



3833 S. Staples, Ste. S116, Corpus Christi, Texas 78411

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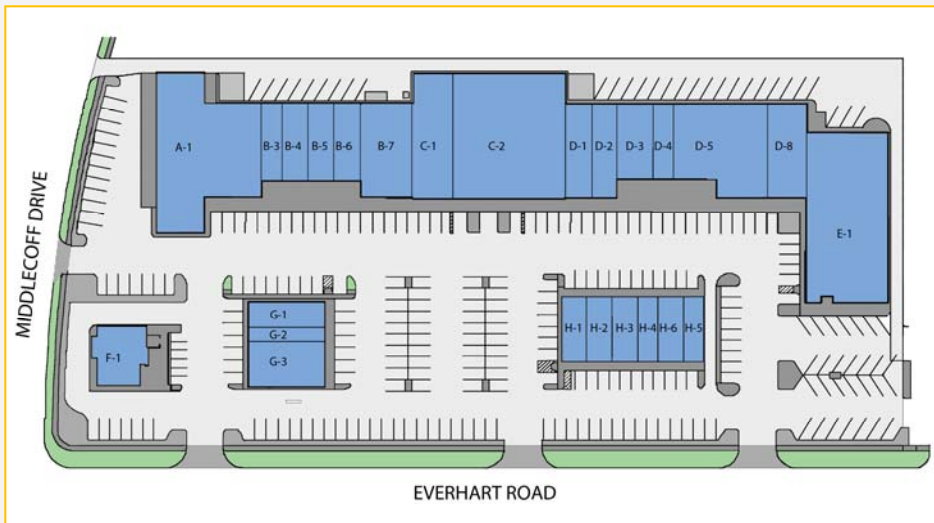
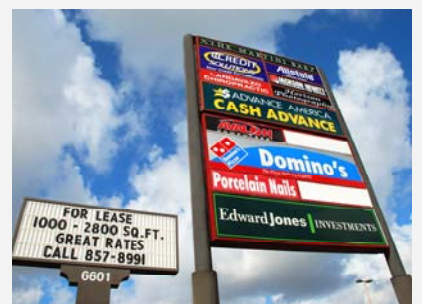


Everhart Park

6601 Everhart Rd., Corpus Christi, TX 78413

Center Information

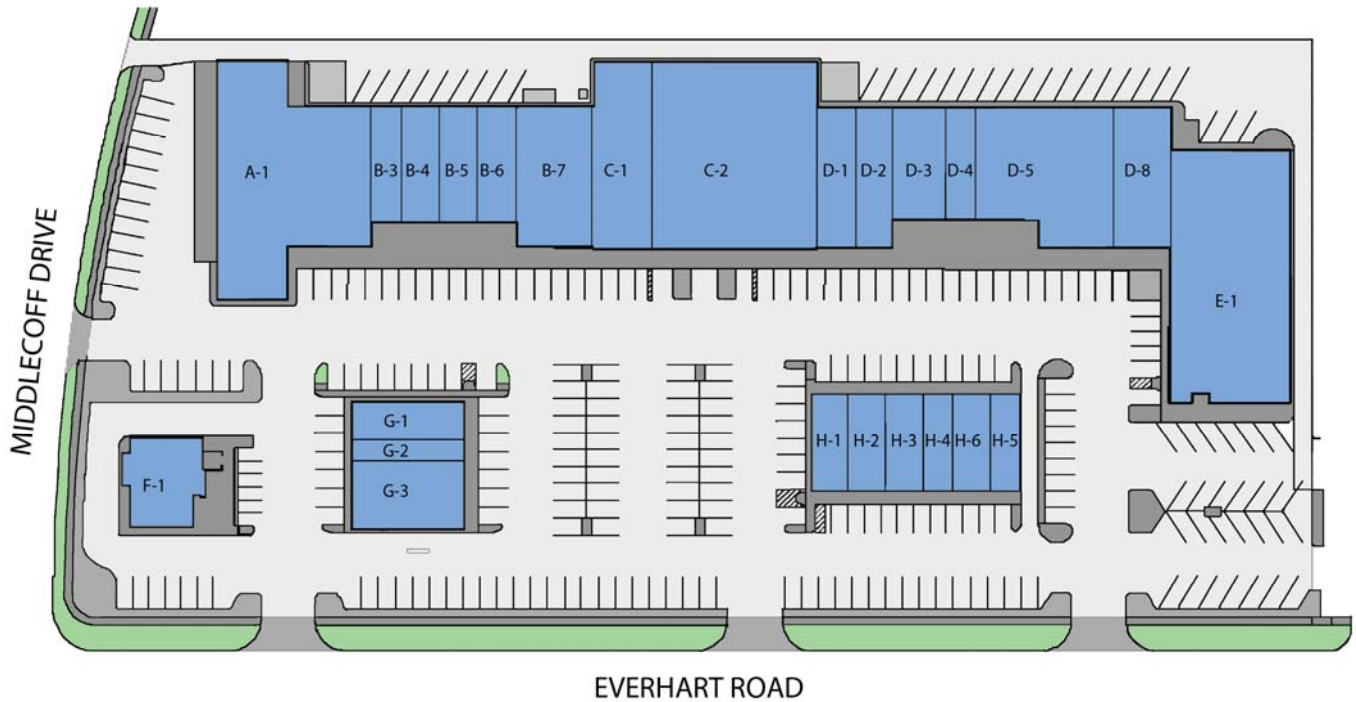
Everhart Park, at the busy intersection of Everhart Road and Saratoga Blvd., is the southernmost major retail center along densely populated and heavily traveled Everhart Road. Anchored by CVS, Family Dollar, and Goodyear, this center offers a broad range of merchandise and services to residents of 696 units of adjacent multi-family housing, the affluent Country Club neighborhood, and the expansive Southside area beyond. The recently completed widening and reconstruction of Everhart Road assures growing traffic and exposure, and easy access for years to come.



