



APPRAISAL REPORT

0.57-ACRE RIGHT-OF-WAY ABANDONMENT

14614 South Padre Island Drive,
Corpus Christi, Nueces County, Texas 78418



CLIENT

CL THOMAS, INC/SPEEDY STOP

AND

CITY OF CORPUS CHRISTI

December 12, 2023

Donny Shellenbarger
CL THOMAS, INC/SPEEDY STOP
361.571.3076
DShellenbarger@CLThomas.com



0.57-ACRE RIGHT-OF-WAY ABANDONMENT

14614 South Padre Island Drive
Corpus Christi, Nueces County, Texas 78418

In accordance with your request and authorization, we have completed an Appraisal Report of the captioned property for the purpose of developing an opinion of the market value of the subject property. It is our intent to comply with 12 CFR, Subpart C - Subsection 34.42(g), Department of the Treasury, Office of the Comptroller of the Currency, as well as the Uniform Standards of Professional Appraisal Practice (USPAP) and FIRREA.

It should be noted that the undersigned have experience in appraising properties considered similar to the subject, in the subject market area, and therefore comply with the Competency Rule as outlined in USPAP.

The following report, plus the Addenda, sets forth our findings and conclusions. Maps, plats and photographs that are considered essential to explain the reasoning followed in making the appraisal have been included and the conclusions are expressed therein. Also, no hazardous materials or waste were noted upon inspection of the subject property. Please refer to the Basic Assumptions and Limiting Conditions section of this report.

USPAP Standards Rule 1-2(h) states that an appraiser must identify the scope of work necessary to complete an assignment. The scope of work is acceptable when it is consistent with: (1) the expectations of participants in the market for the same or similar appraisal services; and (2) what the appraiser's peers' actions would be in performing the same or similar assignment in compliance with USPAP. In the case of the subject property, both of these USPAP criteria have been met.

NOTEWORTHY POINTS

- The subject is an unimproved right-of-way currently owned by the city of Corpus Christi known as Sand Dollar Avenue that consists of 0.574-acre (25,004 SF).
- Given the limited utility of the property as a standalone parcel, the "Across the Fence" valuation method is utilized whereby the subject is assembled with the adjacent 4.65-acre tract to form a more suitable 5.224-acre tract as described herein.
- It is noted that the Sales Approach was utilized for this report. Given the limited utility of the property as a standalone parcel, the "Across the Fence" valuation method is utilized to develop an opinion of market value and has been utilized for this analysis. For purposes of this appraisal report, the subject property is assembled with the adjacent tract to form a more usable parcel being 5.224-acres (227,558 SF), referred herein as the "Whole Property". The omission of the Cost and Income Approaches to value is not considered to, in any way, reduce the reliability of the value conclusions herein. The Cost Approach was not considered applicable due to the lack of improvements located on the subject site. The Income Approach was not considered to be applicable given the subject is a non-income producing property.

The appraisal, subject to the assumptions and limiting conditions as expressed herein and conducted according to the Uniform Standards of Professional Appraisal Practice, led us to develop the opinion of market value of:

VALUE CONCLUSION			
Status	Interest	Date	Value
As Is	Fee Simple	December 11, 2023	\$380,000

Support and explanation for our value conclusion is explained in detail in the contents of the attached report. It has been a pleasure to assist you, and if we can be of service to you in the future, please let us know.

Lowery Property Advisors, LLC



MARIO CARO, MAI, AI-GRS, SR/WA
Texas State Certified General Real Estate Appraiser
 Certificate No. TX1334889-G
mario@lowerypa.com



JEFFREY K. WALTERS
Texas State Certified General Real Estate Appraiser
 Certificate No. TX1380924-G
jeff@lowerypa.com



BOBBIE J. GARZA JR
Texas State Appraiser Trainee
 Certificate No. TX1343392
bgarza@lowerypa.com



CONTENTS

SALIENT DATA	1
SUBJECT PHOTOS	2
INTRODUCTION	4
SCOPE OF WORK	5
REGIONAL	6
NEIGHBORHOOD	11
DEMOGRAPHICS	17
ECONOMIC UPDATE	20
SITE DESCRIPTION	27
PROPERTY HISTORY	35
REAL ESTATE TAXES	36
HIGHEST & BEST USE	37
LAND VALUATION	40
RECONCILIATION	51
MARKETING / EXPOSURE TIME	52
ASSUMPTIONS & LIMITING CONDITIONS	53
CERTIFICATION	55
ADDENDUM	56



SALIENT DATA

GENERAL

Dates of Valuation	December 11, 2023 "As Is"
Date of Inspection	December 11, 2023
Property Rights	Fee Simple

SITE

Location	The subject property is located on the south line of State Highway 361, east of Park Road 22. The address associated with the subject is 14614 South Padre Island Drive, Corpus Christi, Nueces County, Texas 78418.
Site Description	According to the provided survey, the subject site is 0.574-acre (25,004 SF). Given the limited utility of the property as a standalone parcel of the subject property, the "Across the Fence" valuation method is utilized to develop an opinion of market value and has been utilized for this analysis. For the purposes of this appraisal report, the subject property is assembled with the contiguous tract adjacent to the subject containing 4.650-acres (202,554 SF) to form a more usable parcel of 5.224-acres (227,558 SF) referred herein as the "Whole Property"; the reader is referred to the highest and best use section for further explanation and analysis. The subject is long and narrow in shape with a generally level topography; however, the as assembled parcel is generally rectangular in shape. According to FEMA flood maps 100% of the subject property is Zone AE, an area within the 100-year flood plain. Reader is referred to the <i>Site Description</i> section for further details.
Legal Description	Being a 0.57-acre portion of Block 27, Sand Dollar Avenue Street Closure, in the city of Corpus Christi, Nueces County, Texas.
Zoning	"CR-2" – Commercial Resort District

IMPROVEMENTS

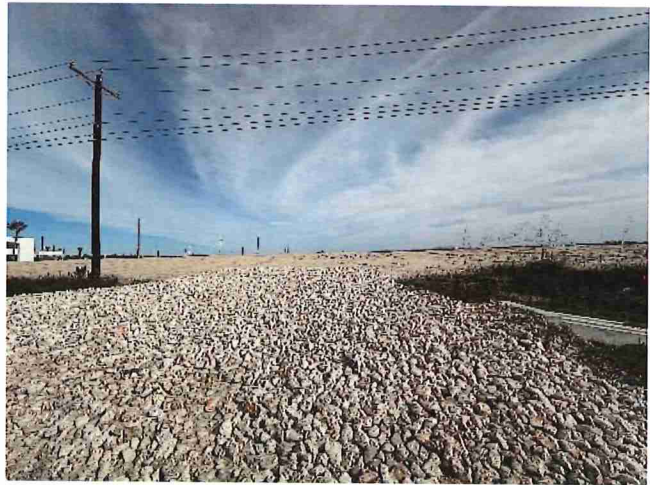
General Description	None.
---------------------	-------

HIGHEST & BEST USE

As Vacant	For use in conjunction with the adjacent 4.65 acres (202,554 SF) property to form an economic unit suitable for commercial or retail development.
-----------	---



SUBJECT PHOTOS







INTRODUCTION

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report. Furthermore, as agreed upon with the client prior to the preparation of this appraisal, this is an appraisal as set forth by USPAP.

TYPE OF VALUE

The value definition employed in this report is *Market Value* as defined in 12 CFR - Part 34.42 (FIRREA), Department of the Treasury, Office of the Comptroller of the Currency.

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Intended Use	To determine Market Value for the right-of-way abandonment area
Intended User	CL Thomas, INC/Speedy Stop and The City of Corpus Christi
Client	CL Thomas, INC/Speedy Stop
Interest Valued	Fee Simple
Date of Valuation	December 11, 2023 "As Is"
Date of Inspection	December 11, 2023
Date of Report	December 12, 2023



SCOPE OF WORK

The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied. In preparing this appraisal, the appraisers did the following:

- Inspected the subject property.
- Searched the applicable market area for comparable market data. We utilized multiple sources including but not limited to: *Costar*, *LoopNet*, area brokers, local MLS, as well as our proprietary database.
- Interviewed landowners and local brokers familiar with the subject area and considered their insight of the current market and transactions;
- Obtained information from surrounding counties and area jurisdictions regarding zoning, taxes, property history, flood plain, utilities, etc.
- It is noted that the Sales Approach was utilized for this report. Given the limited utility of the property as a standalone parcel, the "Across the Fence" valuation method is utilized to develop an opinion of market value and has been utilized for this analysis. For purposes of this appraisal report, the subject property is combined with the contiguous tract adjacent to the subject to form a more usable assembled parcel being 5.224-acres (227,558 SF), referred herein as the "Whole Property". The omission of the Cost and Income Approaches to value is not considered to, in any way, reduce the reliability of the value conclusions herein. The Cost Approach was not considered applicable due to the lack of improvements located on the subject site. The Income Approach was not considered to be applicable given the subject is a non-income producing property. The inclusion or exclusion of approaches to value was determined by LPA and not our client.
- To develop the opinion of value, the appraiser performed an appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice.

Extraordinary Assumptions & Hypothetical Conditions

It is emphasized that per USPAP, "*the use of extraordinary assumptions and or hypothetical conditions may have affected assignment results.*" These terms are defined as follows:

Extraordinary Assumption, "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions." This report is made with the following extraordinary assumption(s):

- **None.**

Hypothetical Condition, "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis." This report is made with the following hypothetical condition(s):

- **None.**





REGIONAL

The subject is located in the Corpus Christi Metropolitan Statistical Area (MSA) which is located on the Texas Gulf Coast, approximately midway between Houston and the Mexican border. It is 200 miles southwest of Houston, 200 miles south of Austin, 130 miles southeast of San Antonio and 130 miles north of the Mexican border. The MSA covers three counties – Aransas, Nueces, and San Patricio.



DEMOGRAPHICS

According to Esri, the 2021 population estimate of the Corpus Christi Metropolitan Area is 442,600, making it the 7th largest metropolitan area in the Texas. Based on that estimate, the area gained approximately 5,300 new residents between 2020 and 2021. The main industries of the area include military, oil production, shipping, and construction. Leisure and hospitality industries are also important to the area, as the coast attracts many tourists.



ECONOMICS

Corpus Christi MSA

Corpus Christi's job growth has decelerated since last summer and the metro area is now advancing a bit more slowly than the U.S. Total employment returned to its pre-pandemic level in January, about a half year later than the nation. Manufacturing and financial services are leading the way, significantly outperforming their respective national totals. However, most other industries are underperforming. The unemployment rate has steadily trended down to 4.4% and is now approximately equal to the precrisis rate. However, part of the reason is that the labor force declined during the past year, compared with the gain nationally, and remains below where it was in early 2020. As elsewhere in the country, the housing market has weakened considerably.

The energy industry will face headwinds this year, adding uncertainty to the near-term outlook for related manufacturing. The West Texas Intermediate oil price has dropped more than \$15 per barrel over the past half year to the low \$70 range. As a result, the number of active Texas drill rigs has leveled off, potentially reducing demand for locally produced equipment and supplies needed for exploration. According to the Dallas Fed Energy Survey, drilling activity was down significantly in the first quarter of 2023. However, the breakeven for new drilling is in the low \$60 per barrel range, so the industry should avoid a collapse barring a recession that would substantially lower energy demand.

Although employment in transportation and logistics trended down over the past year and could weaken further in the near term, longer term, there are upside prospects for the industry. For one thing, the Port of Corpus Christi handled record tonnage in the first quarter of 2023, led by shipments of crude oil, refined products, and liquefied natural gas. Moreover, the latter should grow in coming years, boosted by both supply and demand factors. On the supply side, Cheniere is building a 12 million ton per year expansion of its local liquefaction facility, expected to go online in 2025. On the demand side, in response to Russia's invasion of Ukraine, most recently the EU has stated that it will ban Russian gas imports on routes where Moscow has already cut supplies. Consequently, the need for alternative sources will grow. In 2022, the U.S. became the world's second-largest exporter after Qatar.

Residential construction dropped substantially during 2022, and despite a modest rebound in early 2023, it will remain subdued for the rest of the year. New permits for single-family homes are down by 50%, compared with a national decline of about 33%. On the positive side, house prices have performed better than elsewhere, rising slightly since last fall in contrast with the national decline. However, the increase in mortgage rates caused affordability to fall as much as elsewhere.



Several factors will limit prospects in the long term. First, because the share of high-wage jobs is only half the national share, out-migration in search of better jobs has resulted in population loss over the past several years. This limits the attractiveness of the metro area to prospective employers considering relocation.

Strengths

- Port's strategic gulf location is ideal for trade and exports.
- Low cost of living and Gulf of Mexico location attract retirees and tourists.

Weaknesses

- Low educational attainment and relative geographical isolation reduce the attractiveness to prospective employers.
- The heavy reliance on international trade adds cyclical to the outlook.

