12
65 - 74	3,690	6.6%	4,828	8.3%		9
75 - 84		4.6%	·	4.5%	5,966	5
	2,595	4.0%	2,621 1,402		3,130	
	1 240	2.20/		2.4%	1,513	2
85+	1,248	2.2%		11.5	20	)21
85+	Census 20	10	20	)16		D
85+  Race and Ethnicity	Census 20 Number	<b>10</b> Percent	20 Number	Percent	Number	Per
85+  Race and Ethnicity  White Alone	<b>Census 20</b> Number 43,387	Percent 77.1%	Number 44,224	Percent 76.1%	Number 46,446	76
85+  Race and Ethnicity  White Alone Black Alone	Census 20 Number 43,387 3,202	Percent 77.1% 5.7%	Number 44,224 3,402	Percent 76.1% 5.9%	Number 46,446 3,603	76 6
85+  Race and Ethnicity  White Alone Black Alone American Indian Alone	Census 20 Number 43,387 3,202 411	Percent 77.1% 5.7% 0.7%	Number 44,224 3,402 468	Percent 76.1% 5.9% 0.8%	Number 46,446 3,603 506	76 6 0
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	Census 20 Number 43,387 3,202 411 197	Percent 77.1% 5.7% 0.7% 0.4%	Number 44,224 3,402 468 241	Percent 76.1% 5.9% 0.8% 0.4%	Number 46,446 3,603 506 280	76 6 0
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	Census 20 Number 43,387 3,202 411 197 21	Percent 77.1% 5.7% 0.7% 0.4% 0.0%	Number 44,224 3,402 468 241 26	Percent 76.1% 5.9% 0.8% 0.4% 0.0%	Number 46,446 3,603 506 280 28	76 6 0 0
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	Census 20 Number 43,387 3,202 411 197 21 7,733	Percent 77.1% 5.7% 0.7% 0.4% 0.0% 13.7%	Number 44,224 3,402 468 241 26 8,301	Percent 76.1% 5.9% 0.8% 0.4% 0.0% 14.3%	Number 46,446 3,603 506 280 28 8,204	76 6 0 0 0
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	Census 20 Number 43,387 3,202 411 197 21	Percent 77.1% 5.7% 0.7% 0.4% 0.0%	Number 44,224 3,402 468 241 26	Percent 76.1% 5.9% 0.8% 0.4% 0.0%	Number 46,446 3,603 506 280 28	76 6 0 0 0
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	Census 20 Number 43,387 3,202 411 197 21 7,733	Percent 77.1% 5.7% 0.7% 0.4% 0.0% 13.7%	Number 44,224 3,402 468 241 26 8,301	Percent 76.1% 5.9% 0.8% 0.4% 0.0% 14.3%	Number 46,446 3,603 506 280 28 8,204	76 6

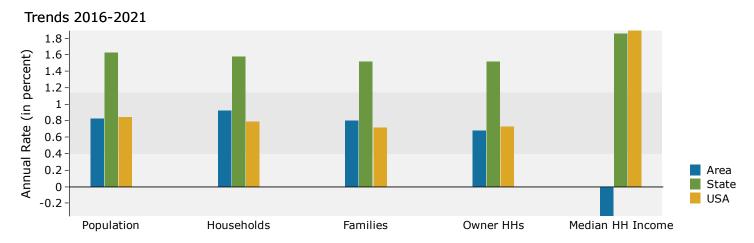
June 07, 2017

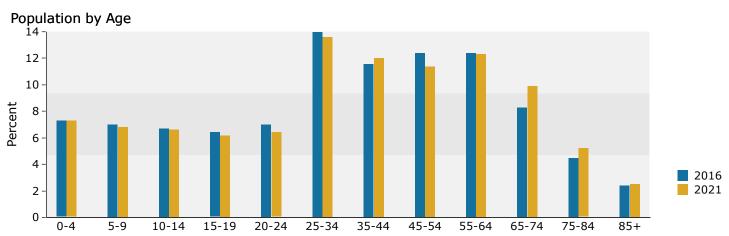
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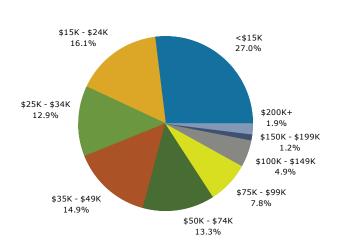
Corpus Christi, Texas Ring: 3 mile radius Prepared by Esri

Latitude: 27.79641 Longitude: -97.40374

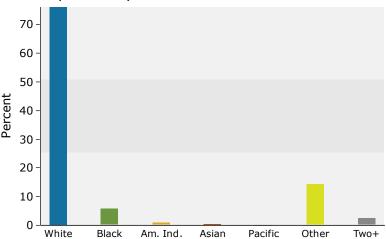




#### 2016 Household Income



### 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.

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Corpus Christi, Texas Ring: 5 mile radius Prepared by Esri Latitude: 27.79641 Longitude: -97.40374