Availability

Unit	Size	Comments
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Everhart Park
6601 Everhart Rd.
Corpus Christi, Tx. 78413



- | | | | |
|-----|-------------------------|-----|--------------------------------|
| A-1 | Goodyear | D-8 | The Martini Bar |
| B-3 | S. TX Budokan | E-1 | CVS Pharmacy |
| B-4 | Gapper's Hair Salon | F-1 | Taqueria Mexico Lindo |
| B-5 | Mad Monkey Vapes | G-1 | Domino's Pizza |
| B-6 | Goldstar Finance | G-2 | Porcelain Nails |
| B-7 | Golden Crown Restaurant | G-3 | Johnson Peerless Cleaners |
| C-1 | Furniture Depot | G-4 | Pure Blue Water |
| C-2 | Family Dollar | H-1 | Direct General Insurance |
| D-1 | TSS Photography | H-2 | Great Clips |
| D-2 | Z-Live Studio | H-3 | Goodwill |
| D-3 | Third Coast Spray Tan | H-4 | State Farm - Randall J. Ritter |
| D-4 | Blue Eagle Insurance | H-5 | Advance America |
| D-5 | The Martini Bar | H-6 | Unstoppable Nutrition |



Demographic and Income Profile

6601 Everhart Rd, Corpus Christi, Texas, 78413
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 27.69111
 Longitude: -97.39911

Summary	Census 2010	2016	2021
Population	19,263	20,598	21,979
Households	7,947	8,470	9,024
Families	5,079	5,396	5,740
Average Household Size	2.42	2.43	2.43
Owner Occupied Housing Units	4,215	4,296	4,609
Renter Occupied Housing Units	3,732	4,174	4,415
Median Age	35.1	35.8	37.0
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.31%	1.63%	0.84%
Households	1.28%	1.58%	0.79%
Families	1.24%	1.52%	0.72%
Owner HHs	1.42%	1.52%	0.73%
Median Household Income	2.92%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	731	8.6%	755	8.4%
\$15,000 - \$24,999	858	10.1%	884	9.8%
\$25,000 - \$34,999	846	10.0%	1,021	11.3%
\$35,000 - \$49,999	1,058	12.5%	751	8.3%
\$50,000 - \$74,999	1,525	18.0%	1,347	14.9%
\$75,000 - \$99,999	1,273	15.0%	1,586	17.6%
\$100,000 - \$149,999	1,496	17.7%	1,870	20.7%
\$150,000 - \$199,999	446	5.3%	539	6.0%
\$200,000+	235	2.8%	272	3.0%
Median Household Income	\$59,780		\$69,049	
Average Household Income	\$74,330		\$80,703	
Per Capita Income	\$30,340		\$32,907	

