



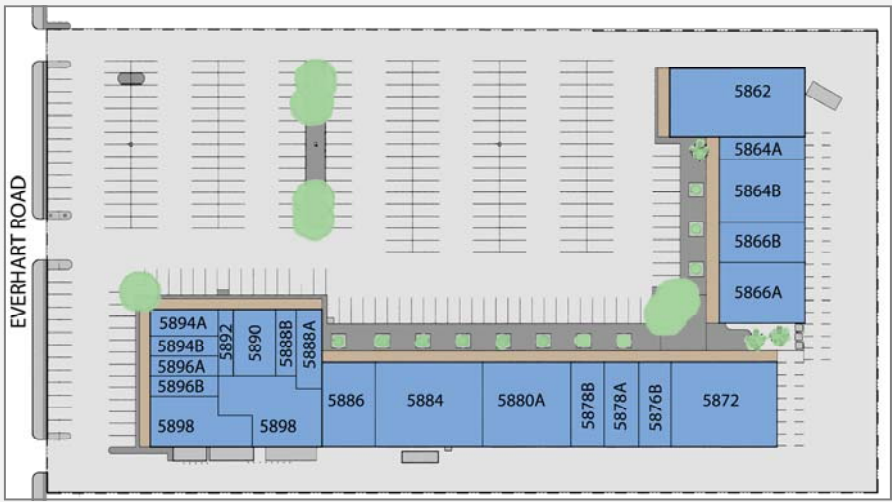
3833 S. Staples, Ste. S116, Corpus Christi, Texas 78411
 Office: (361) 857-8991 Fax: (361) 881-9797



the MARKET
 on everhart
The Market
 5800 Everhart Rd., Corpus Chrstl, TX 78413

Center Information

The Market on Everhart is a formidable anchor in the thriving Everhart Road retail district. Some of the Southside's most successful restaurants, shops and service businesses have become established here since the center's reconstruction was completed in 1996. High population density and a broad range of incomes enhance this location's commercial appeal.