2018	2019	2020	2021	2022	INDICATORS	2023	2024	2025	2026	2027
28.1	27.1	25.4	27.5	26.9	Gross metro product (C12\$ bil)	27.0	27.5	28.2	29.1	30.0
2.8	-3.4	-6.2	8.1	-2.1	% change	0.3	1.7	2.8	3.2	3.0
193.2	193.9	181.3	183.9	190.3	Total employment (ths)	193.9	195.6	197.5	198.9	200.3
0.3	0.3	-6.5	1.4	3.5	% change	1.9	0.9	1.0	0.7	0.7
5.0	4.3	9.1	7.1	4.9	Unemployment rate (%)	4.4	4.1	4.2	4.2	4.2
2.1	6.1	4.1	7.9	2.1	Personal income growth (%)	6.1	4.6	4.4	4.5	4.4
54.3	55.5	57.3	60.0	62.0	Median household income (\$ ths)	64.3	66.3	68.6	71.0	73.5
446.5	445.7	446.0	447.8	451.5	Population (ths)	454.7	457.4	459.9	462.5	465.0
-0.5	-0.2	0.1	0.4	0.8	% change	0.7	0.6	0.6	0.6	0.6
-3.9	-2.5	-0.6	1.7	3.3	Net migration (ths)	2.2	1.6	1.5	1.6	1.7
1711.0	1842.0	1819.0	2423.0	1912.6	Single-family permits (#)	1418.0	1441.8	1619.6	1717.4	1698.9
16.0	214.0	277.0	366.0	296.2	Multifamily permits (#)	474.4	510.8	502.7	501.9	484.4
213.1	219.7	229.8	257.3	294.5	FHFA house price (1995Q1=100)	298.4	286.1	279.2	281.5	287.1

Moody's Analytics



MAJOR ATTRACTIONS

Corpus Christi is a popular tourist destination because of its mild climate and location. It is the most frequented vacation destination in Texas with 10.61 million annual visitors. Most visitors are the traditional summer beach visitors and “Winter Texans” which pump an estimated \$1.35 billion annually into the local economy.

Corpus Christi convention activity is focused in the area at the north end of Shoreline Boulevard near the Harbor Bridge. The American Bank Center Convention Center events support a number of hotels in the downtown Bay Front area. The center (located at 1901 N. Shoreline Boulevard – north of IH 37 and east of US 181) opened in late 2004 and features a 2,526-seat auditorium, a sports arena seating 10,500 and meeting and exhibition space. The sports arena is home to Corpus Christi's Ice-rays hockey team and the Texas A&M – Corpus Christi University basketball teams. Whataburger Field is home to the Corpus Christi Hooks, the Double-A affiliate of the Houston Astros.

TRANSPORTATION

Corpus Christi International Airport



The Corpus Christi International airport serves the coastal bend of Texas. The four airlines that serve CCIA are American, Southwest, and United Airlines. These airlines provide direct flights to both airports in Houston as well as in Dallas.

Port of Corpus Christi



The Intracoastal Waterway and the Port of Corpus Christi make Corpus Christi a major transportation and bulk cargo center. The port is the 8th largest in the nation in terms of annual tonnage and is located mid-way along the Texas coast on the Gulf of Mexico (approximately 150 miles north of the United States/Mexico border) just north of IH 37 and the Central Business District (CBD). Low-cost barge transportation is available on this 1,177-mile waterway that links Corpus Christi with 9,812 miles of commercially navigable waterways in the mid-continent regions of the Mississippi River and its tributary systems as well as 2,500 miles of waterway along the Gulf of Mexico.

The Texas Department of Transportation



The main thoroughfares that serve the area are I-37, which provides easy access to San Antonio, State Highway 35, which connects the area to Houston, and US Highway 77, which connects the area to the Rio Grande Valley. Other important roadways include State Highways 358 and 361, which connect the city to Padre Island.



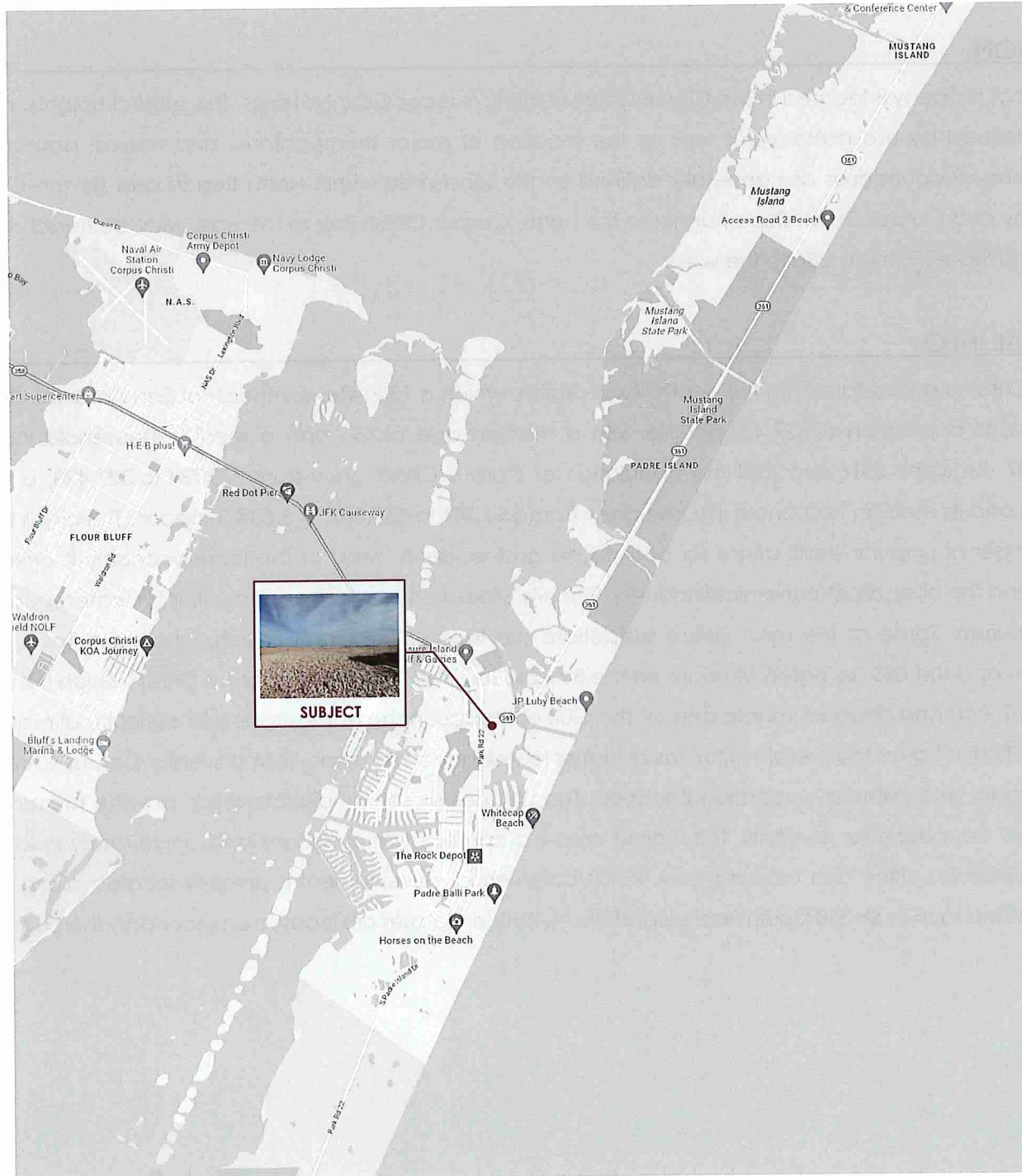
CONCLUSION

Corpus Christi will grow slowly, as uncertainties in the energy industry limit manufacturing. The housing market will remain subdued. Longer term, weak population growth and other structural factors will hold back the metro area.



NEIGHBORHOOD

A neighborhood is typically a segment of a community, city or town which is a homogeneous grouping of individuals, buildings or business enterprises within the larger community. A neighborhood has three stages of life and possibly a fourth. They are (1) integration (the development stage), (2) equilibrium (the static stage), (3) disintegration (the declining or decaying stage), and possibly (4) a redevelopment or rejuvenation state or period and continuance of the neighborhood life cycle.





LOCATION

The subject property is located in the City of Corpus Christi, Nueces County, Texas. The subject neighborhood is best defined by use patterns, as well as the location of major thoroughfares and natural boundaries. Neighborhood boundaries are generally defined as the land area within North Beach and by the Corpus Christi Bay and Corpus Christi ship channel to the north, Corpus Christi Bay to the east, McGee Beach to the south, and State Highway 286 to the west.

GENERAL INFO

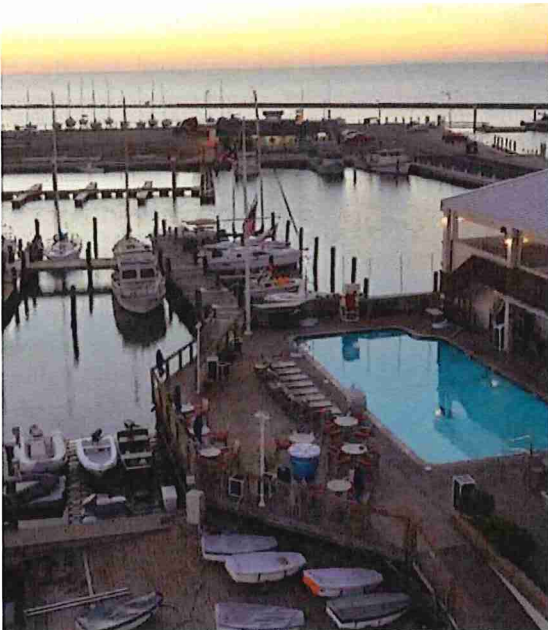
Corpus Christi is a coastal city in the South Texas region, which is 130 miles southeast of San Antonio. Corpus Christi has a population of 327,423 people with a median age of 35.7 and a median household income of \$57,387. Between 2016 and 2021 the population of Corpus Christi grew from 325,734 to 327,423, a 0.52% increase and its median household income grew from \$54,344 to \$57,387, a 5.60% increase. This city is home to a number of popular destinations for both tourist and residents. Most of the local economy is driven by tourism and the oil and petrochemicals industry. The city's location provides opportunities for water sports and nature tourism. Some of the most visited attractions are located on North Beach, where the Texas State Aquarium and the USS Lexington Museum on the Bay are located. The Port of Corpus Christi, which is the fifth largest U.S. Port and deepest inshore port on the Gulf of Mexico, handles mostly oil and agricultural products. Corpus Christi is home to several institutions of higher learning such as Texas A&M University-Corpus Christi, De Mar College, and numerous vocational schools. The city has six school districts which provide primary and secondary education for residents. The market area is a combination of vacant land, single-family residential, retail, multifamily, office and industrial uses. Retail/commercial development is primarily located along major thoroughfares such as SH 358 (South Padre Island Drive). Residential uses are located on secondary thoroughfares.



CORPUS CHRISTI DOWNTOWN

Corpus Christi's Downtown/Bayfront area has great hotels, some of the city's finest dining options, a marina and museums. The Marina Arts District in downtown features excellent eateries, art, original music and festivals. The Sports, Entertainment and Arts District (SEA District) is located at the southern edge of the Corpus Christi Ship Channel. The SEA District includes the Museum of South Texas, the Corpus Christi Museum of Science and History, Concrete Street Amphitheater and Hurricane Alley Waterpark. Whataburger Field, home to the Corpus Christi Hooks (Double-A affiliate of the Houston Astros), is also located in the SEA District. McGee Beach is located on the downtown seawall and offers a beach that is perfect for children and fishing along the jetties.

The Mirador de la Flor is located on the Corpus Christi Bayfront Seawall which is located at the Peoples Street T-Head and is popular among tourists. Selena Quintanilla Perez was an acclaimed Tejano singer born in Corpus Christi whose life and music touched the community and many people around the world. The life size-bronze statue was sculpted by H.W. "Buddy" Tatum, a well-known Corpus Christi artist.



Established in 1923, the Corpus Christi Yacht Club is located in Downtown Corpus Christi along Coopers Alley. The two-story private club is equipped with a full-service restaurant/bar and outdoor pool which hosts various events such as weddings, luncheons, and social gatherings. The Yacht Club regularly hosts regattas and offers a learn-to-sail program to both members and non-members between ages 6-18. This allows students to learn about water safety, rigging techniques, sailing skills, knots, and weather before venturing outside of the club's marina by the end of season.



NAVAL AIR STATION CORPUS CHISTI



NAS Corpus Christi was commissioned on March 12, 1941 after a board found that a lack of training facilities capable of meeting an emergency demand for pilots constituted a grave situation. NAS CC provided intermediate flight training in World War II, training naval pilots to fly SNJ, SNV, SNB, OS2U, PBY, and N3N airplanes. In 1944 it was the largest naval aviation training facility in the world. The facility covered 20,000 acres, had 997 hangars, shops, barracks, warehouse and accessory buildings. Today, Training Air Wing FOUR

produces approximately 400 newly qualified aviators each year via the "Maritime Pipeline" for shore-based US Navy, US Marine Corps and US Coast Guard fixed—wing jet and turboprop aircraft. Training Air Wing FOUR consists of four squadrons which handle training in the T-6B Texan II, a single engine turboprop aircraft and advanced training in the twin engine T-44C Pegasus aircraft. NAS Corpus Christi is also home to the Corpus Christi Army Depot, the largest helicopter repair facility in the world.

NORTH BEACH DEVELOPMENTS

North Beach is the home of Corpus Christi's top tourist attractions – The USS Lexington Museum and the Texas State Aquarium, which both attract approximately 800,000 visitors annually. The USS Lexington Museum is a World War II vintage aircraft carrier that now services as a naval aviation museum and educational facility. Commissioned in 1943, the carrier served the United States longer and set more records than any other carrier in the history of naval aviation. The Texas State Aquarium mission is to engage people with animals, inspire appreciation for our seas and support wildlife conservation. North Beach offers a good variety of places to eat and drink and awesome bayfront views, a 1.5-mile-long sandy beach, and Concrete Beachwalk. Two fishing jetties are located on North Beach at the north and south ends.



In 2017, Frazier started planning Lighthouse Pointe, a \$25 million project at the tip of North Beach on the west side of U.S. Highway 181, across from the subject property. The complex will feature 159 luxury one, two, and three-bedroom apartment units, eight townhomes, a marina, spa, restaurant, chapel and a 136-foot Texas lighthouse. As of June 2022, the construction is still on going and is expected to be complete before the end of 2022.



