



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

Office: (361) 857-8991 Fax: (361) 881-9797 www.landlord-resources.com



Center Information

Office Park South is a modern office building centrally located in the heart of Corpus Christi that provides quick and easy access to the rest of the city. Office Park South is a "Full Service" office building which includes all utilities, maintenance, and 5 day janitorial as well as complimentary basic high speed internet. Recently renovated and remodeled, Office Park South provides a great location for your office needs.

Property Highlights

- "Full Service" Office Space includes all utilities, maintenance, and janitorial
- Complimentary High Speed Internet included
- Plenty of Open Access Parking
- Centrally Located next to Hamlin Shopping Center
- Ada Approved elevator

Availability

<u>Suite</u>	<u>Size</u>	<u>Comments</u>
S201	374 sq. ft.	Two small offices w/ storage space
S205	720 sq. ft.	Large office with reception & waiting area
N112	1,022 sq. ft.	Three large offices and storage closet
N216	749 sq. ft.	One office w/ reception & closet

Please call Tim Gainan @ (361) 857-8991 for current and upcoming availability or visit our website www.landlord-resources.com.





Demographic and Income Profile

3801 S Staples St, Corpus Christi, Texas, 78411
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 27.73921
 Longitude: -97.38773

Summary	Census 2010	2016	2021
Population	16,559	16,895	17,464
Households	6,389	6,537	6,771
Families	4,204	4,263	4,392
Average Household Size	2.59	2.58	2.58
Owner Occupied Housing Units	3,981	3,899	4,005
Renter Occupied Housing Units	2,408	2,638	2,766
Median Age	38.2	39.3	40.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.66%	1.63%	0.84%
Households	0.71%	1.58%	0.79%
Families	0.60%	1.52%	0.72%
Owner HHs	0.54%	1.52%	0.73%
Median Household Income	0.05%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	902	13.8%	971	14.3%
\$15,000 - \$24,999	717	11.0%	713	10.5%
\$25,000 - \$34,999	880	13.5%	1,001	14.8%
\$35,000 - \$49,999	944	14.4%	854	12.6%
\$50,000 - \$74,999	1,275	19.5%	1,069	15.8%
\$75,000 - \$99,999	667	10.2%	823	12.2%
\$100,000 - \$149,999	680	10.4%	805	11.9%
\$150,000 - \$199,999	187	2.9%	216	3.2%
\$200,000+	285	4.4%	318	4.7%
Median Household Income	\$46,457		\$46,582	
Average Household Income	\$67,151		\$71,354	
Per Capita Income	\$26,326		\$28,029	

