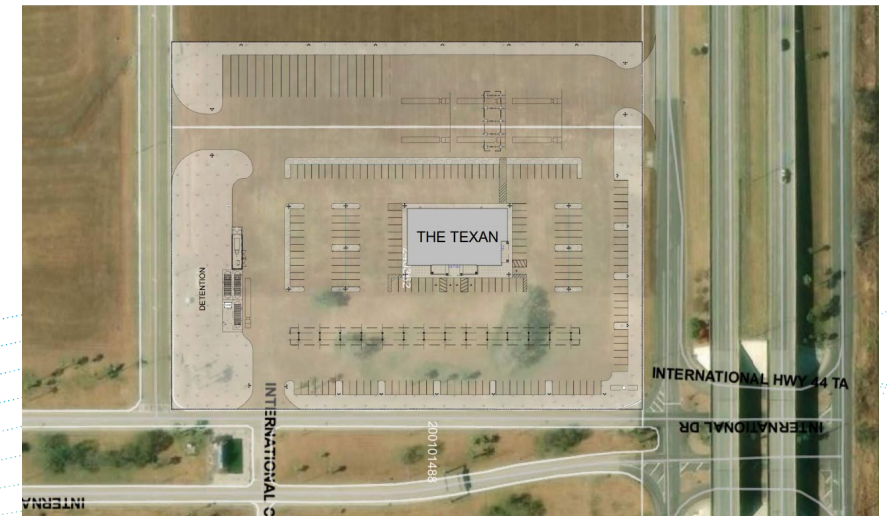


THE TEXAN



Property Development Opportunity

- 40-year land lease to build and operate their first Corpus Christi location.
- **8 acres** of unimproved non-aeronautical land at the airport's main entrance
- **12,000-square-foot** convenience store and fueling station
- The facility will feature extensive fuel canopies for both gasoline and diesel (**32 pumps**) and **196 parking spaces** designed to easily accommodate semi-trucks, RVs, boats, and other oversized vehicles.