Summary	Cer	sus 2010		2016		2
Population		115,497		120,037		125
Households		40,892		42,741		44
Families		27,282		28,249		29
Average Household Size		2.74		2.73		
Owner Occupied Housing Units		23,088		22,650		23
Renter Occupied Housing Units		17,804		20,091		2:
Median Age		35.9		36.5		
Trends: 2016 - 2021 Annual Rate		Area		State		Nati
Population		0.91%		1.63%		0
Households		0.97%		1.58%		0
Families		0.88%		1.52%		0
Owner HHs		0.74%		1.52%		0
Median Household Income		-0.63%		1.86%		1
			20	016	20	021
Households by Income			Number	Percent	Number	Pe
<\$15,000			9,699	22.7%	10,638	2
\$15,000 - \$24,999			6,501	15.2%	6,434	1
\$25,000 - \$34,999			5,886	13.8%	6,736	1
\$35,000 - \$49,999			6,486	15.2%	6,253	1
\$50,000 - \$74,999			6,711	15.7%	5,940	1
\$75,000 - \$99,999			3,419	8.0%	4,147	
\$100,000 - \$149,999			2,529	5.9%	2,928	
\$150,000 - \$199,999			641	1.5%	786	
\$200,000+			869	2.0%	989	
, ,						
Median Household Income			\$33,437		\$32,403	
Average Household Income			\$48,761		\$51,109	
Per Capita Income			\$18,202		\$19,060	
·	Census 20	10		016	20	021
Population by Age	Number	Percent	Number	Percent	Number	Pe
0 - 4	8,515	7.4%	8,469	7.1%	8,850	
5 - 9	8,565	7.4%	8,434	7.0%	8,416	
10 - 14	8,304	7.2%	8,391	7.0%	8,454	
15 - 19	8,297	7.2%	8,078	6.7%	8,192	
20 - 24	7,678	6.6%	8,331	6.9%	8,171	
25 - 34	15,104	13.1%	16,229	13.5%	16,641	1
35 - 44	13,555	11.7%	13,845	11.5%	15,038	1
45 - 54	16,303	14.1%	14,775	12.3%	14,141	1
55 - 64	13,363	11.6%	14,822	12.3%	15,486	1
65 - 74	7,840	6.8%	10,249	8.5%	12,489	_
75 - 84	5,500	4.8%	5,640	4.7%	6,699	
85+	2,474	2.1%	2,773	2.3%	2,998	
	Census 20			2.5 %		021
Race and Ethnicity	Number	Percent	Number	Percent	Number	Pe
White Alone	90,839	78.6%	93,228	77.7%	98,137	7
Black Alone	6,117	5.3%	6,549	5.5%	6,967	,
American Indian Alone	776	0.7%	885	0.7%	967	
Asian Alone	543	0.5%	652	0.5%	758	
	543 44					
Pacific Islander Alone Some Other Race Alone		0.0%	51	0.0%	53 15 563	
	14,423	12.5%	15,655	13.0%	15,562	1
Two or More Races	2,756	2.4%	3,017	2.5%	3,132	
History to O total (A B )	07.00	75 407	22 :=:	77.60/	00 =00	_
Hispanic Origin (Any Race)	87,027	75.4%	93,151	77.6%	99,720	7

June 07, 2017

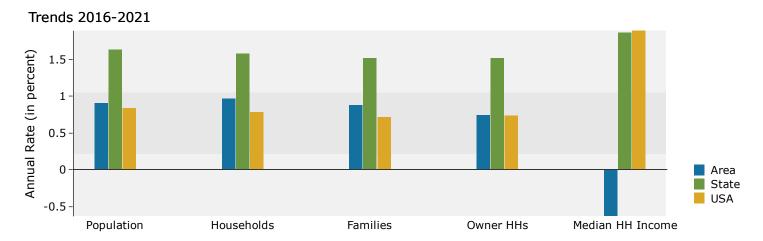
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**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

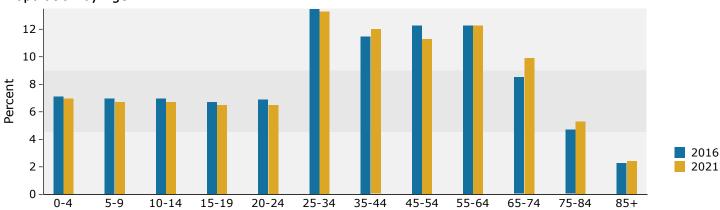


Corpus Christi, Texas Ring: 5 mile radius Prepared by Esri

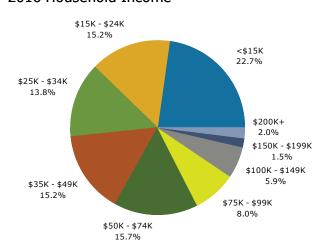
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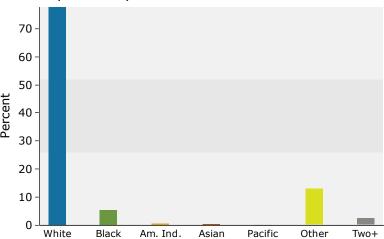
## Population by Age



#### 2016 Household Income



### 2016 Population by Race



2016 Percent Hispanic Origin: 77.6%

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