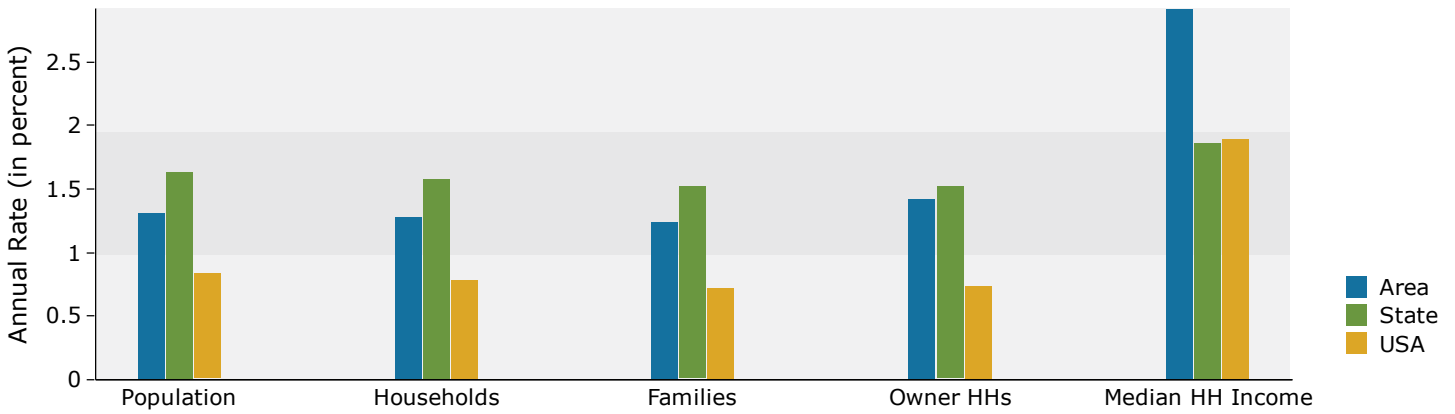
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,202	6.2%	1,247	6.1%	1,350	6.1%
5 - 9	1,274	6.6%	1,228	6.0%	1,270	5.8%
10 - 14	1,223	6.3%	1,303	6.3%	1,294	5.9%
15 - 19	1,294	6.7%	1,213	5.9%	1,276	5.8%
20 - 24	1,653	8.6%	1,386	6.7%	1,366	6.2%
25 - 34	2,970	15.4%	3,692	17.9%	3,713	16.9%
35 - 44	2,251	11.7%	2,552	12.4%	3,177	14.5%
45 - 54	2,757	14.3%	2,411	11.7%	2,343	10.7%
55 - 64	2,378	12.3%	2,648	12.9%	2,632	12.0%
65 - 74	1,334	6.9%	1,786	8.7%	2,175	9.9%
75 - 84	713	3.7%	835	4.1%	1,051	4.8%
85+	214	1.1%	296	1.4%	332	1.5%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	16,057	83.4%	16,876	81.9%	17,942	81.6%
Black Alone	827	4.3%	938	4.6%	1,034	4.7%
American Indian Alone	105	0.5%	119	0.6%	133	0.6%
Asian Alone	401	2.1%	489	2.4%	581	2.6%
Pacific Islander Alone	21	0.1%	24	0.1%	27	0.1%
Some Other Race Alone	1,428	7.4%	1,657	8.0%	1,721	7.8%
Two or More Races	422	2.2%	495	2.4%	540	2.5%
Hispanic Origin (Any Race)	10,625	55.2%	12,253	59.5%	13,806	62.8%