ACCESS

Access to the subject neighborhood is considered good due to its close proximity to U.S. Highway 181 to the west. U.S. Highway 181 originates in downtown Corpus Christi and connects Corpus Christi to Portland and extends far northwest to San Antonio. Interstate 37 is to the south of the subject which provides a direct link to both Interstate Highway 35 and Interstate Highway 10 in San Antonio. Interstate 69E / US Highway 77 connects the city to Brownsville to the south and Victoria and Waco to the north. Texas State Highway 44 is a main thoroughfare that connects Corpus Christi to Laredo and the western part of South Texas by way of Interstate 69W / US Highway 59, Interstate 35, and US Highway 83. The inner-city public transportation is provided by Corpus Christi Regional Transportation Authority with its bus route. Other primary thoroughfares include Highway 286 (Crosstown Expressway) and Highway 358 (South Padre Island Drive).

UTILITIES

The majority of the city of Corpus Christi is adequately served by all the typical utilities, including water, sewer, electric service, natural gas, septic and public telephone. Major utility companies servicing the neighborhood include the City of Corpus Christi and TXU Electric Company.

NUISANCES & HAZARDS

Nuisances and hazards are limited in the subject neighborhood. Vibration, smoke, smog, odors and intense noise are basically related to vehicular traffic along the major thoroughfares. As in any area, traffic density poses problems ranging from congestion to noise. These problems are not severe and are a natural part of most communities.



LIFE CYCLE

Each neighborhood has a unique and dynamic quality all its own, given man's unique imagination, design and development of an area. This quality is described as a "life cycle," which is identified in *The Appraisal of Real Estate* as evolving through the following four stages.

Growth	Neighborhood gains public favor and acceptance
Stability	Equilibrium without marked gains or losses
Decline	Diminishing demand
Revitalization	Renewal, modernization and increasing demand

Overall, the subject neighborhood appears to be in the **stability** period of its life cycle. Land prices have increased. The immediate area is a well-established area within the city of Corpus Christi and is considered to be approximately 70% developed. Properties appear to range in age from new to over 50 years.

CONCLUSION

The subject neighborhood is located in Corpus Christi, Nueces County, Texas. Demand for virtually all types of real estate in this area has been mostly stable in recent years. The future growth of the neighborhood relies heavily upon the strength of the economy and the overall strength of the real estate market within the entire Corpus Christi area. The subject property displays good locational attributes in the defined neighborhood and should benefit from any positive economic conditions experienced by the immediate area.



DEMOGRAPHICS

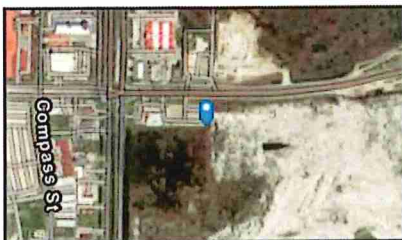
The following pages summarize data generated by the STDB.



Site Map

14467-14499 TX-361
14467-14499 TX-361, Corpus Christi, Texas, 78418
Rings: 5 mile radii

Prepared by Esri
Latitude: 27.61734
Longitude: -97.22008





Demographic and Income Profile

14467-14499 TX-361
14467-14499 TX-361, Corpus Christi, Texas, 78418
Ring: 5 mile radius

Prepared by Esri
Latitude: 27.61734
Longitude: -97.22008

Summary	Census 2010	Census 2020	2022	2027
Population	13,876	15,165	15,697	16,216
Households	5,843	6,257	6,395	6,589
Families	3,852	-	4,050	4,188
Average Household Size	2.37	2.42	2.45	2.46
Owner Occupied Housing Units	4,001	-	4,693	4,899
Renter Occupied Housing Units	1,842	-	1,701	1,690
Median Age	44.2	-	47.0	47.2

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.65%	0.88%	0.25%
Households	0.60%	0.92%	0.31%
Families	0.67%	0.96%	0.28%
Owner HHs	0.86%	1.19%	0.53%
Median Household Income	1.77%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	308	4.8%	216	3.3%
\$15,000 - \$24,999	320	5.0%	221	3.4%
\$25,000 - \$34,999	293	4.6%	191	2.9%
\$35,000 - \$49,999	407	6.4%	332	5.0%
\$50,000 - \$74,999	1,110	17.4%	1,001	15.2%
\$75,000 - \$99,999	823	12.9%	844	12.8%
\$100,000 - \$149,999	1,877	29.4%	2,233	33.9%
\$150,000 - \$199,999	538	8.4%	716	10.9%
\$200,000+	719	11.2%	835	12.7%
Median Household Income	\$97,556		\$106,500	
Average Household Income	\$121,292		\$138,515	
Per Capita Income	\$49,866		\$56,818	

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	593	4.3%	611	3.9%	641	4.0%
5 - 9	668	4.8%	671	4.3%	711	4.4%
10 - 14	837	6.0%	761	4.8%	770	4.7%
15 - 19	788	5.7%	738	4.7%	733	4.5%
20 - 24	928	6.7%	750	4.8%	645	4.0%
25 - 34	1,615	11.6%	1,982	12.6%	1,739	10.7%
35 - 44	1,659	12.0%	1,983	12.6%	2,411	14.9%
45 - 54	2,350	16.9%	1,891	12.0%	1,951	12.0%
55 - 64	2,340	16.9%	2,521	16.1%	2,274	14.0%
65 - 74	1,378	9.9%	2,331	14.9%	2,426	15.0%
75 - 84	588	4.2%	1,155	7.4%	1,514	9.3%
85+	132	1.0%	302	1.9%	400	2.5%

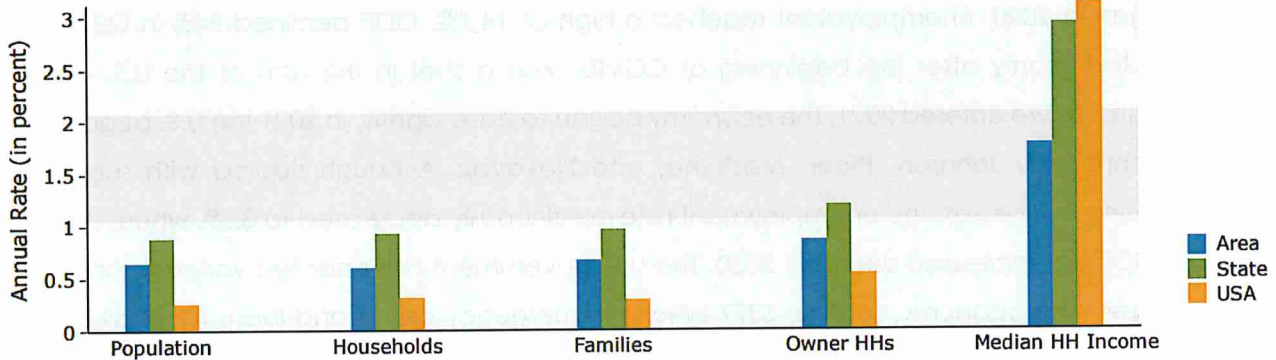


Demographic and Income Profile

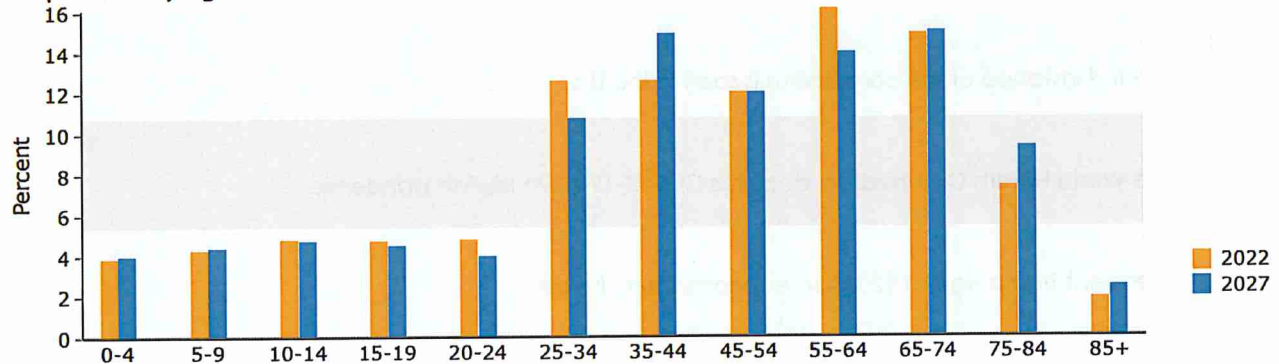
14467-14499 TX-361
14467-14499 TX-361, Corpus Christi, Texas, 78418
Ring: 5 mile radius

Prepared by Esri
Latitude: 27.61734
Longitude: -97.22008

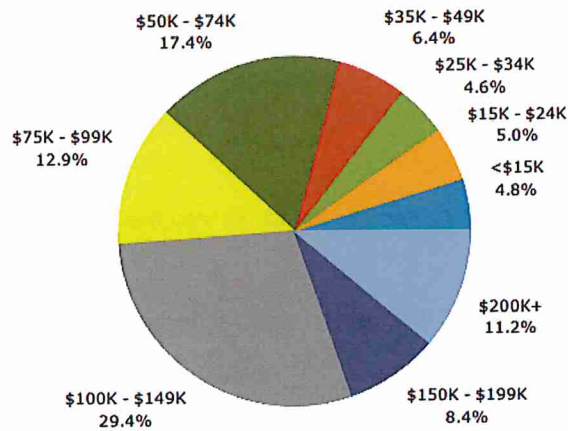
Trends 2022-2027



Population by Age



2022 Household Income





ECONOMIC UPDATE

LPA is committed to monitoring the current economic environment. The following section analyzes several current economic factors such as the lingering effects of COVID-19, inflation, gas prices, supply chain issues, unemployment, etc. and the effects on commercial real estate.

COVID-19

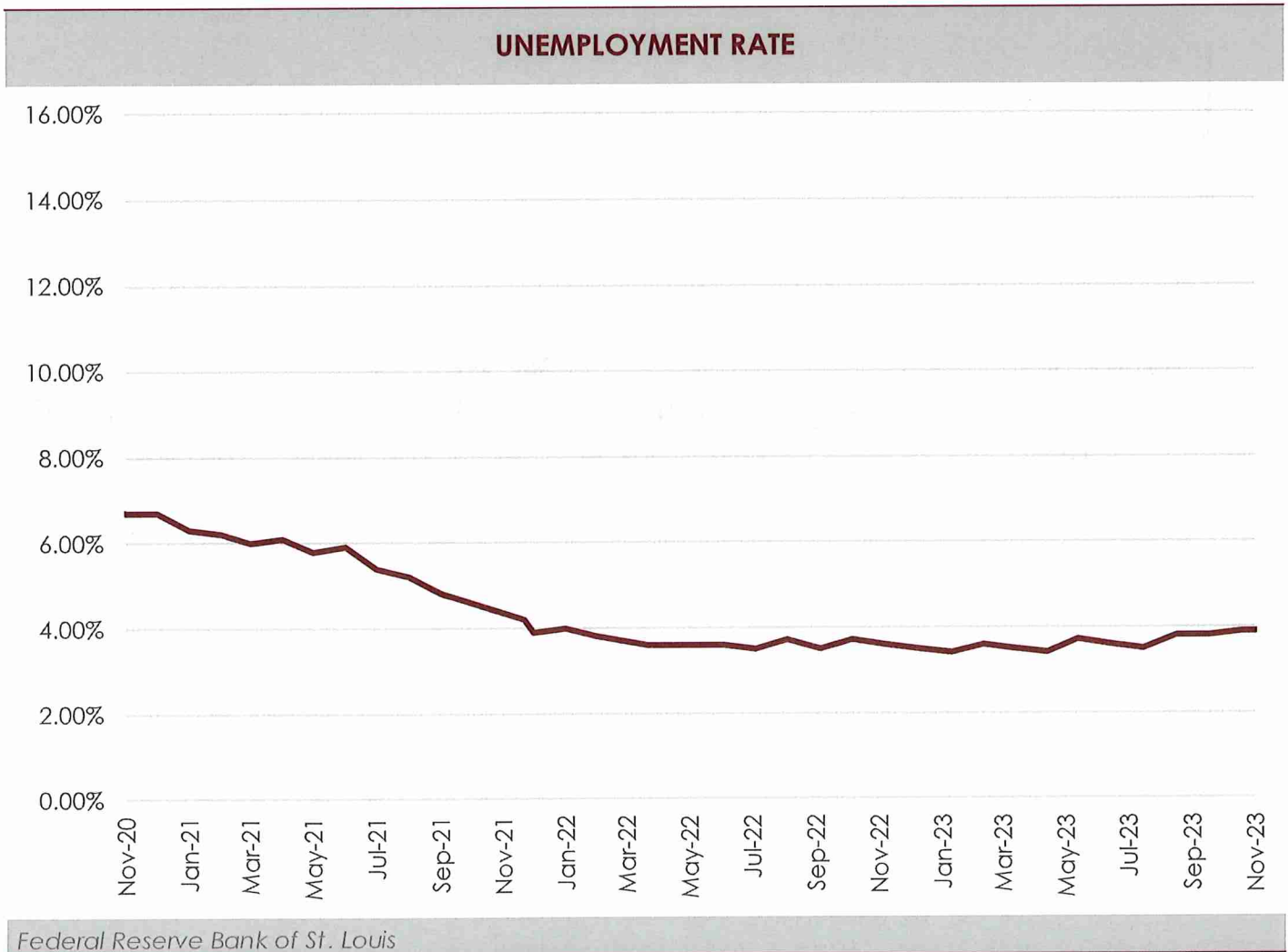
As COVID-19 began in 2020, unemployment reached a high of 14.7%. GDP declined 34% in Q2 2020, The CARES Act, enacted shortly after the beginning of COVID, was a shot in the arm of the U.S. economy. Throughout 2020 and as we entered 2021, the economy began to ease slightly. In 2021 the U.S. began offering four vaccines: Johnson & Johnson, Pfizer, Moderna, and Novavax. Although riddled with supply chain problems and closing businesses, the unemployment rate continuously decreased to 3.5% where it stands as of August 2022. GDP has increased since Q2 2020. The U.S. government has enacted various monetary and fiscal policies to assist the economy, such as \$377 billion in emergency grants and loans for small businesses and decreasing the federal fund rate. Although the economy is recovering from COVID-19, these are still unpredictable times. Outlined below is a timeline of important events in the history of the pandemic.