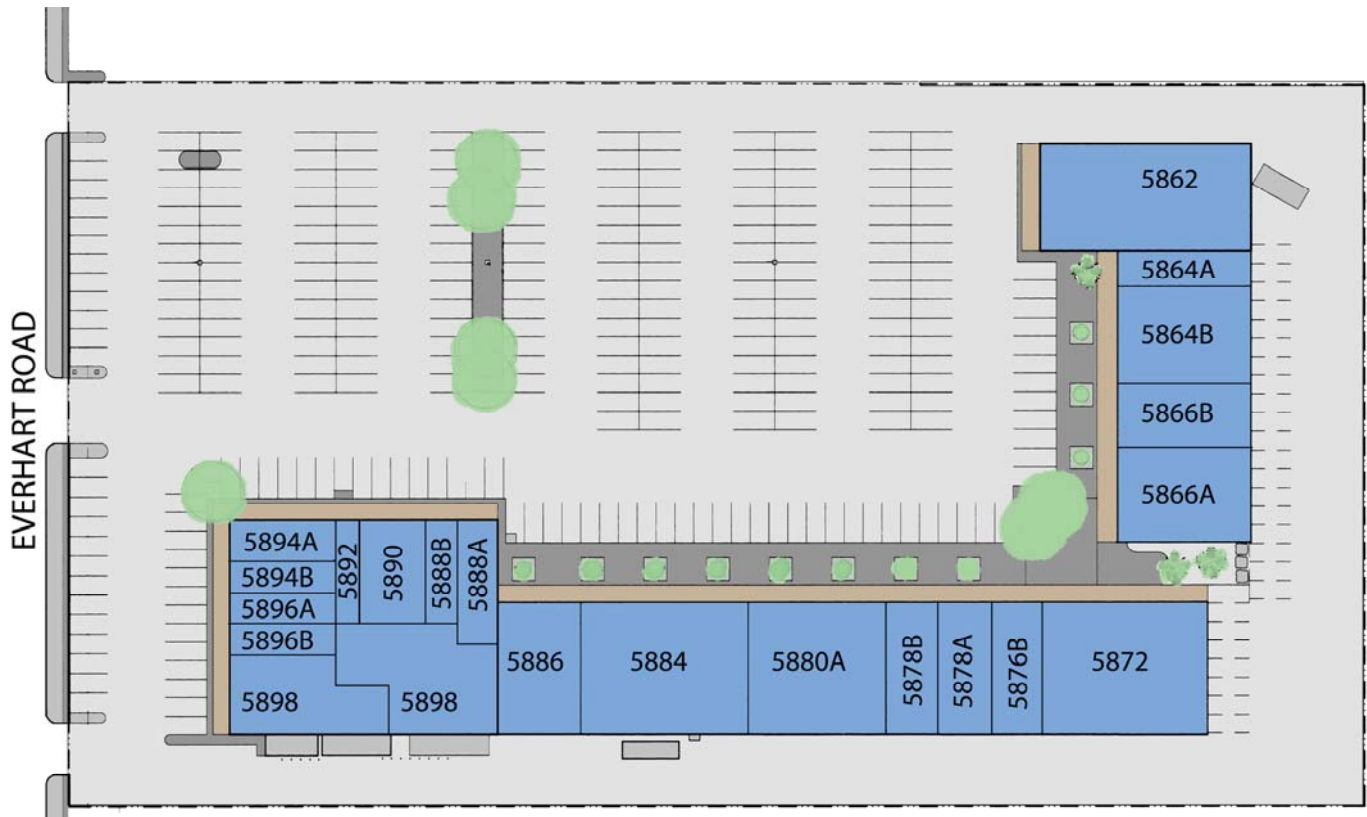
Availability

Unit Size Comments

Property Highlights

- Exceptional Tenant Mix including Janet's Cakery, Yoshi Sushi, & Soul Fit
- Destination Shopping Center
- Established Farmer's Market every Saturday

Market on Everhart
5800 Everhart Road
Corpus Christi, Texas 78413



- | | | | |
|-------|----------------------------|-------|-----------------------|
| 5862 | Hard Knocks Sports Bar | 5886 | EZ Wash |
| 5864A | Hard Knocks Sports Bar | 5888A | Botanico |
| 5864B | Gamblers Specialties | 5888B | Riptide Salon |
| 5866B | Fonzie's Dance City | 5890 | Ace Computer Service |
| 5866A | Brush Country Services | 5892 | Vitamin Enlightenment |
| 5872 | Brush Country Services | 5894A | Southside Barbacoa |
| 5876B | Soul Fit | 5894B | Southside Barbacoa |
| 5878A | Rhinestone Gal | 5896A | Lee Nails |
| 5878B | Collector's Cards and Toys | 5896B | Yoshi Sushi |
| 5880A | Janet's Cakery | 5898 | Yoshi Sushi |
| 5884 | Blue Clove Restaurant | | |



Demographic and Income Profile

5800 Everhart Rd, Corpus Christi, Texas, 78413
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 27.70420
 Longitude: -97.39084

Summary	Census 2010	2016	2021
Population	13,914	13,777	14,020
Households	5,353	5,329	5,443
Families	3,593	3,546	3,604
Average Household Size	2.57	2.55	2.55
Owner Occupied Housing Units	3,080	2,896	2,921
Renter Occupied Housing Units	2,273	2,433	2,522
Median Age	37.8	38.1	38.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.35%	1.63%	0.84%
Households	0.42%	1.58%	0.79%
Families	0.33%	1.52%	0.72%
Owner HHs	0.17%	1.52%	0.73%
Median Household Income	1.81%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	632	11.9%	646	11.9%
\$15,000 - \$24,999	516	9.7%	519	9.5%
\$25,000 - \$34,999	641	12.0%	700	12.9%
\$35,000 - \$49,999	724	13.6%	528	9.7%
\$50,000 - \$74,999	981	18.4%	849	15.6%
\$75,000 - \$99,999	738	13.8%	913	16.8%
\$100,000 - \$149,999	785	14.7%	933	17.1%
\$150,000 - \$199,999	187	3.5%	216	4.0%
\$200,000+	125	2.3%	141	2.6%
Median Household Income	\$52,688		\$57,635	
Average Household Income	\$67,093		\$72,652	
Per Capita Income	\$26,731		\$29,002	