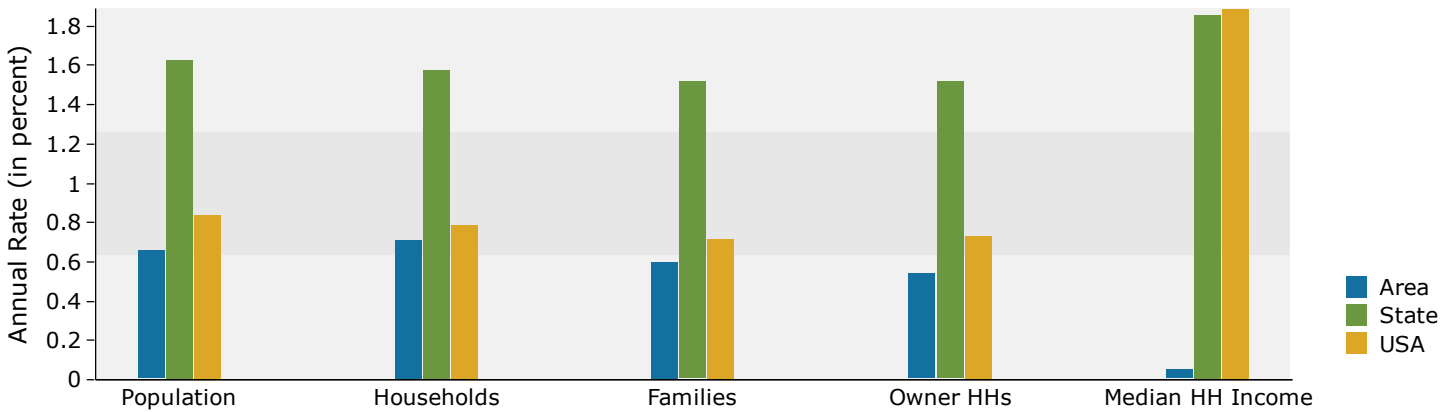
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,065	6.4%	1,029	6.1%	1,052	6.0%
5 - 9	1,105	6.7%	1,015	6.0%	1,039	5.9%
10 - 14	1,177	7.1%	1,112	6.6%	1,065	6.1%
15 - 19	1,135	6.9%	1,112	6.6%	1,071	6.1%
20 - 24	1,050	6.3%	1,190	7.0%	1,105	6.3%
25 - 34	2,084	12.6%	2,129	12.6%	2,284	13.1%
35 - 44	2,023	12.2%	2,041	12.1%	2,133	12.2%
45 - 54	2,438	14.7%	2,208	13.1%	2,097	12.0%
55 - 64	2,149	13.0%	2,280	13.5%	2,302	13.2%
65 - 74	1,159	7.0%	1,582	9.4%	1,932	11.1%
75 - 84	781	4.7%	776	4.6%	967	5.5%
85+	391	2.4%	420	2.5%	417	2.4%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,119	85.3%	14,201	84.1%	14,660	83.9%
Black Alone	438	2.6%	479	2.8%	522	3.0%
American Indian Alone	112	0.7%	127	0.8%	141	0.8%
Asian Alone	169	1.0%	199	1.2%	232	1.3%
Pacific Islander Alone	9	0.1%	9	0.1%	9	0.1%
Some Other Race Alone	1,369	8.3%	1,502	8.9%	1,502	8.6%
Two or More Races	343	2.1%	378	2.2%	397	2.3%
Hispanic Origin (Any Race)	9,860	59.5%	10,667	63.1%	11,519	66.0%

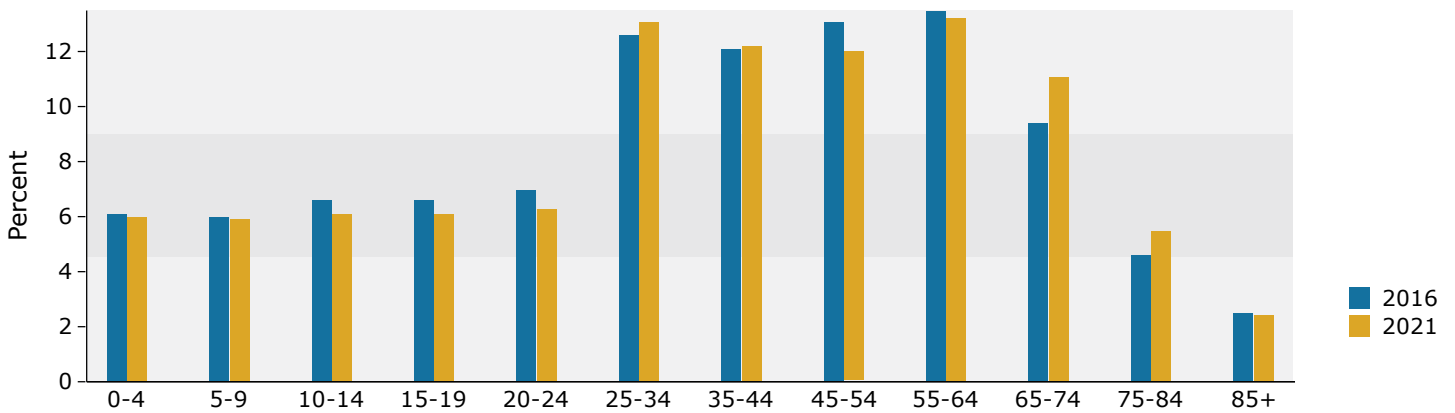
Data Note: Income is expressed in current dollars.