Jan 2020	The first instance of the coronavirus is seen in the U.S.
Mar 2020	The World Health Organization declares COVID-19 a worldwide pandemic.
Mar 2020	President Trump signs a \$2 Trillion economic stimulus bill.
Feb 2021	Pfizer, Moderna, and Johnson & Johnson vaccine all approved for emergency use.
Mar 2021	Congress passes the American Rescue Plan, the largest stimulus bill to date.
Mar 2022	The Federal Reserve raised interest rates for the first time since 2018 in order to combat rapid inflation.
Jun 2022	U.S removes Covid testing requirement for travel into the United States.
Feb 2023	White House plans to end COVID public health emergency in May 2023.
May 2023	COVID-19 Public Health Emergency officially ended May 11 th in the U.S.
Nov 2023	The newest variant, HV.1, arrives in the U.S. as it's currently responsible for 25% of new cases.



UNEMPLOYMENT

The COVID-19 pandemic accelerated already emerging trends in slow labor force growth and higher demand for skilled labor. The number of jobless claims skyrocketed in March 2020, when the pandemic officially began, with official unemployment numbers reaching 23.1 million or 14.7%. Unemployment has steadily declined over the following months, with the unemployment rate as of July 2023 recorded at 3.5%, which is back to pre-pandemic levels. In 2022, US employers added a total of 4.5 million new jobs, which is the second strongest year in the past 40 years after 2021. The majority of the new jobs were led by the leisure and hospitality industry as well as professional and business services. Despite the low unemployment rate and job creations, industries are still having problems being understaffed as people used COVID-19 to change jobs and careers, leaving holes in the industries they've left behind. Career changes and the need to work remotely have led to a worker shortage, especially in the food service and hospitality industries. The chart below shows the monthly unemployment rate since November 2020.

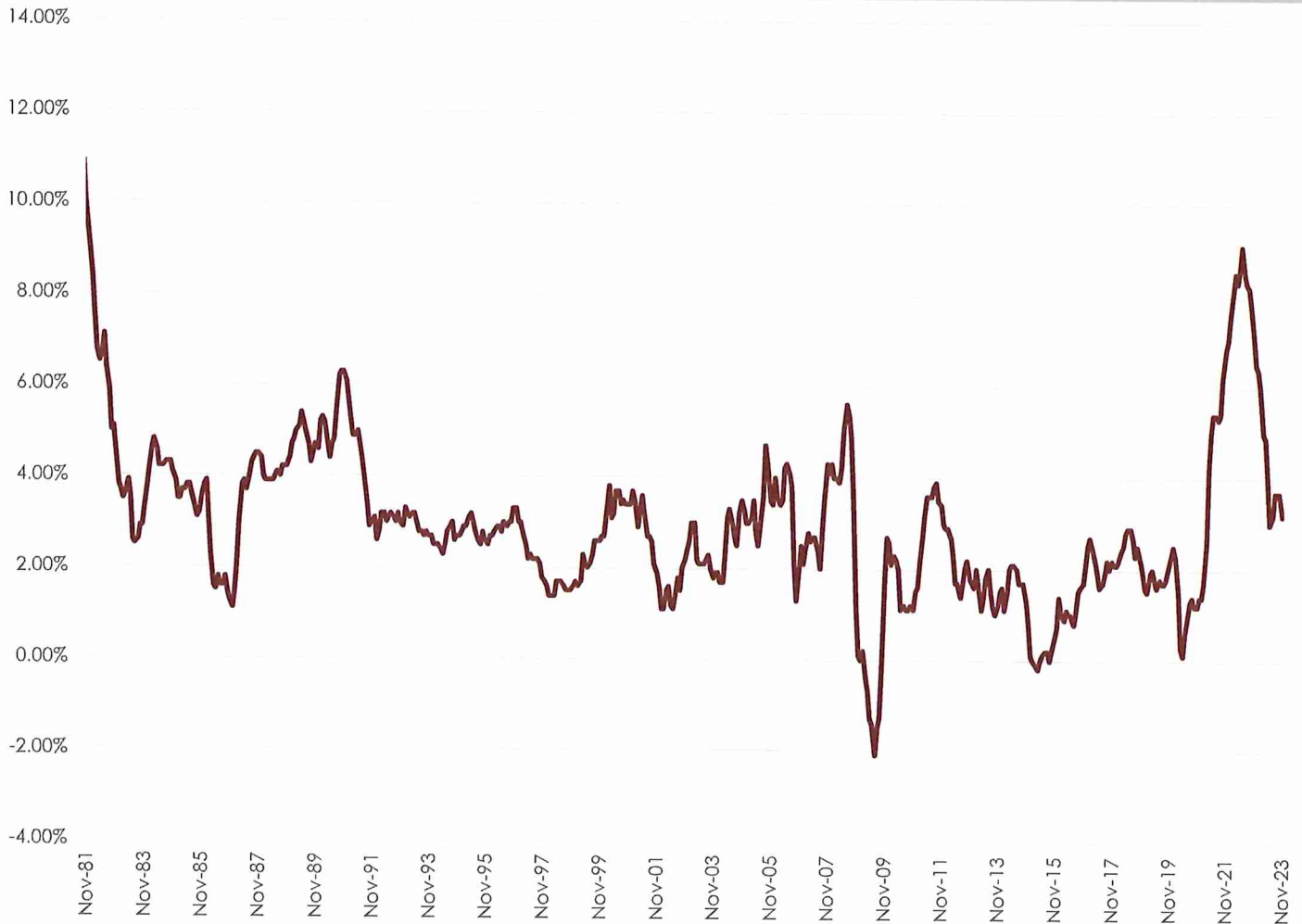




INFLATION

Inflation has hit the United States hard since the beginning of 2021. Inflation is the rate of increase in prices over a given period of time. The most common form of measurement is the Consumer Price Index (CPI). This measures the percentage change in price over a "basket" of goods and services in households. According to the U.S Bureau of Labor Statistics, the annual inflation rate in the U.S. has slowed more than expected to 3.2% in July 2023 from an over 40-year high of 9.1% in June 2022. The below chart using data from the U.S. Bureau of Statistics shows the inflation rate over the last 40 years and the increase of inflation in the U.S. since April 2020, and the start of the COVID-19 pandemic.

INFLATION SINCE 1981

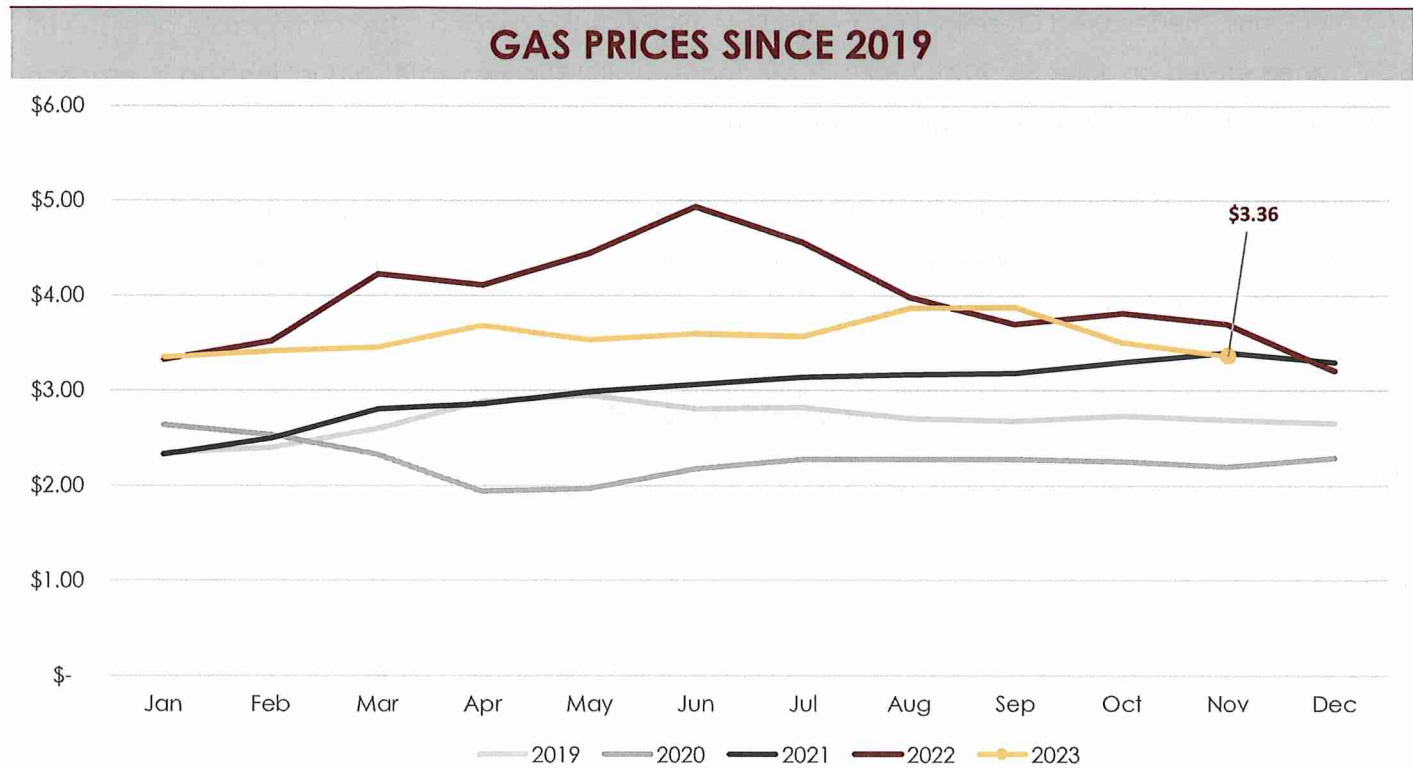


U.S. Bureau of Statistics



GAS PRICES

Since the beginning of 2022, the national average has remained above the 3 years prior and indicates a downward trend. Prices dropped 32 cents in July, and 79 cents in August. After a historic 98-day streak of falling gas prices, the average rose a penny near the end of September. The longest streak was 115 days in 2014-2015. There are several complicated, important factors involved in the increase and decrease in gas prices over the last several months. The following chart shows the national average gas price per gallon of the prior 3 years.



U.S. Energy Information Administration

The sharp increase can be contributed to the Russia/Ukraine war as Russia is the 2nd largest exporter of oil in the world. Since beginning in February 2022, the Russia/Ukraine conflict has caused Russia to become heavily sanctioned, playing an important factor in the increase of gas prices. Although the U.S. is the world's leading gasoline producer, production has decreased since late 2019. Additionally, refineries closing at the beginning of COVID-19 have led to a decrease in operating oil refineries leading to higher demand than supply. Refineries increase their rates when demand is higher than supply due to the need of the product and the increased willingness of people to pay for that product.

Some reasons for the sharp decrease in gas prices involve panic over inflation driving down prices, people driving less due to the high gas prices, and the Biden administration's release of emergency oil from the national stockpile.