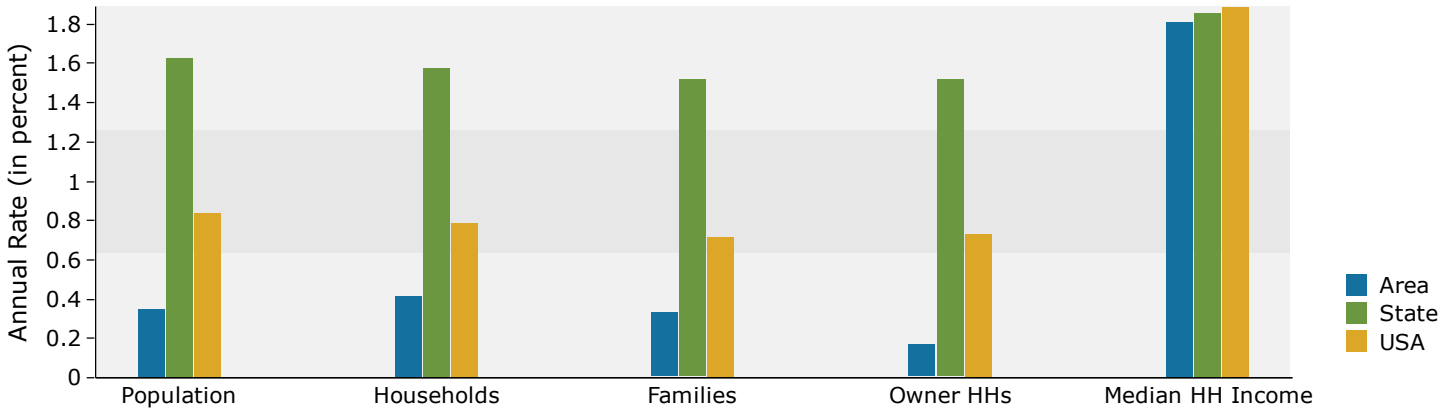
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	904	6.5%	868	6.3%	891	6.4%
5 - 9	902	6.5%	871	6.3%	866	6.2%
10 - 14	811	5.8%	833	6.0%	859	6.1%
15 - 19	955	6.9%	767	5.6%	792	5.6%
20 - 24	1,137	8.2%	918	6.7%	782	5.6%
25 - 34	1,813	13.0%	2,146	15.6%	2,147	15.3%
35 - 44	1,483	10.7%	1,504	10.9%	1,720	12.3%
45 - 54	1,868	13.4%	1,557	11.3%	1,433	10.2%
55 - 64	1,757	12.6%	1,741	12.6%	1,676	12.0%
65 - 74	1,235	8.9%	1,432	10.4%	1,597	11.4%
75 - 84	797	5.7%	820	6.0%	916	6.5%
85+	251	1.8%	320	2.3%	342	2.4%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,161	80.2%	10,833	78.6%	10,999	78.4%
Black Alone	610	4.4%	626	4.5%	650	4.6%
American Indian Alone	110	0.8%	119	0.9%	129	0.9%
Asian Alone	253	1.8%	288	2.1%	327	2.3%
Pacific Islander Alone	12	0.1%	12	0.1%	12	0.1%
Some Other Race Alone	1,433	10.3%	1,540	11.2%	1,529	10.9%
Two or More Races	335	2.4%	360	2.6%	375	2.7%
Hispanic Origin (Any Race)	8,005	57.5%	8,473	61.5%	9,042	64.5%

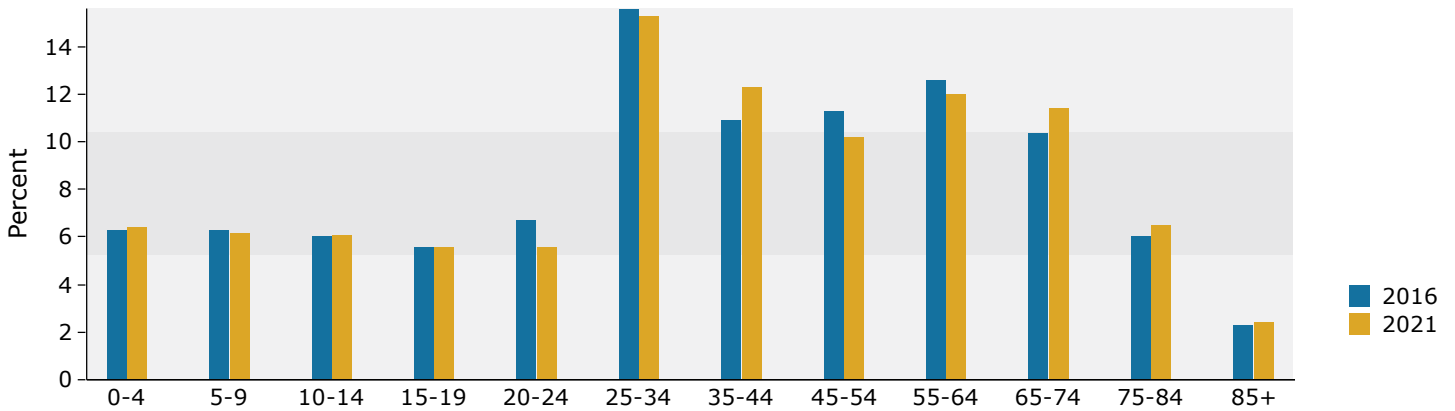
Data Note: Income is expressed in current dollars.