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

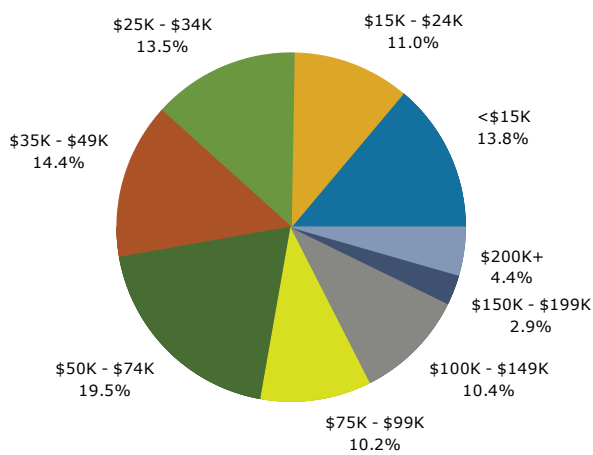
Trends 2016-2021



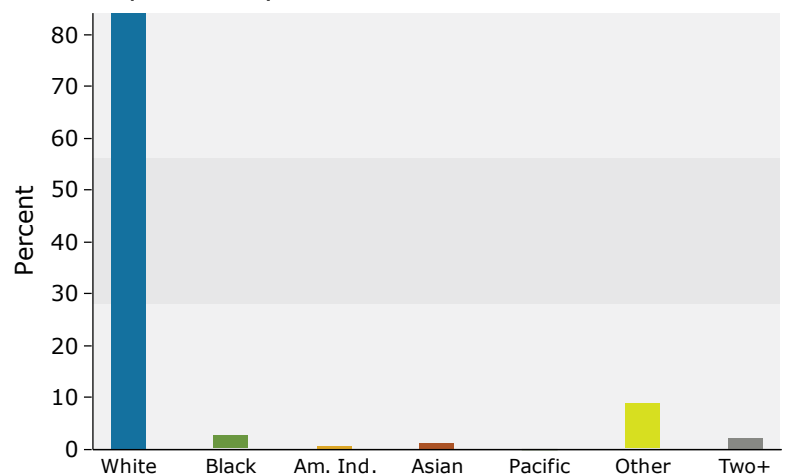
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 63.1%



Demographic and Income Profile

3801 S Staples St, Corpus Christi, Texas, 78411
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 27.73921
 Longitude: -97.38773

Summary	Census 2010	2016	2021
Population	114,169	118,196	123,575
Households	42,683	44,405	46,549
Families	28,614	29,541	30,847
Average Household Size	2.66	2.64	2.64
Owner Occupied Housing Units	25,092	24,516	25,383
Renter Occupied Housing Units	17,591	19,889	21,166
Median Age	35.8	36.3	37.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.89%	1.63%	0.84%
Households	0.95%	1.58%	0.79%
Families	0.87%	1.52%	0.72%
Owner HHs	0.70%	1.52%	0.73%
Median Household Income	-0.15%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	7,408	16.7%	8,039	17.3%
\$15,000 - \$24,999	5,851	13.2%	5,981	12.8%
\$25,000 - \$34,999	6,027	13.6%	6,928	14.9%
\$35,000 - \$49,999	6,746	15.2%	5,754	12.4%
\$50,000 - \$74,999	7,852	17.7%	7,134	15.3%
\$75,000 - \$99,999	4,636	10.4%	5,781	12.4%
\$100,000 - \$149,999	3,712	8.4%	4,409	9.5%
\$150,000 - \$199,999	1,021	2.3%	1,209	2.6%
\$200,000+	1,152	2.6%	1,314	2.8%
Median Household Income	\$40,290		\$39,998	
Average Household Income	\$57,449		\$61,006	
Per Capita Income	\$21,819		\$23,209	