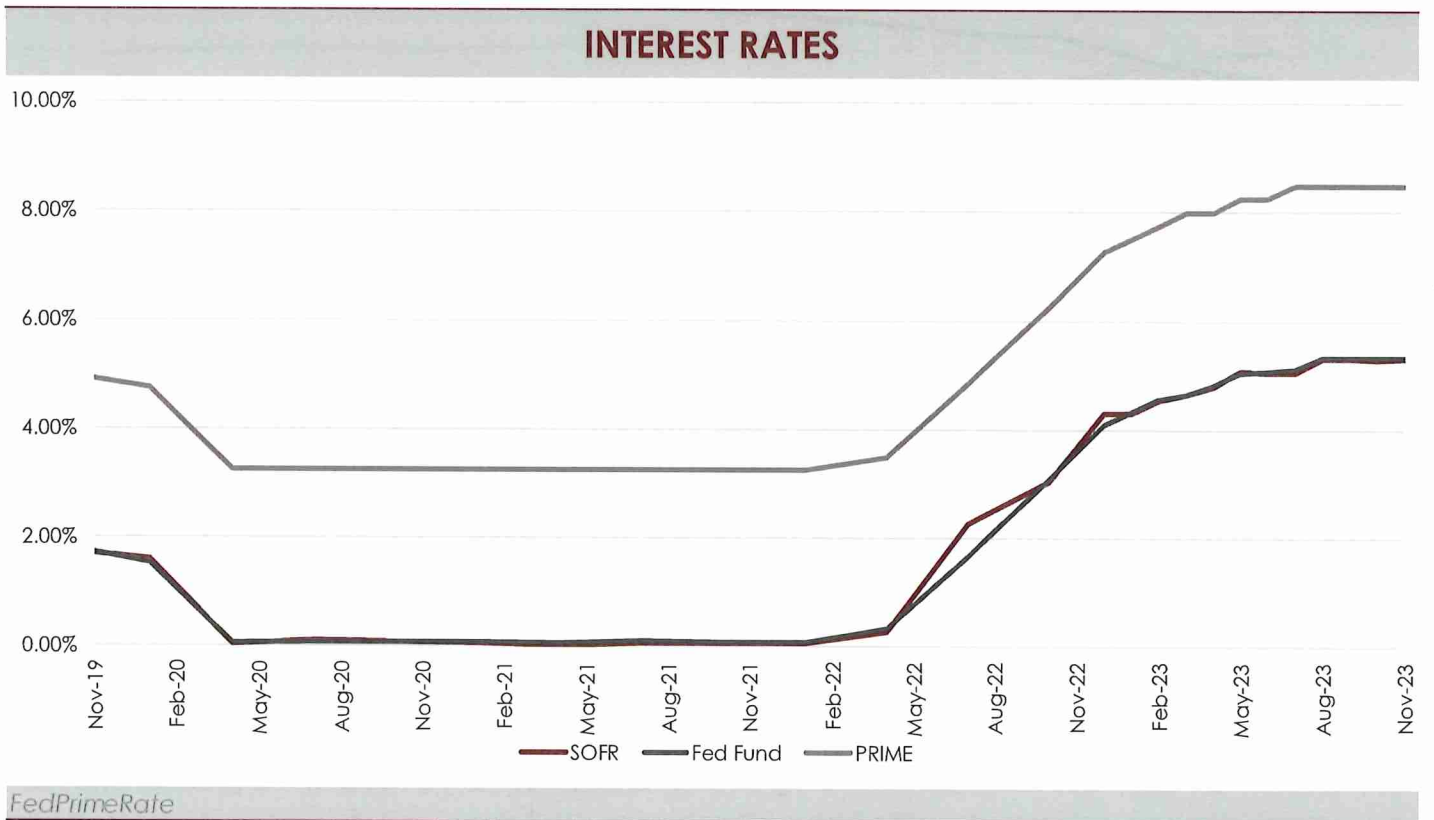


INTEREST RATES

Prime Rate is individually determined by banks and often used as a reference rate (also known as the base rate) for several types of loans. Examples of the types of loans using this rate include credit card loans and small business loans. The prime rate is used by banks to lend to consumers and are fixed and typically do not change over extended periods of time.

Secured Overnight Financing Rate is a benchmark interest rate that institutions utilize for business and consumer loans. The Secured Overnight Financing Rate (SOFR) is the dominant benchmark rate after the US LIBOR panels ended on June 30, 2023. Unlike its predecessor, SOFR incorporates actual lending transaction data amongst institutions making it a more reliable source.

Federal Funds Rate is set by the Federal Open Market Committee (FOMC). This rate is the target at which excess reserves are lent and borrowed amongst commercial banks overnight. This rate influences short-term rates on credit cards and consumer loans as well as piquing investors' interest by impacting the stock market.



To combat higher than average inflation, rates began increasing in early 2022. Interest rates and capitalization rates generally move in tandem. Increased cost of capital commonly results in upward pressure on capitalization rates which can, but does not always, cause softening in the market. LPA is committed to monitoring and analyzing the impact of increasing interest rates.



BANKING

Silicon Valley Bank became the 2nd largest bank collapse in U.S. history at the time (until First Republic Bank's collapse a month later) on March 10th, 2023. After the largest bank run in U.S. history, SVB was seized by the Federal Deposit Insurance Corporation (FDIC), and then sold to First Citizens Bancshares.

Signature Bank became the 3rd largest bank collapse in U.S. history at the time, following SVB's collapse days prior. Unable to bounce back from the combination of the crypto exchange FTX's collapse and SVB's collapse, Signature experiences a bank run and ultimately collapses.

First Republic Bank is currently the 2nd largest bank failure in U.S. history, despite the banking industry's best efforts to save it. The almost \$100 Billion dollars pumped into First Republic wasn't enough to prevent them from selling assets, ultimately being seized and sold.

Mar 8	Silicon Valley Bank creates panic after announcing it sold \$21 billion in securities at a loss
Mar 9	Silicon Valley Bank clients withdraw \$42 billion, creating the largest bank run in U.S. history
Mar 10	As Silicon Valley Bank officially collapses, Signature Bank experiences a multi-billion dollar bank run
Mar 11	The 11 largest U.S. banks give First Republic Bank \$30 billion while JPMorgan Chase gives \$70 billion
Mar 12	Signature Bank is seized by the FDIC and assets sent to Signature Bridge Bank during the bidding process
Mar 19	Signature Bridge Bank is bought by New York Community Bank and put under the Flagstar Bank subsidiary
Apr 28	FDIC seizes control of First Republic Bank after it begins selling assets at a loss, causing stock to drop
May 1	First Republic bank is officially closed and sold to JPMorgan Chase
May 4	PacWest and Western Alliance announce they are exploring their options, affecting First Horizon bank and Metropolitan bank
Aug 2	Heartland Tri-State Bank officially becomes Dream State Bank after closing Friday, July 28 th .
Nov 5	Citizens Bank of Sac City, Iowa closes due to loan losses and re-opens under Iowa Trust & Savings Bank



SUPPLY CHAIN

As businesses re-opened due to the slowing of COVID-19, e-commerce accelerated the demand for products, which quickly outpaced the capacity of manufacturing plants. Businesses have begun to focus on near-sourcing materials closer to their manufacturing plants and ultimately closer to the end users. The need to decrease the demand and delays at ports and other entry points was a major reason for companies to focus more on manufacturing from home and less on importing goods and materials. The supply chain issues began in 2020 after computer processor chip manufacturers began slowing and shutting down operations due to the COVID pandemic, resulting in manufacturers not being able to keep up with the increased demand of computer electronics due to a large number of companies moving towards work from home policies.

CONCLUSION

The current economic environment is ever changing. As mentioned previously, LPA is working diligently to capture and analyze current market data to reliably quantify impacts on real property values, national and regional. As the situation evolves, LPA is committed to monitoring current events and how they impact the commercial real estate market.



SITE DESCRIPTION

PHYSICAL

Location

The subject property is located on the south line of State Highway 361, east of Park Road 22. The address associated with the subject is 14614 South Padre Island Drive, Corpus Christi, Nueces County, Texas 78418.

Legal Description

Being a 0.57-acre portion of Block 27, Sand Dollar Avenue Street Closure, in the City of Corpus Christi, Nueces County, Texas.

Size / Configuration / Flood Zone

According to the provided survey, the subject site is 0.574-acre (25,004 SF). The subject is an unimproved right-of-way known as Sand Dollar Avenue which is approximately 50' X 500' in size. **Given the limited utility of the property as a standalone parcel, the "Across the Fence" valuation method is utilized to develop an opinion of market value and has been utilized for this analysis. For the purposes of this appraisal report, the subject property is assembled with the tract adjacent tract owned by Speedy Stop containing 4.650-acres (202,554 SF) to form a more usable assembled parcel of 5.224-acres (227,558 SF) referred herein as the "Whole Property"; the reader is referred to the highest and best use section for further explanation and analysis.** The subject is rectangular in shape with a generally level topography. **According to FEMA flood maps 100% of the subject property is Zone AE, an area within the 100-year flood plain. According to the City of Corpus Christi's flood plain requirements, development within the flood zone is permitted if the finished floor of the improvements is a minimum of 18 inches (1.5 feet) above the base flood elevation and a permit for development is granted by the city of Corpus Christi.**

Frontage / Accessibility

The subject's site is considered to possess adequate access to the traffic carrier, which is a primary traffic carrier for the area and is in good overall condition.

Utilities

Public water services and sewer services are provided by the subject's municipality. According to city officials, these utilities are sufficient for the development in the area. In addition, the city provides fire and police protection along with garbage pick-up. Electrical and natural gas are provided by the region's typical providers. At the present time, all utilities appear to be sufficient for area development patterns.



LEGAL

Zoning / Restrictions

As mentioned previously, the subject property is zoned "CR-2" – Commercial Resort District by the city of Corpus Christi. The subject's zoning provides sufficient space in appropriate locations for all types of commercial, retail, and resort activity. The following excerpt from the city's Unified Development Code displays the permitted uses within the subject's zoning:

COMMERCIAL DISTRICTS												
P = Permitted Use; L = Subject to Limitations; SUE = Special Use Exception; SP = Special Permit; [blank cell] = Not Permitted	CN-1	CN-2	ON	CR-1	CR-2	CR-3	CG-1	CG-2	CI	CBD	BP	Standards
Commercial Uses												
Commercial Parking Uses [5.1.4.A]	P	P	P	P	P	P	P	P	P	P	P	
Indoor Recreation Uses [5.1.4.B] except:	P	P	SP	P	P	P	P	P	P	P	P	
---Bar, tavern or pub				L	L	L	L	L	L	L	L	5.2.7
--- Smoking Lounge				P	P	P	P	P	P	P	P	
---Sexually oriented business	See Section 4.6.2											
Office Uses [5.1.4.C]	P	P	P	P	P	P	P	P	P	P	P	
Outdoor Recreation Uses [5.1.4.D] except:	SP	SP		P	P	P	P	P	P	SP	P	
Commercial amphitheater				SP	SP	SP	SP	SP	SP	SP	SP	
Overnight Accommodation Uses except:	P	P	P	P	P	P	P	P	P	P	P	
---Bed and breakfast home	L	L	L	L	L	L	L	L		L		5.2.8
---Recreational Vehicle Park					L	L	L	L	L	L	L	6.1.2
---Truck stop w/ overnight accommodations					L	L	L	L	L	L	L	4.6.2
Restaurant Uses [5.1.4.F]	L	L	L	P	P	P	P	P	P	P	P	5.2.11
Retail Sales and Service Uses, sales- and service-oriented [5.1.4.G] Includes personal service uses except:	P	P	L	P	P	P	P	P	P	P	P	5.2.12
Game Processing	L	L		L	L	L	L	L	L	L	P	5.2.25
Retail Sales and Service Uses, repair-oriented[5.1.4.G]	P	P	L	P	P	P	P	P	P	P	P	5.2.13
Farmers market	SP	SP		L	L	L	L	L	L	L	L	5.2.9
Self-Service Storage Uses [5.1.4.I] except:					L		L	L	L	L	P	5.2.14
---Boat and RV storage					L		L	L	L		P	5.2.14
Vehicle Sales and Service Uses except:							P	P	P	P	P	
---Auto rental				P	P	P	P	P	P	P	P	
---Car wash, hand-operated				L	L	L	P	P	P	L	P	5.2.21
---Car Wash, Automated	L	L		L	L	L	P	P	P	L	P	5.2.21
---Bicycle or watercraft rental				P	P	P	P	P	P	P	P	
---Fuel sales	L	L		L	L	L	L	L	L	L	L	5.2.10
---Vehicle service, heavy												
---Vehicle service, limited	L	L		L	L	L	P	P	P	P	P	5.2.15
Water-Oriented Uses [5.1.4.J]				P	P	P	P	P	P	P	P	

The subject is a legal, conforming use.



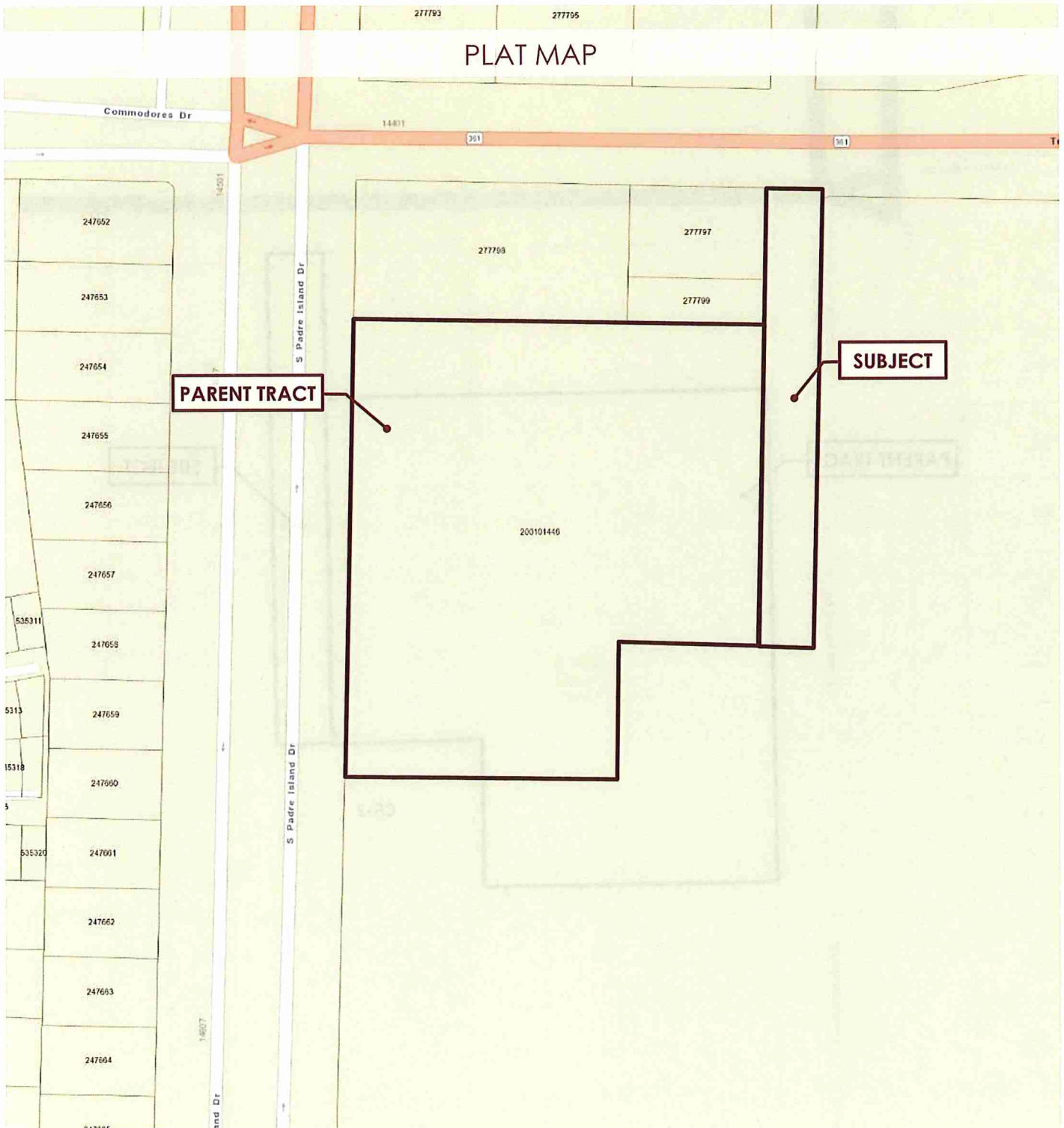
Easements / Encroachments

It is noted the subject is currently an unimproved right-of-way known as "Sand Dollar Avenue" per the Metes and Bounds description/survey that is inserted in the Addenda. The subject site is encumbered by typical utility easements. Due to the general location of these easements, they are not considered detrimental toward development and/or the site's overall marketability. No other detrimental easements and/or encroachments were noted upon physical inspection of the subject tract. It should be noted, however, that if a current survey map determines that adverse easement exist, these factors might impact the market value and/or the marketability of the subject property. Therefore, it is assumed that no easements and/or encroachments exist, which would adversely affect the marketability or desirability of the site.