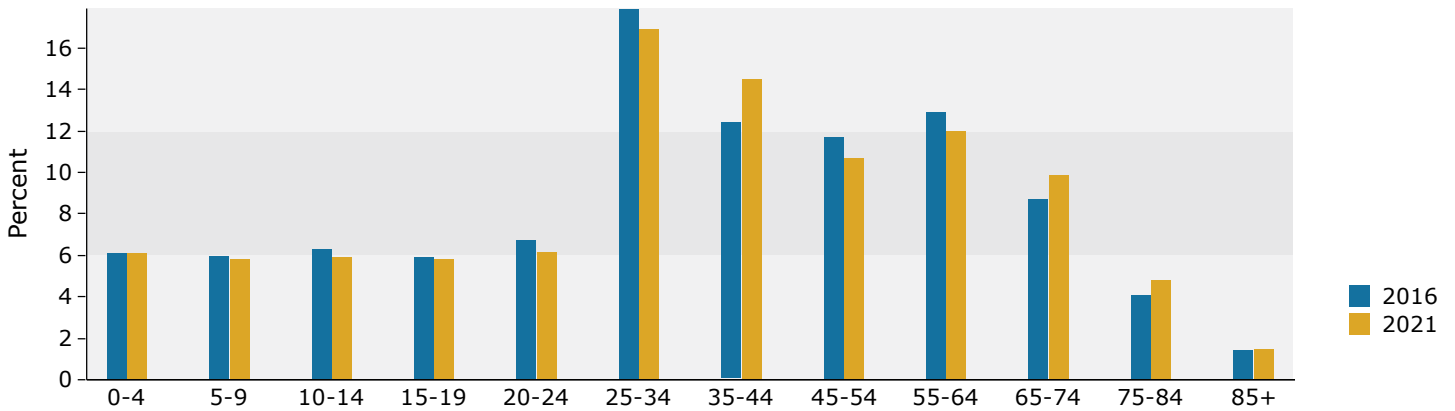
Data Note: Income is expressed in current dollars.

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

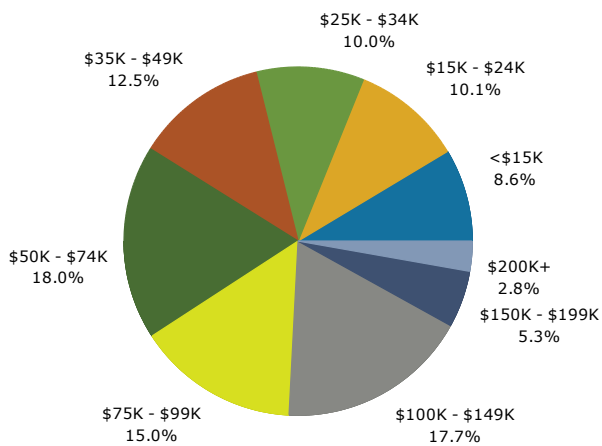
Trends 2016-2021



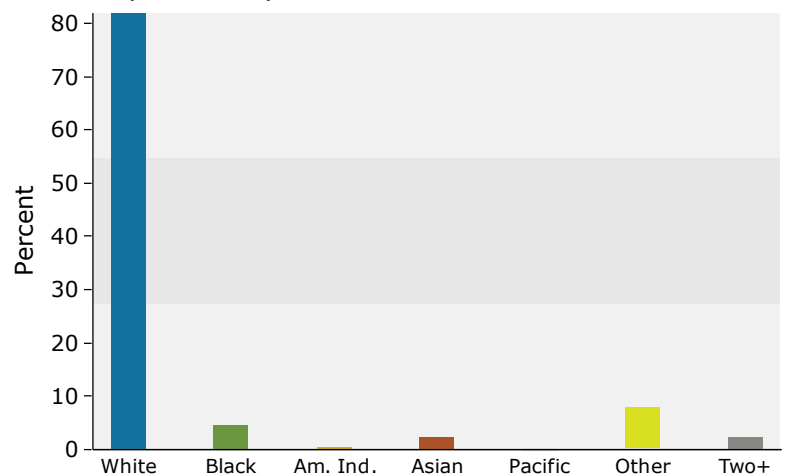
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 59.5%



Demographic and Income Profile

6601 Everhart Rd, Corpus Christi, Texas, 78413
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 27.69111
 Longitude: -97.39911

Summary	Census 2010	2016	2021
Population	106,194	114,676	122,968
Households	40,371	43,701	46,920
Families	27,343	29,450	31,536
Average Household Size	2.62	2.61	2.61
Owner Occupied Housing Units	23,287	23,993	25,652
Renter Occupied Housing Units	17,084	19,708	21,269
Median Age	34.0	34.7	35.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.41%	1.63%	0.84%
Households	1.43%	1.58%	0.79%
Families	1.38%	1.52%	0.72%
Owner HHs	1.35%	1.52%	0.73%
Median Household Income	1.81%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	4,959	11.3%	5,348	11.4%
\$15,000 - \$24,999	4,680	10.7%	4,943	10.5%
\$25,000 - \$34,999	4,642	10.6%	5,480	11.7%
\$35,000 - \$49,999	5,858	13.4%	4,486	9.6%
\$50,000 - \$74,999	7,888	18.0%	7,209	15.4%
\$75,000 - \$99,999	5,618	12.9%	7,195	15.3%
\$100,000 - \$149,999	6,367	14.6%	7,904	16.8%
\$150,000 - \$199,999	2,240	5.1%	2,704	5.8%
\$200,000+	1,450	3.3%	1,651	3.5%
Median Household Income	\$53,896		\$58,947	
Average Household Income	\$71,200		\$76,667	
Per Capita Income	\$27,326		\$29,440	