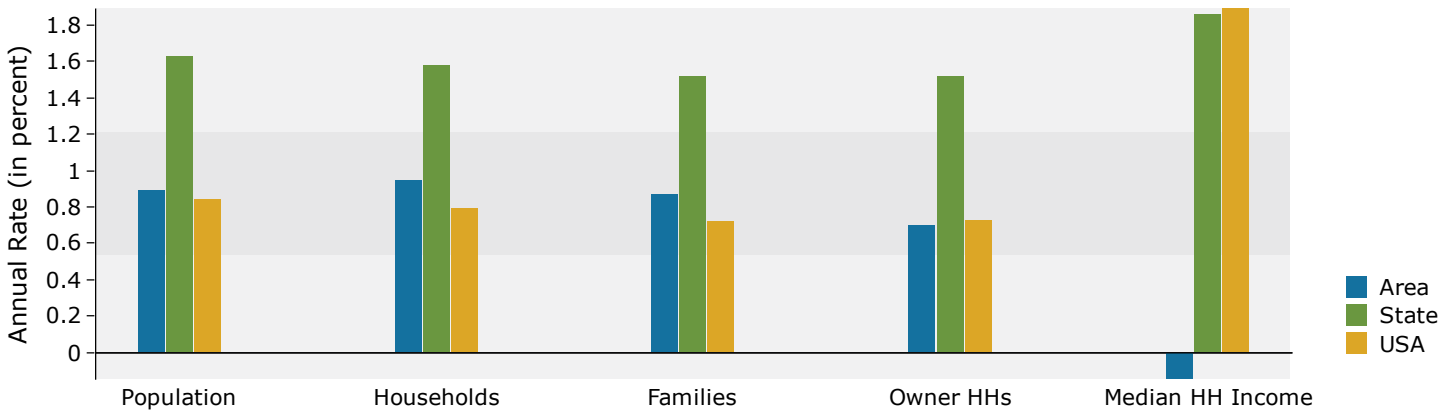
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,931	6.9%	7,912	6.7%	8,349	6.8%
5 - 9	8,251	7.2%	7,866	6.7%	7,948	6.4%
10 - 14	8,071	7.1%	8,070	6.8%	8,000	6.5%
15 - 19	8,210	7.2%	7,813	6.6%	7,895	6.4%
20 - 24	8,245	7.2%	8,619	7.3%	8,293	6.7%
25 - 34	15,228	13.3%	16,974	14.4%	17,906	14.5%
35 - 44	13,394	11.7%	13,759	11.6%	15,143	12.3%
45 - 54	15,723	13.8%	14,156	12.0%	13,545	11.0%
55 - 64	13,508	11.8%	14,567	12.3%	14,848	12.0%
65 - 74	7,996	7.0%	10,413	8.8%	12,453	10.1%
75 - 84	5,529	4.8%	5,651	4.8%	6,602	5.3%
85+	2,083	1.8%	2,396	2.0%	2,592	2.1%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	92,987	81.4%	94,687	80.1%	99,126	80.2%
Black Alone	3,946	3.5%	4,339	3.7%	4,725	3.8%
American Indian Alone	800	0.7%	904	0.8%	994	0.8%
Asian Alone	1,058	0.9%	1,243	1.1%	1,451	1.2%
Pacific Islander Alone	62	0.1%	70	0.1%	76	0.1%
Some Other Race Alone	12,674	11.1%	14,039	11.9%	14,147	11.4%
Two or More Races	2,641	2.3%	2,913	2.5%	3,057	2.5%
Hispanic Origin (Any Race)	77,993	68.3%	84,387	71.4%	91,129	73.7%

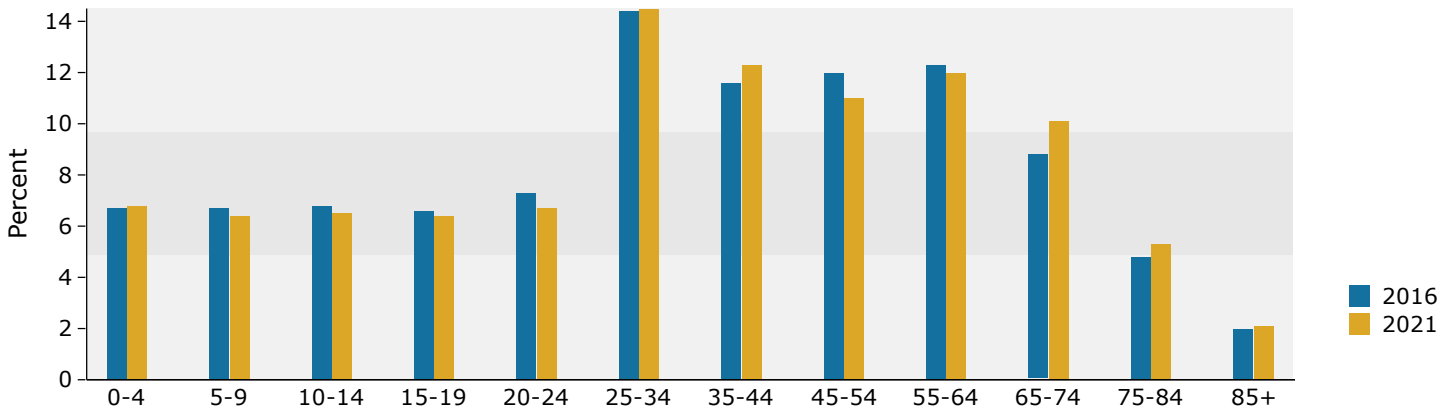
Data Note: Income is expressed in current dollars.