CONCLUSION

Given the physical and legal characteristics, **the subject site is capable of being developed with a variety of commercial and retail uses when used in conjunction with the adjacent 4.65 acres (202,554 SF) property to form an economic unit being 5.224-acres (227,558 SF).**





Note: The Nueces County Appraisal District does not currently depict the proposed acquisition of the R.O.W abandonment.





ZONING MAP





SURVEY

SPEEDY STOP FOOD STORES, LLC—OWNER

LOT 21 BLOCK 27
PADRE ISLAND #1
VOL. 60, PG. 143, M.R.N.C.T.

20' Y.R.

350.04'

AMERICAN BANK—OWNER

LOT
14B

LOT
13B

LOT
12B

PADRE ISLAND #1, VOL. 13, PG. 1-8(2),
M.R.N.C.T.

Point of Beginning
150.00'

N89°30'32"W
50.00'

Set 5/8" I.R.

SAND DOLLAR AVENUE (UNIMPROVED)

[FORMERLY TORTUGAS AVENUE]
S0°28'12"W 500.11'

50' ROW

Set 5/8" I.R.

S89°35'20"E
50.00'

STATE HIGHWAY 361

LAKE PADRE DEVELOPMENT COMPANY, LLC—OWNER

PADRE ISLAND 201.21 ACS OUT OF
TRACTS C & D & PADRE ISLAND NO 1
DOC# 2014002762
D.R.N.C.T.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

AREA

25,004 SQ. FT.
0.57 ACRES



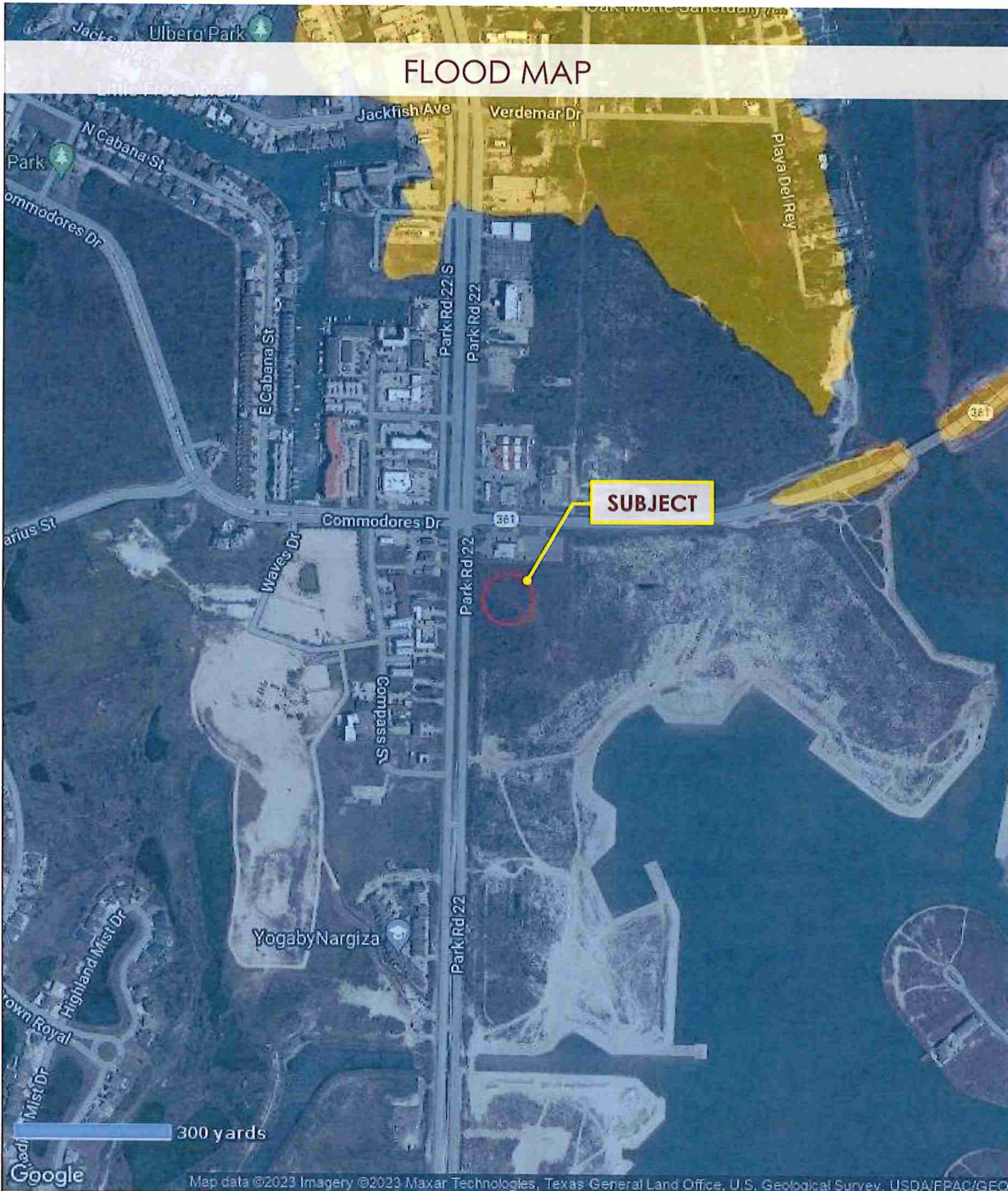
Prepared by:
Bass & Welsh Engineering
3054 So. Alameda St.
Corpus Christi, Tx. 78404
(361) 882-5521 (phone)
(361) 882-1265 (fax)
FIRM REGISTRATION NO. F-52

STREET CLOSURE SAND DOLLAR AVENUE BLOCK 27, PADRE ISLAND

No. 1

EXHIBIT "B"

Job No: 18004
Scale: 1"=60'
Date: 8/16/22
Drawing No: STREET_CLOSURE
Plat scale: 1:1
Sheet 1 of 1



MAP DATA

FEMA Special Flood Hazard Area: Yes
 Map Number: 48355C0755G
 Zone: AE
 Map Date: October 13, 2022
 FIPS: 48355

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Powered by CoreLogic®



PROPERTY HISTORY

Ownership of the subject property is currently vested in *The City of Corpus Christi*, as evidenced by the client and *The City of Corpus Christi*. The subject has been under the same ownership for the prior three years from the date of appraisal.

No further history was noted.





REAL ESTATE TAXES

The subject property is located in the city of Corpus Christi, Nueces County, Texas. Due to the nature of this appraisal the subject property is owned by *The City of Corpus Christi* and is currently designated as a paper street. Thus, the subject has no tax account assigned to it.



HIGHEST & BEST USE

The Appraisal Institute defines highest and best use as follows: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The four criteria the highest and best use must meet are:

PHYSICALLY POSSIBLE		LEGALLY PERMISSIBLE	
1	What uses of the site in question are physically possible?	2	What uses are permitted by zoning and deed restrictions?
FINANCIALLY FEASIBLE		MAXIMALLY PRODUCTIVE	
3	Which possible and permissible uses will produce a net return to the owner of the site?	4	Among the financially feasible uses that are physically possible and legally permissible, which use will produce the highest net return or the highest present worth?

There are two types of highest and best use studies. The first is the highest and best use of the land or site as though vacant. The second is the highest and best use of the property as improved. The highest and best use of land or a site as though vacant assumes that the parcel is vacant or can be made vacant by demolishing any improvements. The question to be answered in this analysis is: If the land is, or were vacant, what use should be made of it?

The highest and best use of a property as improved pertains to the use that should be made of an improved property in light of its improvements. Should it be maintained as is, or be renovated, expanded, demolished, or partly demolished? Should it be replaced with a different type or intensity of use, or should it be held as an interim use? The improvements should be retained as long as they have some value and the return from the property exceeds the return that would be realized by a new use, after deducting the costs of demolishing the old building and constructing a new one.



HIGHEST & BEST USE – AS IF VACANT

Physically Possible

According to the provided survey, the subject site is 0.574-acre (25,004 SF). **Given the limited utility of the property as a standalone parcel, the “Across the Fence” valuation method is utilized to develop an opinion of market value and has been utilized for this analysis. For the purposes of this appraisal report, the subject property is assembled with the adjacent tract containing 4.650-acres (202,554 SF) to form a more usable assembled parcel of 5.224-acres (227,558 SF) referred herein as the “Whole Property”.** The subject is rectangular in shape with a generally level topography. **According to FEMA flood maps 100% of the subject property is Zone AE, an area within the 100-year flood plain. According to the city’s flood plain requirements, development within the flood zone is permitted if the finished floor of the improvements is a minimum of 18 inches (1.5 feet) above the base flood elevation and a permit for development is granted by the city of Corpus Christi.** The address associated with the subject is 14614 South Padre Island Drive, Corpus Christi, Nueces County, Texas 78418. Accessibility to the site is via curb cuts along the traffic carrier. Overall, access is considered average. The property has all necessary utilities in place with the exception of public sewer services. The site is primarily surrounded by commercial and retail uses. Access to the subject's neighborhood is considered good due to its location on a primary traffic carrier.

The principle of conformity is an important consideration in determining the physically possible uses of a site. Conformity is the appraisal principle that holds that real property value is created and sustained when the characteristics of a property conform to the demands of its market. The styles and uses of the properties in an area may conform for several reasons, including economic pressures; the shared preferences of owners for certain types of structures, amenities, services; and the enforcement of uniform standards by zoning ordinances.

Based on the subject's physical characteristics and the principle of conformity, the subject property comprised of 0.57-acre (25,004 SF) would be utilized in conjunction with the adjacent 4.650-acres (202,554 SF) property to form a 5.224 acre (227,558 SF) economic unit suitable for commercial or retail development.

Legally Permissible

As mentioned previously, the subject property is zoned “CR-2” – Commercial Resort District by the city of Corpus Christi. The subject's zoning provides sufficient space in appropriate locations for all types of commercial, retail, and resort activity. Other than zoning, no private deed restrictions were uncovered during a normal investigation, which would further limit the potential uses of the subject site. Nonetheless, a title policy is strongly suggested in order to guarantee the absence of adverse restrictions. No other legal restrictions or covenants were found to be imposed on the subject property at the time of the appraisal, which would further restrict its development. The site's zoning requirements support the physical indication that the subject's most probable use, as if vacant, is to be utilized in conjunction with the adjacent property to form an economic unit suitable for commercial or retail development.



Financially Feasible & Maximally Productive

The prior consideration of physically possible uses and legally permissible does not significantly narrow the use of the subject property. Based on market data presented in this report, it appears that development of a commercial or retail use is likely feasible. After considering legal, physical and financial alternatives, it is our opinion that the highest and best use of the site as if vacant is to be utilized in conjunction with the adjacent property to form an economic unit suitable for commercial or retail development.



