

An aerial architectural rendering of a large, modern hotel and conference center complex. The main building is a multi-story, light-colored structure with numerous balconies and large windows. It is situated on a sandy beachfront, with waves visible in the foreground. In front of the building, there is a large outdoor swimming pool with a curved edge, surrounded by palm trees and lounge chairs. To the left of the pool, there are several small, blue-roofed structures, possibly cabanas or kiosks. The background shows a residential area with smaller houses and other buildings. The overall scene is bright and sunny, suggesting a tropical or coastal location.

NORTH PADRE ISLAND BEACHFRONT HOTELS AND CONFERENCE CENTER

NEED FOR DEVELOPMENT

- Corpus Christi needs additional hotel room inventory to satisfy visitor demand.
- Particular need exists for higher quality hotel room inventory.
- Establishment of market for better room rates will lead to even higher-end hotel development.

NEED FOR DEVELOPMENT

- No new developments have been built on Seawall in nearly 50 years.
- Type B Investment will be a catalyst to jump-start new development on the Seawall.
- Over half of acreage on Seawall remains available for development.

NEED FOR DEVELOPMENT

- Padre Island lacks sufficient meeting space for community events.
- Conference Center will support both visitor development and local community needs.
- Adequate parking will be available for all of the project needs with adjacent acreage available for overflow as market demand is determined.

NEED FOR DEVELOPMENT

- Conference Center space, seawall beach and facilities will create a destination resort atmosphere.
- Bar Louie restaurant/bar facility has proven to be very popular in South Padre and at other resorts.

PROJECT DESCRIPTION

Courtyard by Marriott® Hotel

- 107 Rooms

Residence Inn by Marriott®

- 98 Rooms

Conference Center

- 9,186 square feet + outdoor area

Bar Louie Restaurant/Bar Facility

PROJECT INVESTMENT

- \$34,000,000 investment for Marriott dual-branded hotels and Conference Center
- 73 jobs with an average salary of \$30,665

PROJECT LOCATION

- Project is located near center of Seawall
- Land is owned by Padre Island North LLC (adjacent 8.7 acres to south is owned by affiliate)



PROJECT STREET VIEW



PROJECT WATER VIEW



TIMETABLE

- Construction will begin in third quarter 2025
- Completion of entire development within two years

PROVEN TRACK RECORD

- Developer has over 20 other hotel developments
- Developer owns additional acreage adjacent to site for further development