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

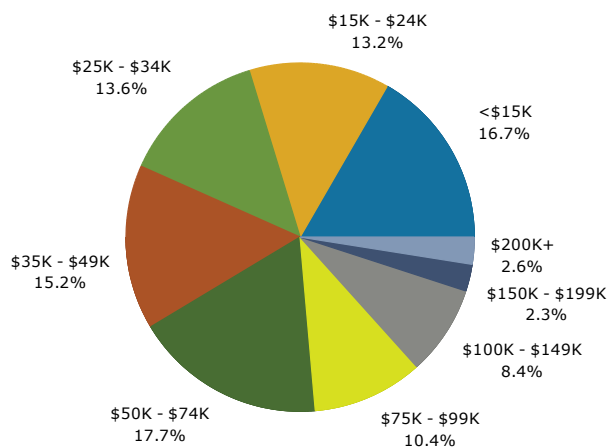
Trends 2016-2021



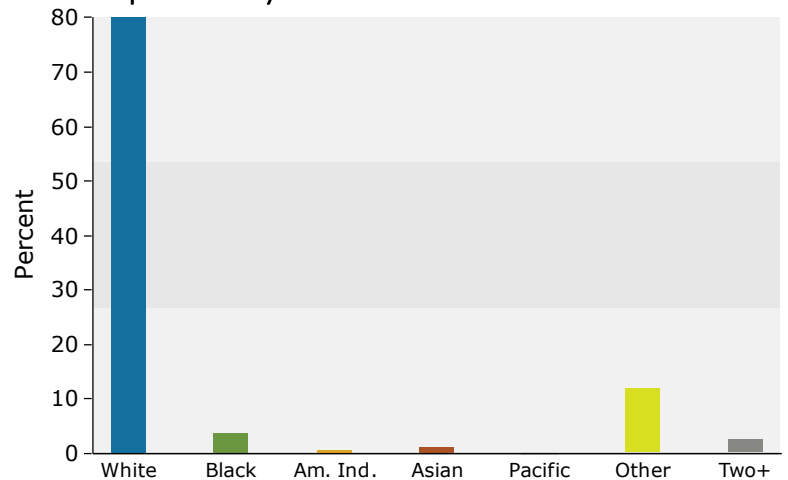
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 71.4%



Demographic and Income Profile

3801 S Staples St, Corpus Christi, Texas, 78411
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 27.73921
 Longitude: -97.38773

Summary	Census 2010	2016	2021
Population	216,560	228,686	241,814
Households	80,367	85,317	90,510
Families	52,915	55,717	58,846
Average Household Size	2.64	2.63	2.62
Owner Occupied Housing Units	44,863	44,823	47,085
Renter Occupied Housing Units	35,504	40,494	43,425
Median Age	34.6	35.2	36.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.12%	1.63%	0.84%
Households	1.19%	1.58%	0.79%
Families	1.10%	1.52%	0.72%
Owner HHs	0.99%	1.52%	0.73%
Median Household Income	0.29%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	14,447	16.9%	15,714	17.4%
\$15,000 - \$24,999	10,930	12.8%	11,158	12.3%
\$25,000 - \$34,999	10,550	12.4%	12,295	13.6%
\$35,000 - \$49,999	12,280	14.4%	10,480	11.6%
\$50,000 - \$74,999	14,764	17.3%	13,442	14.9%
\$75,000 - \$99,999	9,290	10.9%	11,697	12.9%
\$100,000 - \$149,999	8,357	9.8%	10,168	11.2%
\$150,000 - \$199,999	2,683	3.1%	3,250	3.6%
\$200,000+	2,016	2.4%	2,306	2.5%
Median Household Income	\$42,021		\$42,629	
Average Household Income	\$58,932		\$62,929	
Per Capita Income	\$22,415		\$23,960	