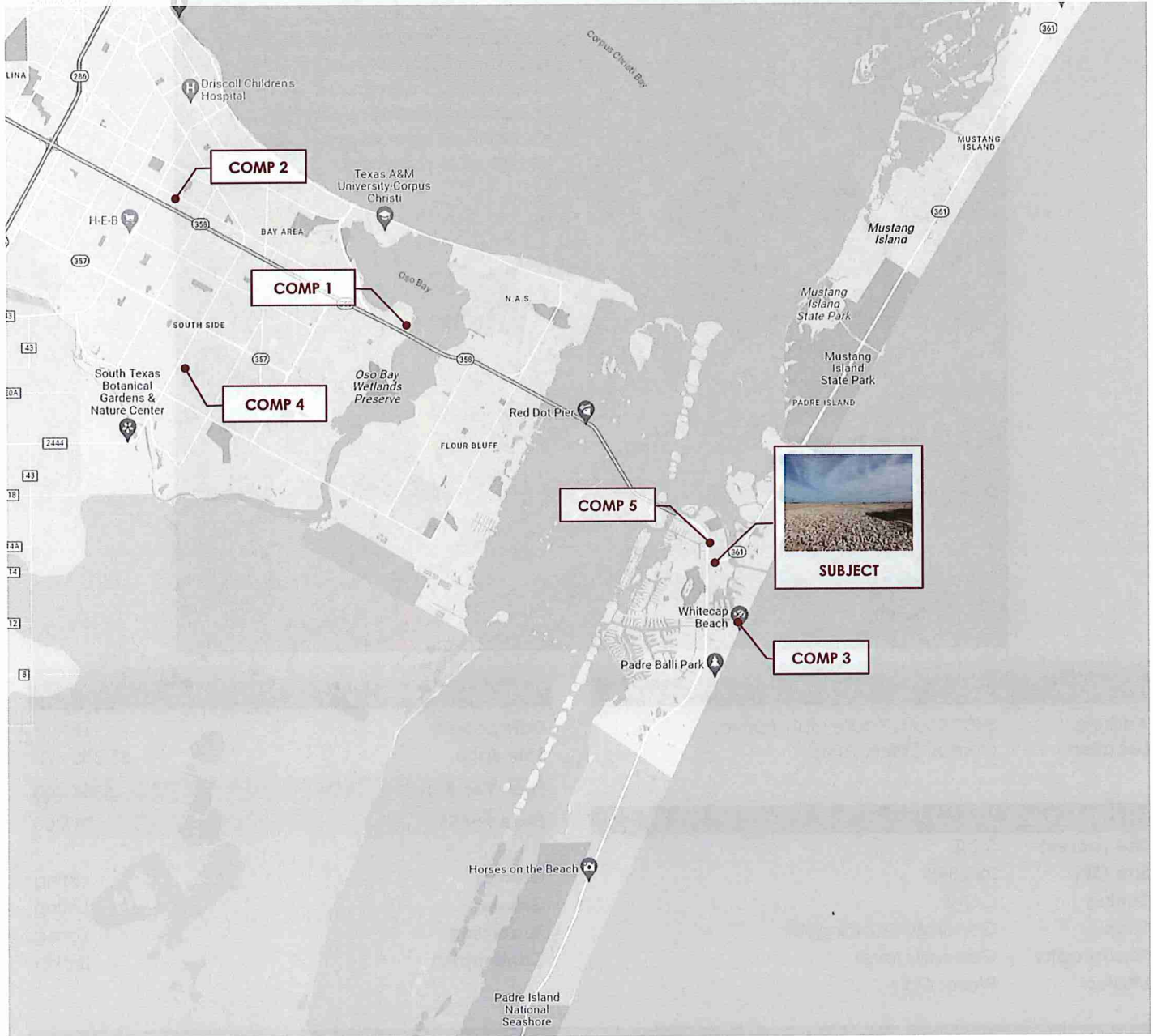
LAND VALUATION

The principles of real estate appraisal are basic to the sales comparison approach; however, one of the most important is the principle of substitution. "As applied to the sales comparison approach, the principle of substitution holds that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability."

The sales comparison approach is a method of estimating market value whereby a subject property is compared with comparable properties that have sold recently. One premise of the sales comparison approach is that the market will determine a price for the property being appraised in the same manner that it determines the prices of comparable, competitive properties. Essentially, the sales comparison approach is a systematic procedure for carrying out comparative shopping. As applied to real estate, the comparison is applied to the unique characteristics of the economic good that cause real estate prices to vary.



COMP MAP





COMPARABLE 1



LOCATION

Address / Location 8402 South Padre Island Drive, Corpus Christi, Texas

SALES DATA

Date of Sale	Listing
Sale Price	\$3,358,478
Price Per Acre	\$653,400
Price Per SF	\$15.00
Grantor	Listing
Grantee	Listing
Recording	Listing
Confirmation	Broker

PHYSICAL DATA

Size (acres) 5.140
Size (SF) 223,898
Zoning CG-2
Shape Generally Rectangular
Topography Generally level
Utilities Water Only

COMMENTS

The property is located on the north side of South Padre Island Drive, west of Southbay Drive. The property has water services available, no sewer, and is zoned CG-2 which allows for retail and commercial uses. Approximately ±15% of the subject is located in Zone AE, an area within the 100-year flood plain. The subject has been listed on the public market since August 15, 2023.
 Broker: Sara Mostaghassi 361.548.7844



COMPARABLE 2



LOCATION		SALES DATA	
Address / Location	4102 South Padre Island Drive, Corpus Christi, Texas	Date of Sale	March 30, 2023
		Sale Price	\$1,750,000
		Price Per Acre	\$1,174,504
		Price Per SF	\$26.96
PHYSICAL DATA		Grantor	JB Sister Creek LTD
Size (acres)	1.49	Grantee	Purnama, LLC
Size (SF)	64,904	Recording	11070
Zoning	IL-Light Industrial	Confirmation	Broker
Shape	Rectangular		
Topography	Generally Level		
Utilities	All available		
COMMENTS			

The subject is located on the north line of South Padre Island Drive, east of Jean Street. Water and Sewer services are available. No flood plain is noted.
Broker: Jim Boller 361.884.0488



COMPARABLE 3



LOCATION

Address / Location TBD Windward Drive,
Corpus Christi, Texas

SALES DATA

Date of Sale June 30, 2022
Sale Price \$7,000,000
Price Per Acre \$751,880
Price Per SF \$17.26

PHYSICAL DATA

Size (acres) 9.31
Size (SF) 405,544
Zoning CR-1 - Resort Commercial
Shape Irregular
Topography Generally level
Utilities Water Only

Grantor Padre Island Gulf Front, LLC
Grantee Chhabila Property, LP
Recording 2022032047
Confirmation Broker

COMMENTS

This property is located on the south line of Windward Drive at Leeward Drive. The site was purchase to be developed into a mixed use with retail and condo/multifamily residential uses. According to FEMA Flood Maps approximately ±30% of the subject is located in Zone VE, an area inside the 100-year flood plain and storm surge risk area, and approximately ±60% of the property is located in Shaded Zone X an area inside the 500-year flood plain (not limited from development).

Broker: Stephaine Hastings 361.779.1690



COMPARABLE 4



LOCATION

Address / Location 6714 & 6718 South Staples Street
Corpus Christi, Texas

SALES DATA

Date of Sale	April 1, 2021
Sale Price	\$1,065,000
Price Per Acre	\$664,376
Price Per SF	\$15.25

PHYSICAL DATA

Size (acres) 1.60
 Size (SF) 69,827
 Zoning CG-2
 Shape Rectangular
 Topography Generally level
 Utilities All Available

Grantor	Staples Timbergate Highway Property, LLC
Grantee	Corpus Christi Island Apartments Villas Management Group, LLC
Recording	2021015714
Confirmation	Confidential

COMMENTS

Located along the southeast side of South Staples Street, between Timbergate Drive and Corsica Road. Property was purchased to be developed with an apartment complex.





COMPARABLE 5



LOCATION

Address / Location 14318 South Padre Island Drive, Corpus Christi, Texas

SALES DATA

Date of Sale December 11, 2020
Sale Price \$600,000
Price Per Acre \$871,207
Price Per SF \$20.00

PHYSICAL DATA

Size (acres) 0.69
Size (SF) 30,000
Zoning CR-2
Shape Rectangular
Topography Generally level
Utilities Water only

Grantor Henry D & Jacqueline Svoboda
Grantee Isla De Mario and COTIDAL, LLC
Recording 2020056640
Confirmation Broker

COMMENTS

The subject property is located along the east line of South Padre Island Drive, south of Verdemar Drive. 100% of the property is located within the flood zone.
 Broker: Jacqueline Svoboda 361.215.1222



LAND SALES SUMMARY

The market data utilized for the basis of this analysis is considered the best available and indicative of current market trends for undeveloped land in the subject market area. Components that affect the sale price of vacant land are numerous, but the most prominent are property rights conveyed, terms, conditions of sale, market conditions, size, location, physical features, zoning and public utility availability.

Property Rights

The adjustment for property rights conveyed recognizes that differences in legal interest or estate between the subject and the comparable properties may occur. In this analysis, all the sales occurred in fee simple title. With respect to this factor, no adjustments were warranted.

Financing Terms

The adjustment for cash equivalency takes into account the fact that the transaction price of the comparable property may not be equal to its cash equivalent price. All the sales utilized in this analysis were cash to seller transactions or transactions involving market financing, and no adjustment for cash equivalency was necessary.

Conditions of Sale

Adjustments for conditions of sale are intended to recognize motivations of the buyer and the seller that are unique to ordinary market conditions. All of the comparable market data utilized herein were arm's length transactions. With respect to this factor, Comparable 1 indicates a downward adjustment to account for negotiations in the asking price.

Market Conditions

Each of the previous sales have been given consideration for the lapse of time between the date of sale and the effective date of this appraisal (market condition). The available market data was analyzed in an attempt to extract an adjustment for this factor. With respect to this factor, Comparable 4 indicates a downward adjustment to account for lower interest rates during the period of time being favorable relative to current rates. Comparable 5 does not indicate an adjustment as the increasing interest rates and inflation are offset by the improving market conditions since their dates of sale.



Location

Differences in value occur due to varying degrees of accessibility, exposure, and surrounding development to a site. Access is often determined by corner locations, natural barriers, ease of entrance on and off of major thoroughfares, etc. Surrounding development also plays an important part in locational influences for a property. With respect to this factor, Comparable 2 indicates a downward adjustment to account for its location along a superior primary traffic carrier. Comparable 3 indicates a downward adjustment for its beach front location. Comparable 4 indicates an upward adjustment to account for its location along an inferior traffic carrier.

Size

Size is a factor that must be considered when comparing vacant land sales. Typically, but not always, larger tracts sell for a lower unit value. Therefore, when making comparisons on a per unit basis, such as price per unit, the larger tracts tend to be adjusted upward and the smaller tracts tend to be adjusted downward to accurately reflect the differences. With respect to this factor, materially larger tracts of land were adjusted upward accordingly, and materially smaller tracts of land were adjusted downward accordingly. **It is noted that the total size being 227,558 SF of the "Whole Property", which consists of the subject and adjacent contiguous tract of land, is utilized herein.**

Physical Features

The overall site characteristics of each sale have been compared to the subject site. These include traits such as drainage, site preparation expense, topography, and configuration. Configuration, if irregular, may limit development. The subject is rectangular, but long and narrow, which could limit its development. With respect to this factor, Comparables 1 through 3 indicate downward adjustments to account for their lack of a flood plain.

Utilities

The availability of public utilities such as water, electric power and sanitary sewer service have an impact on property values since the non-availability of such utilities could restrict the overall development and/or potential use of an individual site. Therefore, when analyzing vacant land, it is important to determine whether or not public utilities are available. If they are not available, the appraiser must examine to what extreme a potential developer would have to go in gaining access to such services. With respect to this factor, no adjustments were indicated.



Zoning/Use

Adjustments for zoning typically recognize the different densities and restrictions of different zoning classifications, as well as use potential, and directly relates these differences between the comparable sales and the subject property. The zoning classifications and/or use potential for the sales utilized are deemed similar to that of the subject. With respect to this factor, no adjustments were indicated.



CONCLUSION

In the final analysis of the subject property, similar weight was given to all of the sales. The following is the adjustment table with the concluded opinion of value via the Sales Approach.

	SUBJECT	1	2	3	4	5
Date	Current	Listing	Mar-23	Jun-22	Apr-21	Dec-20
Sale Price		\$3,358,478	\$1,750,000	\$7,000,000	\$1,065,000	\$600,000
SIZE - SF	227,558	223,898	64,904	405,544	69,827	30,000
Unit Price (\$ / SF)		\$15.00	\$26.96	\$17.26	\$15.25	\$20.00

TRANSACTION ADJUSTMENTS

Property Rights	Fee Simple	Similar 0% \$15.00	Similar 0% \$26.96	Similar 0% \$17.26	Similar 0% \$15.25	Similar 0% \$20.00
Financing Terms	Cash	Similar 0% \$15.00	Similar 0% \$26.96	Similar 0% \$17.26	Similar 0% \$15.25	Similar 0% \$20.00
Conditions of Sale	Arm's Length	Listing -5% \$14.25	Similar 0% \$26.96	Similar 0% \$17.26	Similar 0% \$15.25	Similar 0% \$20.00
Market Conditions	Current	Listing 0% \$14.25	Mar-23 0% \$26.96	Jun-22 0% \$17.26	Apr-21 -3% \$14.79	Dec-20 0% \$20.00

PROPERTY ADJUSTMENTS

Location	Average	Similar 0%	Superior -15%	Superior -10%	Inferior 15%	Similar 0%
Size - SF	227,558	223,898 0%	64,904 -15%	405,544 5%	69,827 -15%	30,000 -25%
Physical Features	Average	Superior -5%	Superior -5%	Superior -5%	Similar 0%	Similar 0%
Utilities	Available	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Zoning	CR-2	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
<i>Total Adjustment</i>		-5%	-35%	-10%	0%	-25%
Adjusted \$ / SF		\$13.54	\$17.53	\$15.53	\$14.79	\$15.00
Adjusted Mean \$ / SF						\$15.28

A value generally in-line with the mean is well supported.

Concluded Unit Value **\$15.25**

Whole Land Size (SF) **227,558**

Subject Land Size (SF) **25,004**

Value Indication **\$381,311**

Concluded Value \$380,000



RECONCILIATION

In the preceding sections of this report, an indication of value based upon separate appraisal approaches or techniques has been developed by processing data considered applicable and significant to each approach with respect to the subject. As a result, the following opinions of value were developed:

SALES APPROACH **\$ 380,000**

The quality and quantity of market and cost data utilized was considered good and a credible opinion of value was indicated via the Sales Approach. Given that it was the only approach utilized herein, it is given full weight.