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

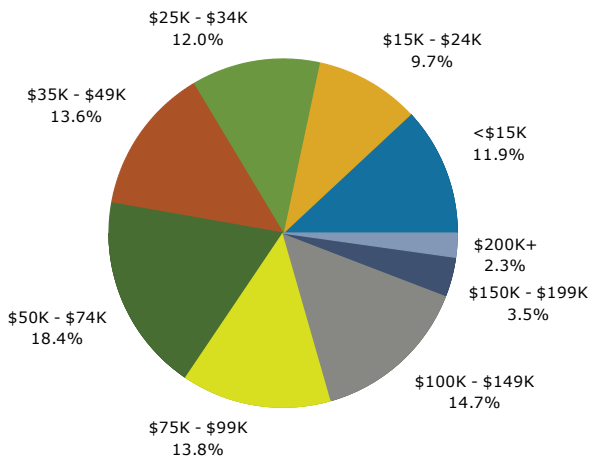
Trends 2016-2021



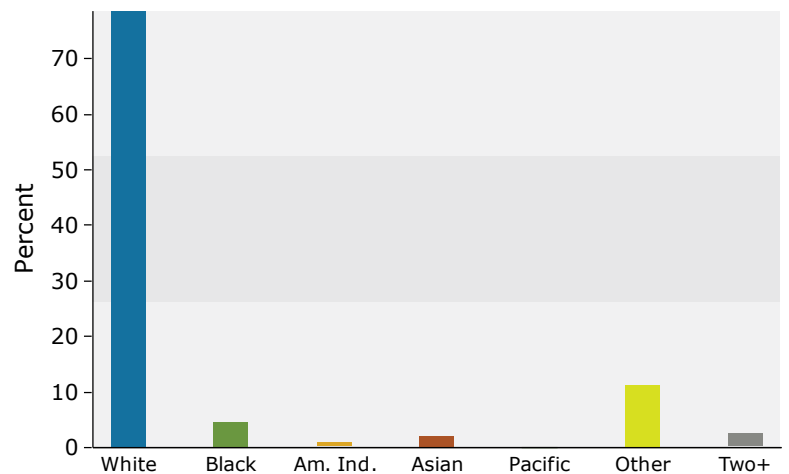
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 61.5%



Demographic and Income Profile

5800 Everhart Rd, Corpus Christi, Texas, 78413
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 27.70420
 Longitude: -97.39084

Summary	Census 2010	2016	2021
Population	130,079	138,747	147,612
Households	49,564	53,056	56,552
Families	33,106	35,207	37,395
Average Household Size	2.61	2.60	2.60
Owner Occupied Housing Units	28,706	29,089	30,765
Renter Occupied Housing Units	20,858	23,967	25,787
Median Age	34.4	35.1	36.0
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.25%	1.63%	0.84%
Households	1.28%	1.58%	0.79%
Families	1.21%	1.52%	0.72%
Owner HHs	1.13%	1.52%	0.73%
Median Household Income	1.37%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	6,472	12.2%	6,965	12.3%
\$15,000 - \$24,999	5,812	11.0%	6,083	10.8%
\$25,000 - \$34,999	6,087	11.5%	7,131	12.6%
\$35,000 - \$49,999	7,348	13.8%	5,731	10.1%
\$50,000 - \$74,999	9,700	18.3%	8,830	15.6%
\$75,000 - \$99,999	6,666	12.6%	8,542	15.1%
\$100,000 - \$149,999	6,955	13.1%	8,562	15.1%
\$150,000 - \$199,999	2,382	4.5%	2,848	5.0%
\$200,000+	1,634	3.1%	1,860	3.3%
Median Household Income	\$51,409		\$55,030	
Average Household Income	\$68,352		\$73,476	
Per Capita Income	\$26,388		\$28,394	