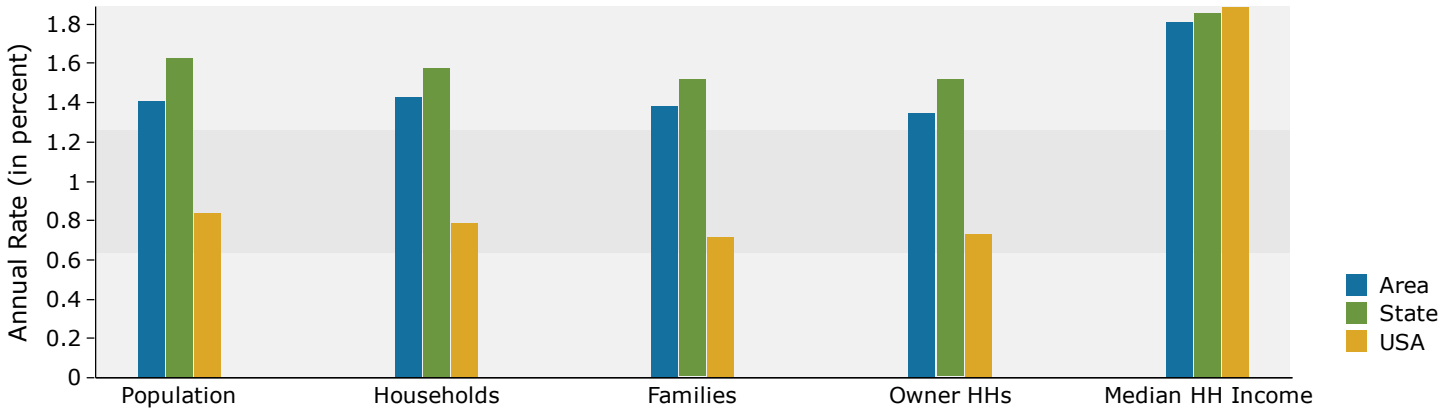
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,603	7.2%	7,911	6.9%	8,551	7.0%
5 - 9	7,857	7.4%	7,798	6.8%	8,145	6.6%
10 - 14	7,577	7.1%	7,919	6.9%	8,081	6.6%
15 - 19	7,499	7.1%	7,409	6.5%	7,768	6.3%
20 - 24	8,357	7.9%	8,376	7.3%	8,217	6.7%
25 - 34	15,692	14.8%	18,462	16.1%	19,752	16.1%
35 - 44	13,431	12.6%	14,768	12.9%	16,961	13.8%
45 - 54	14,650	13.8%	13,776	12.0%	13,757	11.2%
55 - 64	11,973	11.3%	13,572	11.8%	13,862	11.3%
65 - 74	6,270	5.9%	8,794	7.7%	10,902	8.9%
75 - 84	3,855	3.6%	4,173	3.6%	5,097	4.1%
85+	1,431	1.3%	1,718	1.5%	1,875	1.5%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	85,362	80.4%	90,244	78.7%	96,385	78.4%
Black Alone	4,616	4.3%	5,271	4.6%	5,828	4.7%
American Indian Alone	652	0.6%	753	0.7%	840	0.7%
Asian Alone	2,874	2.7%	3,627	3.2%	4,408	3.6%
Pacific Islander Alone	110	0.1%	132	0.1%	150	0.1%
Some Other Race Alone	10,029	9.4%	11,668	10.2%	12,115	9.9%
Two or More Races	2,551	2.4%	2,979	2.6%	3,243	2.6%
Hispanic Origin (Any Race)	62,963	59.3%	72,011	62.8%	80,485	65.5%