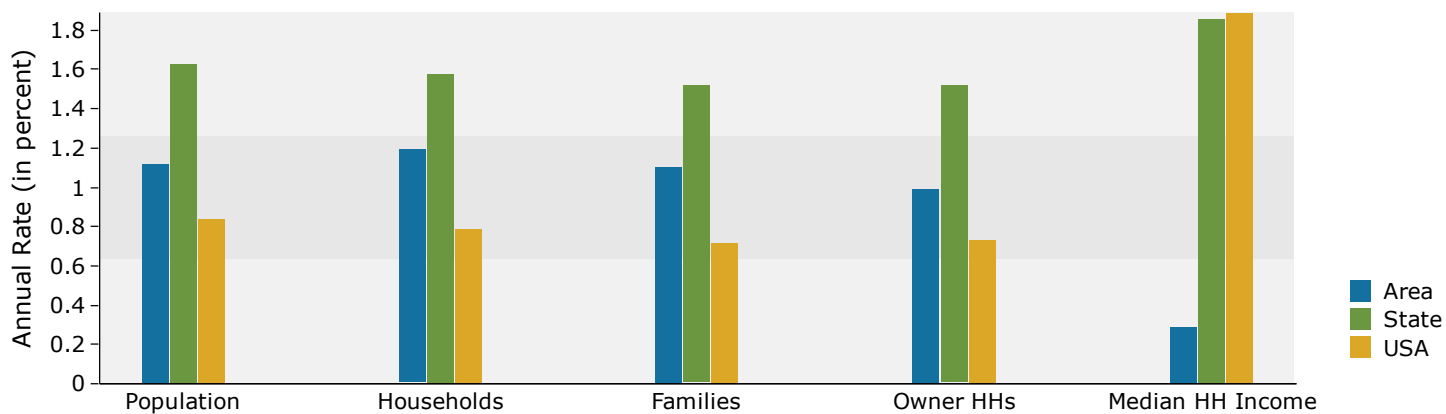
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,263	7.0%	15,523	6.8%	16,523	6.8%
5 - 9	15,514	7.2%	15,293	6.7%	15,637	6.5%
10 - 14	15,075	7.0%	15,342	6.7%	15,565	6.4%
15 - 19	15,861	7.3%	15,357	6.7%	15,664	6.5%
20 - 24	17,402	8.0%	17,635	7.7%	17,239	7.1%
25 - 34	30,242	14.0%	34,678	15.2%	36,633	15.1%
35 - 44	25,618	11.8%	27,236	11.9%	30,596	12.7%
45 - 54	29,817	13.8%	27,203	11.9%	26,480	11.0%
55 - 64	24,711	11.4%	27,692	12.1%	28,318	11.7%
65 - 74	13,812	6.4%	18,560	8.1%	22,801	9.4%
75 - 84	9,357	4.3%	9,685	4.2%	11,533	4.8%
85+	3,888	1.8%	4,481	2.0%	4,823	2.0%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	172,134	79.5%	178,753	78.2%	189,207	78.2%
Black Alone	10,650	4.9%	11,697	5.1%	12,641	5.2%
American Indian Alone	1,416	0.7%	1,623	0.7%	1,793	0.7%
Asian Alone	3,304	1.5%	4,071	1.8%	4,873	2.0%
Pacific Islander Alone	160	0.1%	188	0.1%	206	0.1%
Some Other Race Alone	23,749	11.0%	26,544	11.6%	26,918	11.1%
Two or More Races	5,147	2.4%	5,809	2.5%	6,176	2.6%
Hispanic Origin (Any Race)	144,275	66.6%	158,775	69.4%	173,205	71.6%