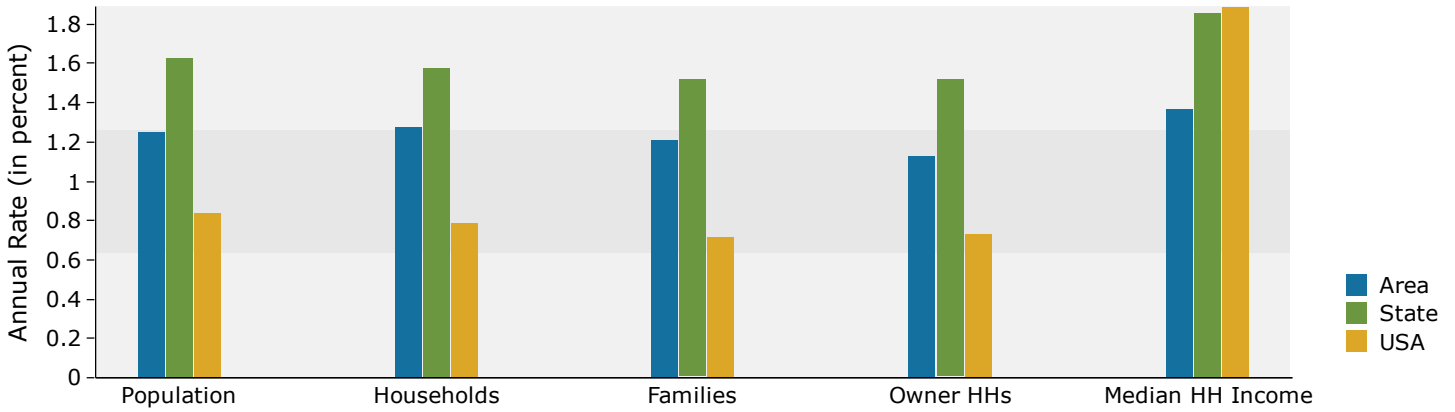
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,047	7.0%	9,321	6.7%	9,999	6.8%
5 - 9	9,426	7.2%	9,204	6.6%	9,540	6.5%
10 - 14	9,158	7.0%	9,407	6.8%	9,516	6.4%
15 - 19	9,195	7.1%	8,970	6.5%	9,288	6.3%
20 - 24	10,382	8.0%	10,226	7.4%	9,983	6.8%
25 - 34	18,796	14.4%	22,032	15.9%	23,386	15.8%
35 - 44	15,949	12.3%	17,396	12.5%	19,800	13.4%
45 - 54	17,841	13.7%	16,448	11.9%	16,314	11.1%
55 - 64	14,998	11.5%	16,810	12.1%	16,946	11.5%
65 - 74	8,014	6.2%	11,062	8.0%	13,673	9.3%
75 - 84	5,182	4.0%	5,451	3.9%	6,582	4.5%
85+	2,090	1.6%	2,421	1.7%	2,586	1.8%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	105,563	81.2%	110,341	79.5%	116,974	79.2%
Black Alone	5,291	4.1%	5,987	4.3%	6,597	4.5%
American Indian Alone	828	0.6%	956	0.7%	1,066	0.7%
Asian Alone	2,940	2.3%	3,655	2.6%	4,410	3.0%
Pacific Islander Alone	116	0.1%	136	0.1%	152	0.1%
Some Other Race Alone	12,295	9.5%	14,158	10.2%	14,616	9.9%
Two or More Races	3,045	2.3%	3,515	2.5%	3,797	2.6%
Hispanic Origin (Any Race)	77,792	59.8%	87,804	63.3%	97,332	65.9%