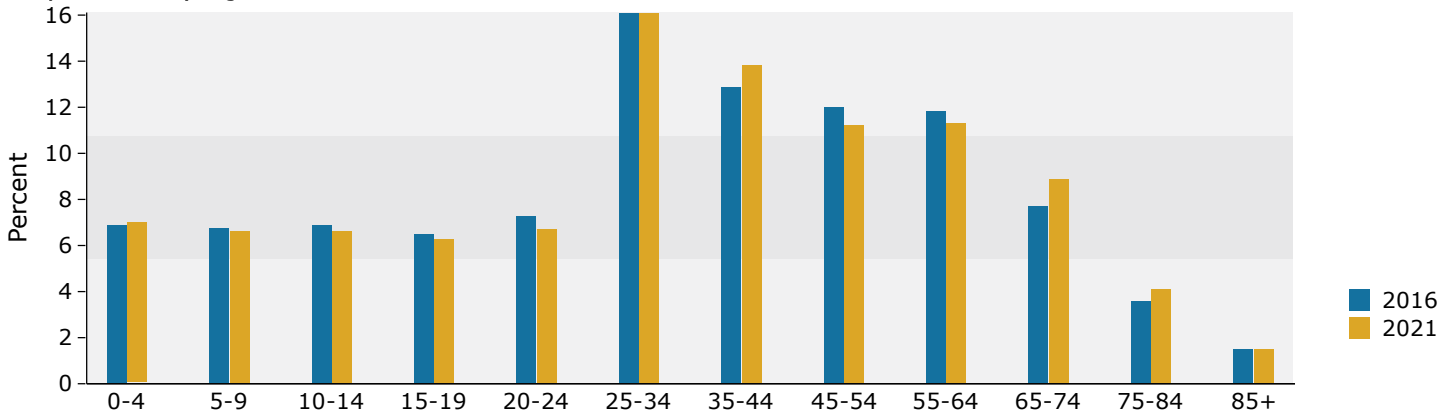
Data Note: Income is expressed in current dollars.

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

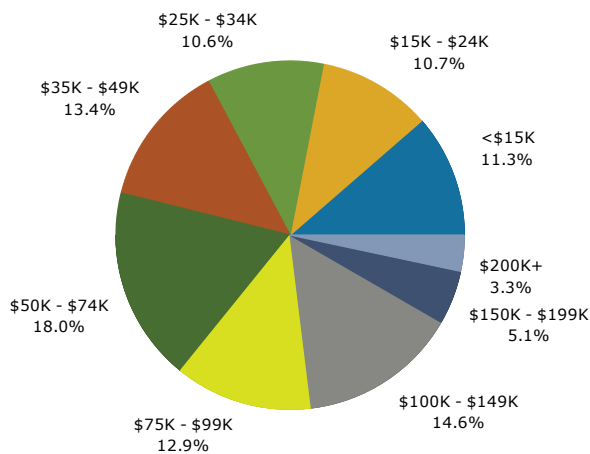
Trends 2016-2021



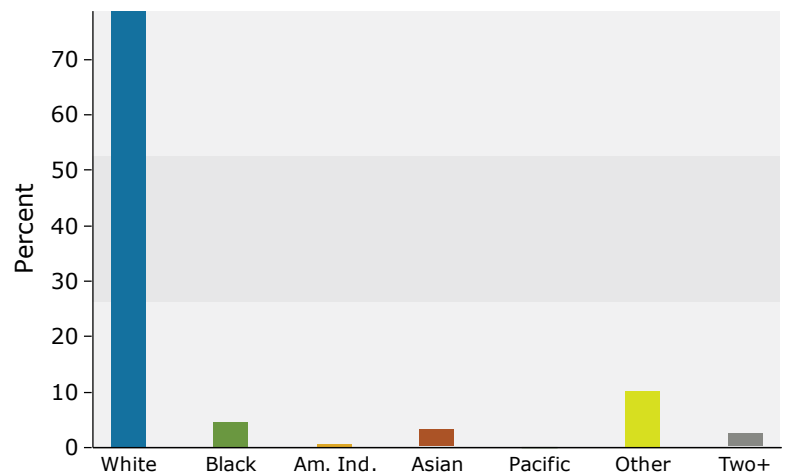
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 62.8%



Demographic and Income Profile

6601 Everhart Rd, Corpus Christi, Texas, 78413
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 27.69111
 Longitude: -97.39911