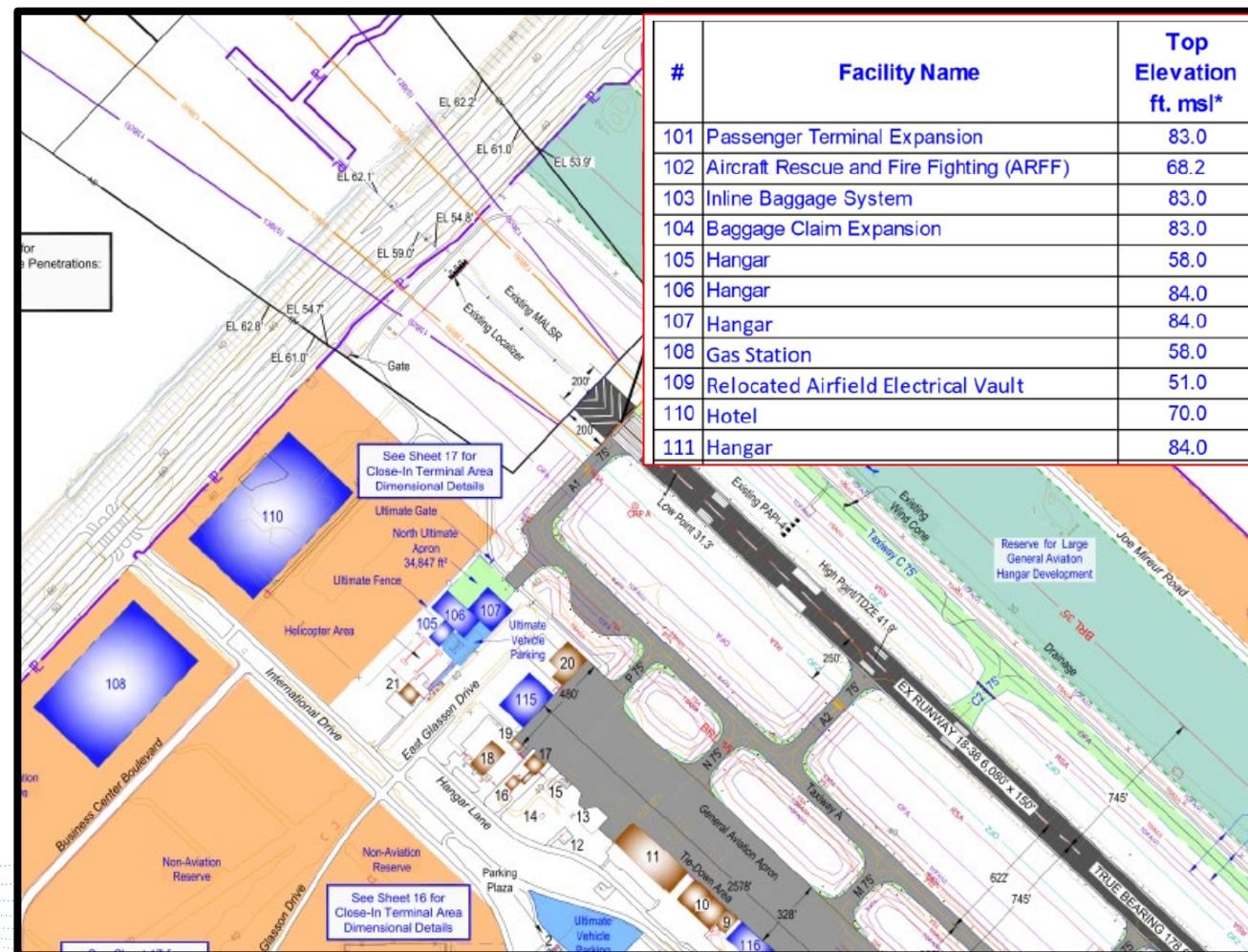
Airport Property Overview

- With **2,600** acres of property, generating non-aeronautical revenue is crucial to our financial model. Every dollar of non-aeronautical revenue we collect allows us to charge less in aeronautical fees to airlines.
 - Non aeronautical available acres: 800 estimated
 - Aeronautical available acres: 780 estimated
- Last development was the Coast Guard facility in 2016.
- By making our airport more cost-effective through diversified revenue streams, we actively lower our Cost per Enplanement (CPE), making us **significantly more attractive and competitive for airlines**, thereby driving our primary goal of **attracting new and expanded air service** for our community.
- According to TxDOT data, **over 29,800 vehicles** travel daily on Highway 44



Master Plan Development Alternatives

- **2007 Master Plan** identified specific airport land (Chapter 5, pages 5-33 to 5-34) as a potential site for a business center, convenience store, and hotel.
- Current Master Plan update is narrowing that focus, specifically recommending the development of a **convenience store and hotel** on non-aeronautical airport property.



Terms & Financial Overview

Airport		
Ground Rent	\$	2,090,600
Fuel Fees	\$	4,355,520
Revenue	\$	6,446,120

City / County / State		
Sales Tax (City)	\$	5,517,600
Sales Tax (State)	\$	17,282,400
Fuel Tax (State)	\$	43,200,000
Property Tax (City)	\$	765,760
Property Tax (County)	\$	2,426,240
Tax Collection	\$	69,192,000

Total Revenue

\$ 75,638,120

The Texan	
Term	40 Years
New Jobs	40 - 50

Capital Investment

\$ 10,000,000

(Calculations based on 40 years at the current rates)

The Texan

- **First store opened in 2008**
- **17 locations**
- The Texan Stores' model emphasizes fresh, made-to-order food, pristine restrooms, and a spacious dining area, serving both travelers and the local community.
- The store and kitchen will operate **24/7**, with seating available from 4:00 am to 9:00 pm and take-out during the overnight hours from 9:00 pm to 4:00 am.
- Contract does not permit overnight vehicle parking and signage will be installed notifying that vehicles will be towed.
- The Texan Stores actively support local fire and police departments, schools, and city organization through donations, sponsorships and event participation.
- The Texan Stores invest in the communities they operate, helping local festivals, fundraisers, and civic events thrive.



Construction Timeline

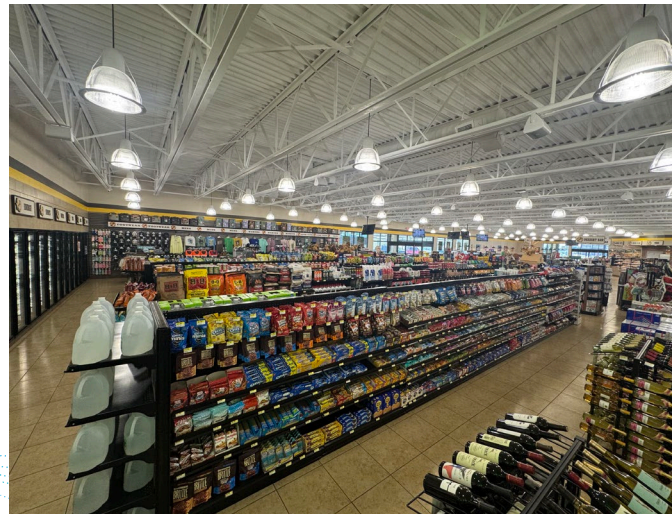
FEBRUARY 2026

Design and bid
award completed



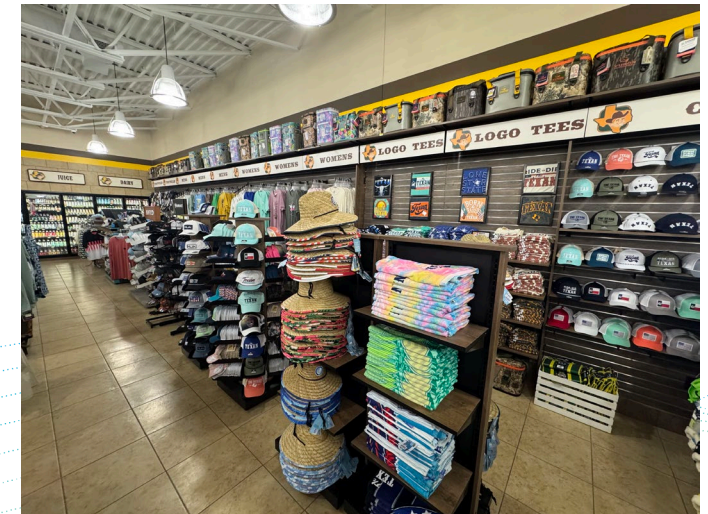
MARCH 2026

Construction
start



JANUARY 2027

The Texan Grand
Opening



Questions?