This appraisal, subject to the assumptions and limiting conditions as expressed herein and conducted according to the Uniform Standards of Professional Appraisal Practice, led us to the opinion that the subject property has a market value of:

VALUE CONCLUSION			
Status	Interest	Date	Value
As Is	Fee Simple	December 11, 2023	\$380,000



MARKETING / EXPOSURE TIME

Consideration has been given to a reasonable estimated exposure and marketing period estimate for the subject property.

Exposure Time as it relates to the subject is utilized in establishing market value. The Comment to Standards Rule 1-2 (b) of USPAP states that when estimating market value, the appraiser should be specific as to the estimate of exposure time linked to the value estimate.

Reasonable exposure time is one of a series of conditions in most market value definitions. Exposure time is always presumed to precede the effective date of the appraisal. Exposure time may be defined as follows: the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Marketing Time is a function of various factors including, prevailing market conditions, the price of the product being marketed, the competitive position of the property in the market, and the amount and quality of marketing effort allocated to the property. It is strongly emphasized that the appraisers have no control of the aforementioned factors, nor can the appraisers anticipate or predict any of them. Therefore, it assumed that the property will receive an adequate marketing effort.

Therefore, an estimated marketing time of \pm **12 months** and the estimated exposure time of \pm **12 months** is considered reasonable.



ASSUMPTIONS & LIMITING CONDITIONS

"Report" signifies the appraisal or consulting report and its conclusions, to which these Assumptions and Limiting Conditions are annexed.

"Property" signifies the subject of the Report.

"LPA" means Lowery Property Advisors, LLC, or its subsidiary that issued the Report.

"Appraiser(s)" means the employee(s) of LPA who prepared and signed the Report.

The Report has been made subject to the following assumptions and limiting conditions:

- Unless otherwise specifically noted in the body of the report, it is assumed that the title to the property or properties appraised is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. LPA is not aware of any title defects nor has it been advised of any representations relative to the condition of the title. LPA has not reviewed any documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of the title. Insurance against financial loss resulting in claims that may arise out of defects in the subject's title should be sought from a reputable title company which specializes in real property.
- Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property was not observed by the appraisers. LPA has no knowledge of the existence of such materials on or in the property. LPA, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would constitute a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. LPA has inspected as thoroughly as possible by observation. However, it was impossible to personally inspect conditions beneath the soil. Therefore, no representation is made as to these matters unless specially considered in the appraisal.
- The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed to be reliable. However, LPA gives no warranty for its accuracy.
- LPA assumes that all engineering is correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- If provided, the estimated insurable value is included at the request of the client and has not been performed by a qualified insurance agent or risk management underwriter. The cost estimate should not be solely relied upon for insurable value purposes. The appraisers are not familiar with the definition of insurable value from the actual insurance provider, the local government underwriting regulations, or the types of insurance coverage available. LPA has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry accepted publications such as the Marshall Valuation Service handbook. Actual construction costs can vary greatly from this estimate. These factors can impact cost estimates and are beyond the scope of the intended use of this appraisal. The appraisers are not cost experts in cost estimating for insurance purposes.
- LPA assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the Appraisal Report.
- All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless a nonconformity has been stated, defined, and considered in the Appraisal Report.
- Required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization are assumed to have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.





- The utilization of the land and improvements is assumed to be within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- All information, comments and conclusions pertaining to subject and other properties described represent the opinion of the appraiser formed after a personal examination of each.
- The appraiser has no interest, present or prospective, in the subject property.
- Sketches in this report are included to assist the reader in visualizing the property.
- LPA assumes that there are no hidden or unapparent conditions of the appraised property, which would render it more or less valuable. Furthermore, the appraisers assume that there are no potentially harmful asbestos or other materials and/or site contaminants in, on, or near soil, subsoil, or structure of the appraised property and that there has been no disposal, discharge, leakage, or spillage of pollutants or contaminant which would render it more or less valuable, whether or not these materials or contaminants are apparent or hidden and unapparent.
- No responsibility is assumed by the appraisers for these conditions. In addition, no responsibility is assumed by LPA for the cost of engineering and/or laboratory studies which might be required to discover such materials or contaminants. And no such engineering or laboratory studies have been ordered for the appraised property.
- Disclosure by the appraiser of the contents of this Appraisal Report is subject to review in accordance with the by-laws and regulations of The Appraisal Institute.
- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- Possession of this report, or a copy thereof, does not carry with it the right of publication, unless prior arrangements have been made.
- The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval of the appraiser.
- This appraisal was made in accordance with the Code of Professional Ethics and Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and the Appraisal Institute.
- Acceptance of and/or use of this report constitutes acceptance of all assumptions and limiting conditions stipulated.
- The *Americans with Disabilities Act* ("ADA") became effective January 26, 1992. LPA has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
- Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this Appraisal Report. Unless otherwise stated, it is also assumed that there are no air or developments rights of value that may be transferred.
- By use of this Appraisal Report, each party that uses this Appraisal Report agrees to be bound by all of the Assumptions and Limiting Conditions, Hypothetical Conditions and Extraordinary Assumptions stated herein.



CERTIFICATION

We certify to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the State of Texas.
- Jeffrey K. Walters made a personal inspection of the property that is the subject of this report; Mario Caro, MAI, AI-GRS, SR/WA, and Bobbie J. Garza Jr did not make a personal inspection of the subject property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person (s) signing this certification.
- This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- As of the date of this report, Mario Caro, MAI, AI-GRS, SR/WA, has completed the continuing education program for Designated Members of the Appraisal Institute. Moreover, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- As of the date of this report, Jeffrey K. Walters has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- We **have** provided services as an appraiser or in any other capacity regarding the property that is the subject of this report within a three-year period immediately preceding acceptance of this assignment.

MARIO CARO, MAI, AI-GRS, SR/WA
Certificate No. TX1334889-G

JEFFREY K. WALTERS
Certificate No. TX1380924-G

BOBBIE J. GARZA JR
Certificate No. TX1343392



ADDENDUM



MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrajr@aol.com
e-mail: nixmw1@gmail.com

BASS & WELSH ENGINEERING

TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

July 20, 2021

Field Note Description Street Closure

Being a tract situated in Corpus Christi, Nueces County, Texas, over and across a portion of Block 27, Padre Island No. 1, as shown on the map thereof recorded in Volume 13 at Page 2 of the Map Records of Nueces County, Texas, said street formerly designated "Tortugas Avenue" now called "Sand Dollar Avenue", and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of State Highway 361, the northeast corner of Lot 12B, Block 27, Padre Island No. 1 as shown on the heretofore referenced map of Padre Island;

THENCE S 89°35'20" E along the south right-of-way line of State Highway 361, a distance of 50.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract, said point being in the south boundary of a 201.21 acre tract out of Tract C and D, Padre Island No. 1, as described in the document recorded under Clerk's File No. 2014002762, Official Public Records of Nueces County, Texas;

THENCE S 00°28'12" W along the west boundary of said 201.21 acre tract a distance of 500.11 feet to a 5/8 inch iron rod set for the southeast corner of this tract, said point being an interior corner of the 201.21 acre tract;

THENCE N 89°30'32" W along the boundary of the 201.21 acre tract a distance of 50.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract, said point being the most easterly southeast corner of Lot 21, Block 27, Padre Island No. 1, as shown on the map thereof recorded in Volume 60 at Page 143 of the Map Records of Nueces county Texas;

THENCE N 00°28'12" E along the east line of said Lot 21 at 350.04 feet pass the northeast corner of Lot 21 and the southeast corner of Lot 14B, Block 27, Padre Island No. 1 as shown on the map thereof recorded in Volume 13 at Page 2 of the Map Records of Nueces County, Texas, and in all a distance of 500.04 feet to the **POINT OF BEGINNING** forming a tract embracing 25,004 square feet (0.57 acres).



Murray Bass, Jr.
Murray Bass, Jr., R.P.L.S.

Note: Basis of Bearing is State of Texas Lambert Grid, South Zone, NAD 1983

MBJ:sab

18004-Field Note Desc.doc

EXHIBIT "A"

Page 1 of 1



MARIO CARO, MAI, AI-GRS, SR/WA

SAN ANTONIO OFFICE EXPERIENCE

100 NE Loop 410 #1350
San Antonio, Texas 78216

direct 210.528.1491
mario@lowerypa.com

Mario Caro has served as Managing Director of LPA San Antonio since 2016. LPA is a commercial appraisal and consulting firm completing a wide range of projects throughout the southwest. Property types include, but are not limited to office, retail, industrial, multi-family, mixed-use, self-storage, hotel/motel, car washes, vacant land, daycare, subdivisions, and special use.

Mario began his appraisal career in 2001 with a regional appraisal company in Houston and specialized in right-of-way and eminent domain appraisal on public and private projects nationwide. In 2005, he returned to his hometown in San Antonio and joined a boutique appraisal firm providing right-of-way and commercial valuation. After 10 years, he moved to the largest global real estate valuation firm and appraised high-profile commercial properties in addition to initializing their right-of-way practice.

Mario has 20 years' experience appraising for litigation and legal support matters in both federal and state courts. Numerous clients, including public agencies, attorneys, title companies, and lenders nationwide have relied on his expertise in an appraiser and review appraiser capacity. Mario has provided expert witness testimony and support on a variety of property types for public transportation, utility and recreational corridors, and drainage facilities.

PROFESSIONAL ASSOCIATIONS

- Appraisal Institute
 - Designated Member (MAI and AI-GRS)
 - President 2022, South Texas Chapter
 - First and Second Vice President 2021 & 2020, South Texas Chapter
 - Treasurer 2019, South Texas
 - Secretary 2018, South Texas
 - Regional Rep 2020-2021, South Texas
 - Education Chair 2020, South Texas
 - Board of Directors 2014-2017, South Texas Chapter
 - Alternate Regional Rep 2014-2019, South Texas Chapter
 - Candidate Guidance Chair 2014-Present, South Texas Chapter
- International Right-of-Way Association
 - Designated Member (SR/WA, R/W-AC)
 - President 2022-2023, South Texas
 - Vice President 2021-2022, South Texas
 - Treasurer 2020-2021, South Texas
 - Secretary 2019-2020, South Texas
 - Activities Chair 2012-2013, South Texas

LICENSES

Texas General Appraiser
1334889-G

EDUCATION

BS – Texas A&M University – Agribusiness
Coursework for MAI designation
Coursework for SR/WA designation
Coursework for AI-GRS designation
Coursework for R/W-AC designation



Appraiser: **MARIO ANTONIO CARO**
License #: **TX 1334889 G**

**Certified General
Real Estate Appraiser**

License Expires: **05/31/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Commissioner

JEFFREY K. WALTERS

CORPUS CHRISTI OFFICE EXPERIENCE

800 North Shoreline Boulevard,
Corpus Christi, Texas 78401

direct 361.232.4700
jeff@lowerypa.com

March 2020 to Present; Director at Lowery Property Advisors, LLC
August 2016 to February 2020; Certified Appraiser at Allen, Williford & Seale Inc.

Types of properties appraised include: office, retail, industrial, agricultural, mixed-use developments, restaurants, hotels, marinas, day cares, subdivisions, apartments, car washes, land, and other types of special use commercial properties, partial acquisitions and eminent domain/condemnation related appraisals.

EDUCATION

BBA – Finance, Economics Minor – Texas A&M University 2016

Successfully completed the following courses offered by The Appraisal Institute and McKissock:

- Basic Appraisal Principles
- Basic Appraisal Procedures
- Uniform Standards of Professional Appraisal Practice
- Real Estate Finance, Statistics, and Valuation Modeling
- General Appraiser Income Capitalization Approach – I
- General Appraiser Income Capitalization Approach – II
- General Appraiser Sales Comparison Approach
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Report Writing and Case Studies
- General Appraiser Market Analysis and Highest and Best Use
- Expert Witness Testimony
- Commercial Appraisal Review
- Appraisal of Assisted Living Facilities
- Appraisal of Industrial and Flex Buildings

Other applicable courses:

- Real Estate Decision Making – Texas A&M
- Real Estate Finance – Texas A&M
- Real Estate Investment Analysis – Texas A&M

PROFESSIONAL ASSOCIATIONS

- Appraisal Institute – South Texas Chapter
- IRWA – San Antonio Chapter / Corpus Christi Founding Member

LICENSES

Texas General Appraiser
1380924-G

Oklahoma General Appraiser
13497CGA



**Certified General
Real Estate Appraiser**

Appraiser: **Jeffrey Kyle Walters**
License #: **TX 1380924 G**

License Expires: **09/30/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buhholz
Chelsea Buhholz
Commissioner

BOBBIE J. GARZA JR.

CORPUS CHRISTI OFFICE EXPERIENCE

800 N Shoreline Blvd #400,
Corpus Christi, Texas 78401

direct 361.288.8670
bgarza@lowerypa.com

March 2022 to Present: Associate at Lowery Property Advisors
August 2021 to January 2022: Financial Advisor First Command Financial Services
August 2012 to August 2016: Engineman (SW) Petty Officer Third Class United States Navy
Property type experience includes office, retail, industrial, restaurants, land, subdivision, and other types of special use commercial properties.

EDUCATION

BBA Finance – Texas A&M University Corpus Christi, 2021
Successfully completed the following courses administered by McKissock Appraisal Education:

- Basic Appraisal Principles
- Basic Appraisal Procedures
- Texas Supervisor-Trainee Course
- 15-hour National USPAP Course
- General Appraiser Report Writing and Case Studies

LICENSES

Texas State Appraiser Trainee
TX 1343392



Appraiser Trainee

Trainee: **Bobbie Joe Garza Jr**
Authorization #: **TX 1343392 Trainee** Expires: **06/30/2024**

Review the list of the above Trainee's Supervisors on the License Holder Search at www.talcb.texas.gov.

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Appraiser Trainee

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Commissioner