Summary	Census 2010	2016	2021
Population	186,035	200,804	214,771
Households	69,704	75,389	80,758
Families	47,025	50,601	54,048
Average Household Size	2.64	2.63	2.63
Owner Occupied Housing Units	41,748	43,181	46,045
Renter Occupied Housing Units	27,956	32,208	34,713
Median Age	34.2	34.9	35.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.35%	1.63%	0.84%
Households	1.39%	1.58%	0.79%
Families	1.33%	1.52%	0.72%
Owner HHs	1.29%	1.52%	0.73%
Median Household Income	1.28%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	9,870	13.1%	10,710	13.3%
\$15,000 - \$24,999	8,085	10.7%	8,386	10.4%
\$25,000 - \$34,999	8,614	11.4%	10,069	12.5%
\$35,000 - \$49,999	10,224	13.6%	8,204	10.2%
\$50,000 - \$74,999	13,682	18.1%	12,514	15.5%
\$75,000 - \$99,999	9,346	12.4%	11,871	14.7%
\$100,000 - \$149,999	9,798	13.0%	12,169	15.1%
\$150,000 - \$199,999	3,270	4.3%	3,974	4.9%
\$200,000+	2,499	3.3%	2,862	3.5%
Median Household Income	\$51,106		\$54,473	
Average Household Income	\$68,389		\$73,575	
Per Capita Income	\$25,889		\$27,868	

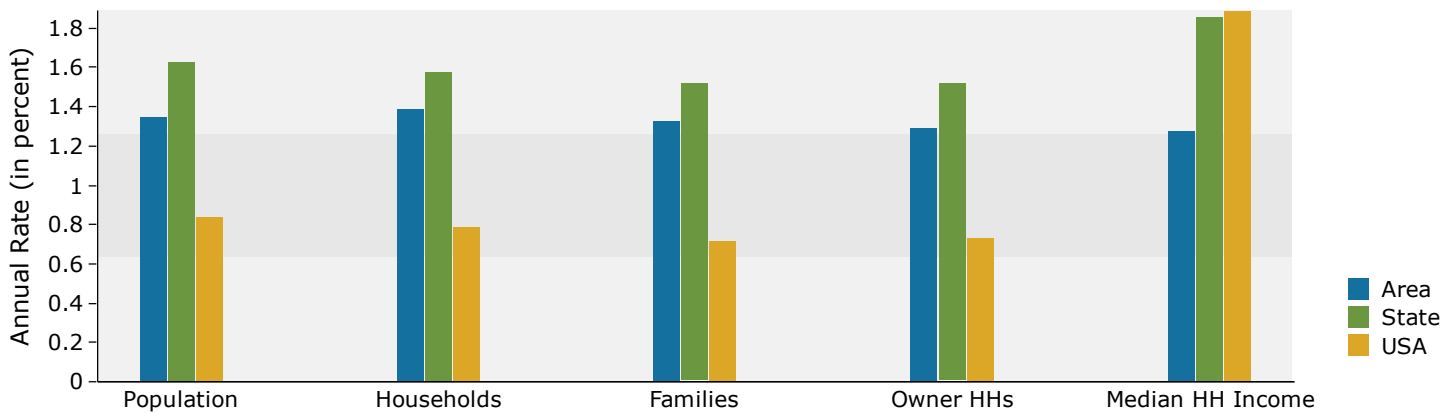
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,150	7.1%	13,651	6.8%	14,790	6.9%
5 - 9	13,559	7.3%	13,627	6.8%	14,175	6.6%
10 - 14	13,254	7.1%	13,835	6.9%	14,222	6.6%
15 - 19	13,538	7.3%	13,596	6.8%	14,110	6.6%
20 - 24	14,963	8.0%	15,198	7.6%	15,034	7.0%
25 - 34	26,643	14.3%	30,922	15.4%	33,311	15.5%
35 - 44	22,871	12.3%	25,212	12.6%	28,719	13.4%
45 - 54	25,443	13.7%	23,967	11.9%	23,713	11.0%
55 - 64	20,938	11.3%	23,907	11.9%	24,405	11.4%
65 - 74	11,386	6.1%	15,672	7.8%	19,280	9.0%
75 - 84	7,413	4.0%	7,858	3.9%	9,369	4.4%
85+	2,876	1.5%	3,360	1.7%	3,642	1.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	150,390	80.8%	159,252	79.3%	169,827	79.1%
Black Alone	7,915	4.3%	8,983	4.5%	9,889	4.6%
American Indian Alone	1,117	0.6%	1,294	0.6%	1,442	0.7%
Asian Alone	4,356	2.3%	5,618	2.8%	6,879	3.2%
Pacific Islander Alone	181	0.1%	215	0.1%	243	0.1%
Some Other Race Alone	17,634	9.5%	20,236	10.1%	20,835	9.7%
Two or More Races	4,442	2.4%	5,206	2.6%	5,657	2.6%
Hispanic Origin (Any Race)	113,179	60.8%	128,158	63.8%	142,221	66.2%