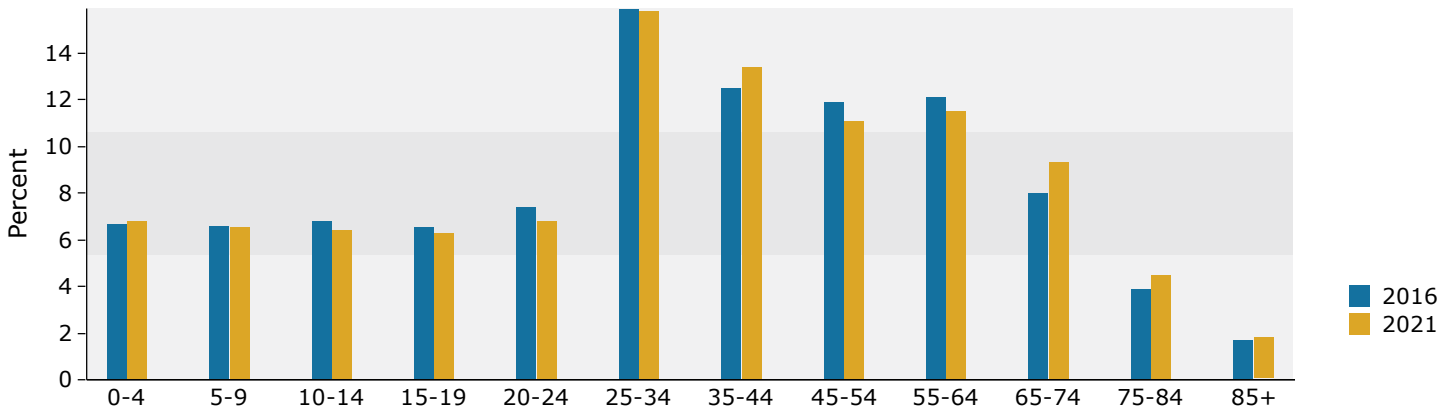
Data Note: Income is expressed in current dollars.

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

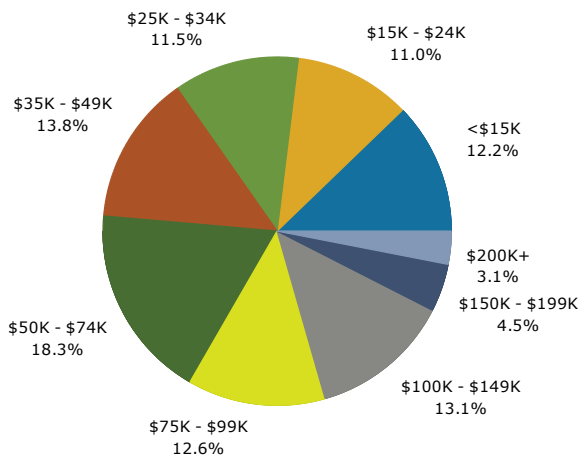
Trends 2016-2021



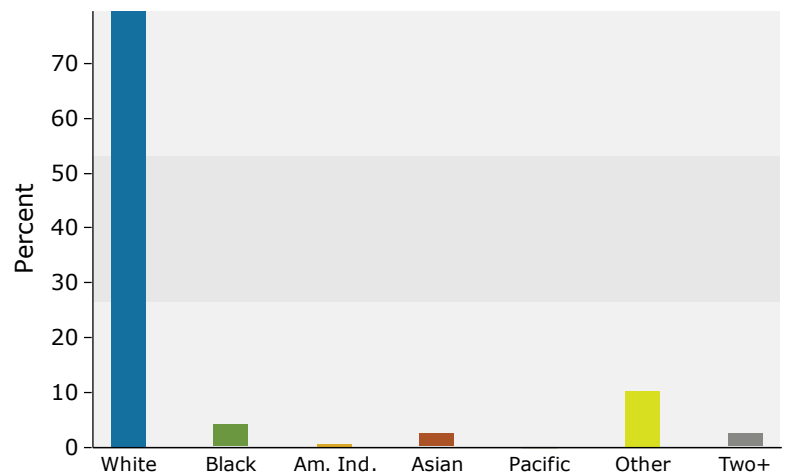
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 63.3%

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



Demographic and Income Profile

5800 Everhart Rd, Corpus Christi, Texas, 78413
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 27.70420
 Longitude: -97.39084