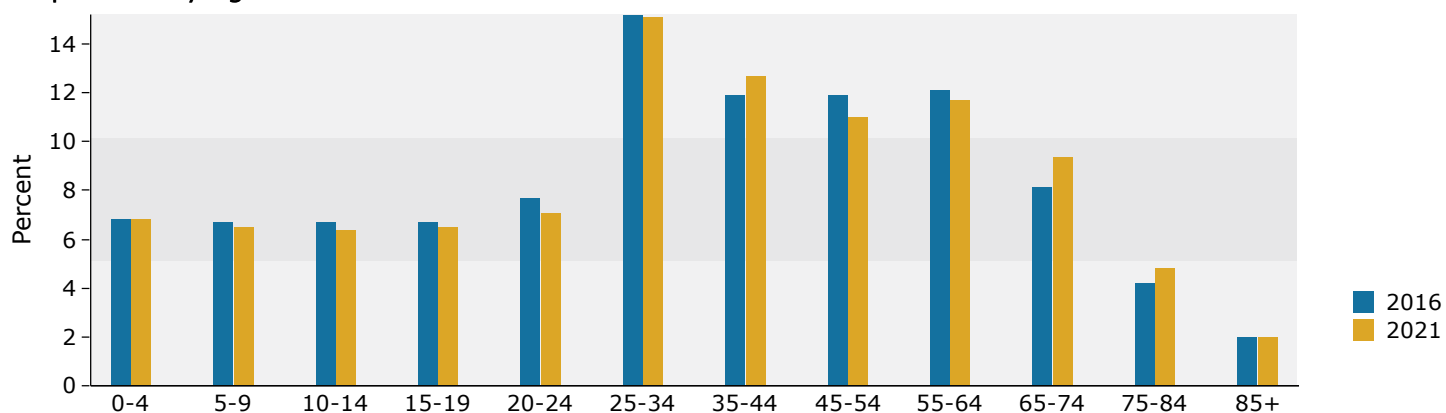
Data Note: Income is expressed in current dollars.

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

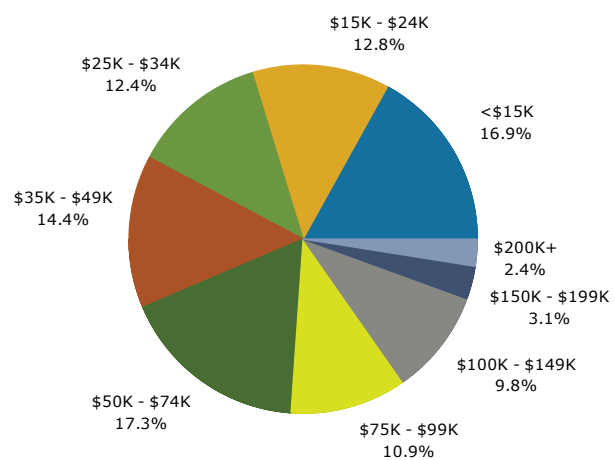
Trends 2016-2021



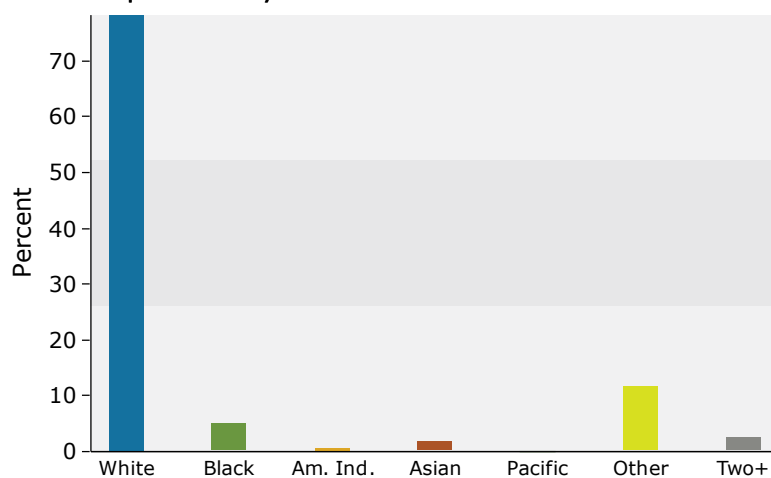
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 69.4%

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