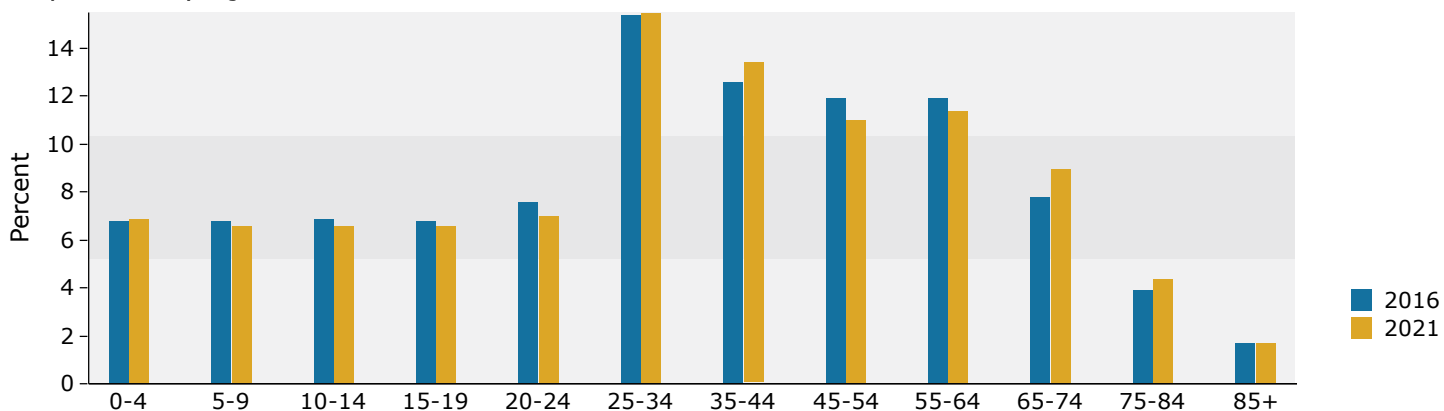
Data Note: Income is expressed in current dollars.

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

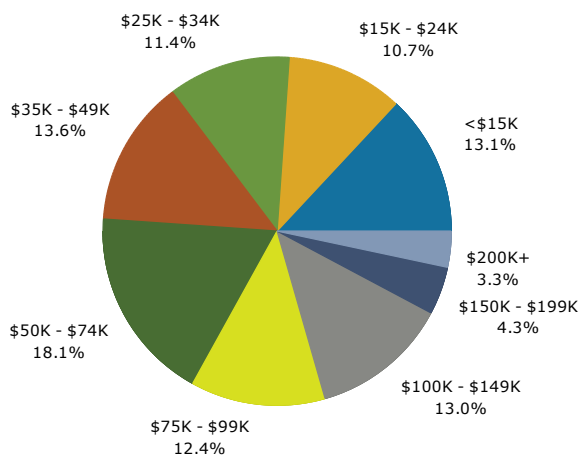
Trends 2016-2021



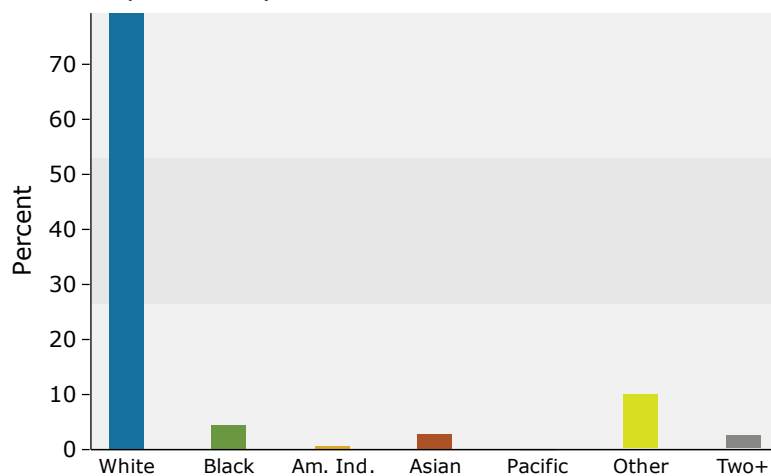
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 63.8%

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