Summary	Census 2010	2016	2021
Population	203,103	218,490	233,280
Households	75,914	81,847	87,523
Families	51,214	54,930	58,569
Average Household Size	2.65	2.64	2.64
Owner Occupied Housing Units	45,438	46,776	49,780
Renter Occupied Housing Units	30,476	35,071	37,743
Median Age	34.3	35.0	35.7
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.32%	1.63%	0.84%
Households	1.35%	1.58%	0.79%
Families	1.29%	1.52%	0.72%
Owner HHs	1.25%	1.52%	0.73%
Median Household Income	1.12%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	11,196	13.7%	12,156	13.9%
\$15,000 - \$24,999	9,015	11.0%	9,296	10.6%
\$25,000 - \$34,999	9,370	11.4%	10,913	12.5%
\$35,000 - \$49,999	11,216	13.7%	9,170	10.5%
\$50,000 - \$74,999	14,692	18.0%	13,389	15.3%
\$75,000 - \$99,999	10,033	12.3%	12,686	14.5%
\$100,000 - \$149,999	10,229	12.5%	12,682	14.5%
\$150,000 - \$199,999	3,385	4.1%	4,118	4.7%
\$200,000+	2,710	3.3%	3,112	3.6%
Median Household Income	\$50,141		\$53,010	
Average Household Income	\$67,408		\$72,510	
Per Capita Income	\$25,443		\$27,383	

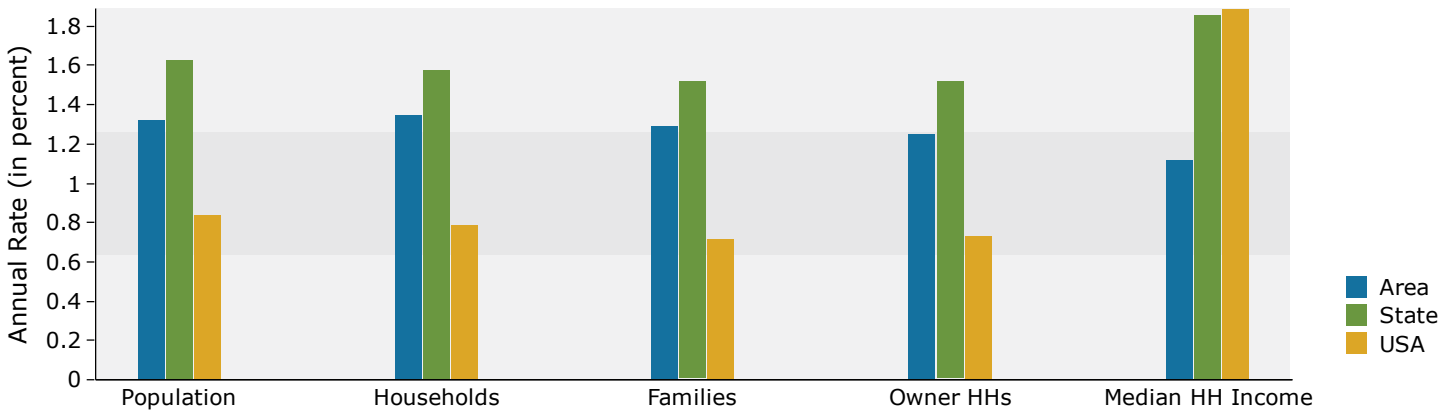
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,363	7.1%	14,853	6.8%	16,056	6.9%
5 - 9	14,866	7.3%	14,863	6.8%	15,375	6.6%
10 - 14	14,493	7.1%	15,089	6.9%	15,464	6.6%
15 - 19	14,770	7.3%	14,792	6.8%	15,285	6.6%
20 - 24	16,049	7.9%	16,413	7.5%	16,230	7.0%
25 - 34	28,835	14.2%	33,283	15.2%	35,782	15.3%
35 - 44	24,829	12.2%	27,188	12.4%	30,846	13.2%
45 - 54	27,878	13.7%	26,146	12.0%	25,745	11.0%
55 - 64	22,922	11.3%	26,093	11.9%	26,740	11.5%
65 - 74	12,597	6.2%	17,288	7.9%	21,292	9.1%
75 - 84	8,302	4.1%	8,735	4.0%	10,405	4.5%
85+	3,198	1.6%	3,744	1.7%	4,060	1.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	163,945	80.7%	173,138	79.2%	184,466	79.1%
Black Alone	8,732	4.3%	9,867	4.5%	10,831	4.6%
American Indian Alone	1,228	0.6%	1,424	0.7%	1,584	0.7%
Asian Alone	4,410	2.2%	5,683	2.6%	6,953	3.0%
Pacific Islander Alone	187	0.1%	223	0.1%	252	0.1%
Some Other Race Alone	19,739	9.7%	22,491	10.3%	23,059	9.9%
Two or More Races	4,860	2.4%	5,663	2.6%	6,134	2.6%
Hispanic Origin (Any Race)	126,378	62.2%	142,161	65.1%	157,154	67.4%

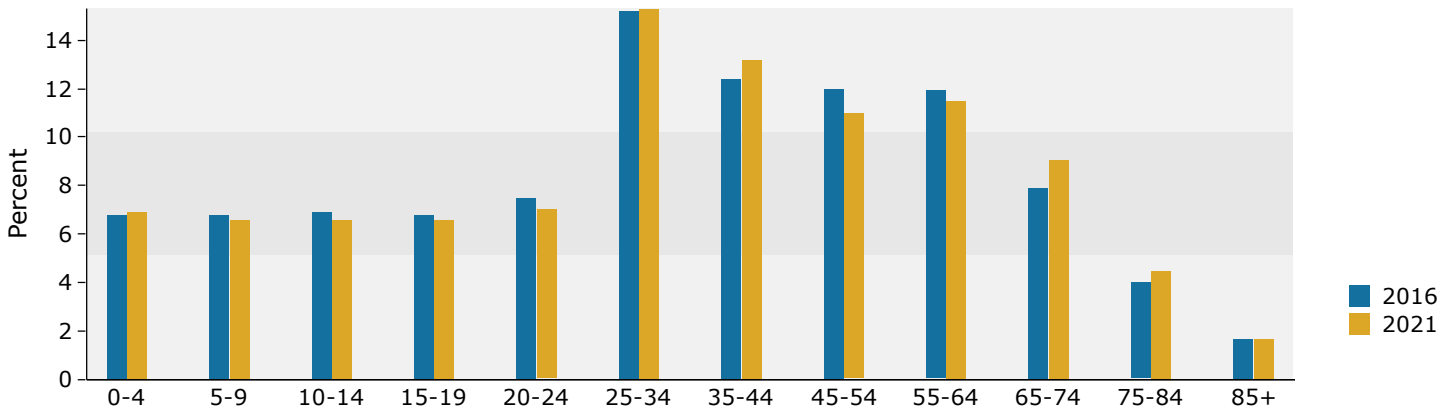
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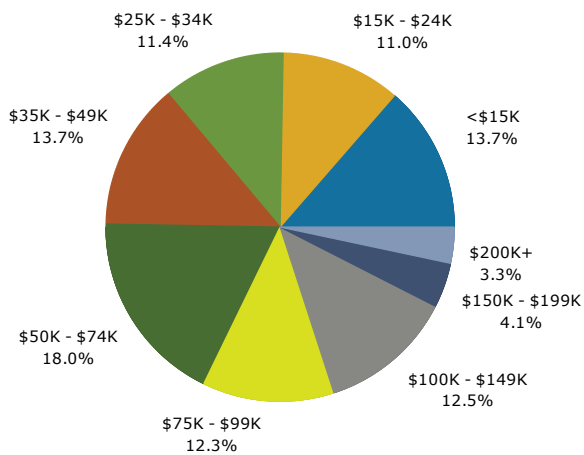
Trends 2016-2021



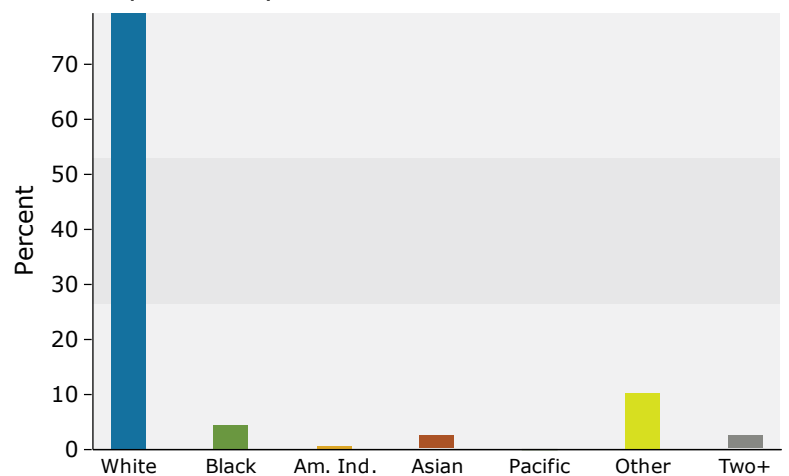
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 65.1%