

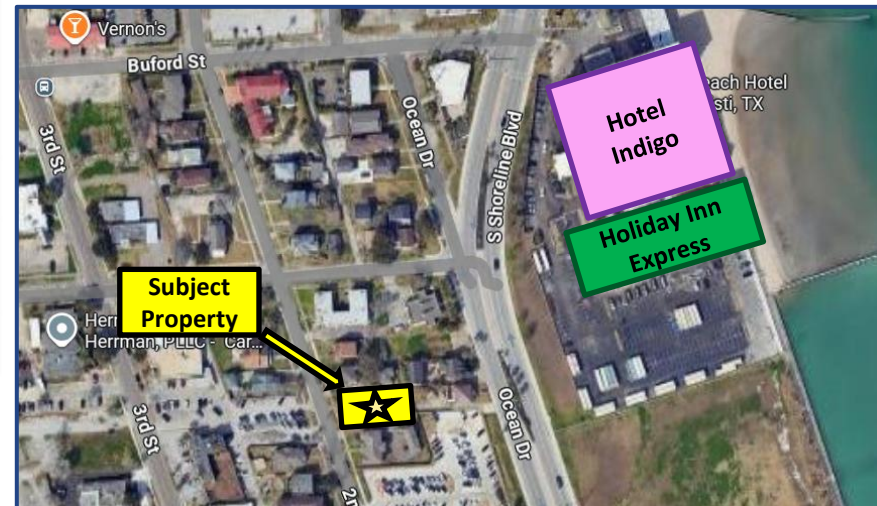


**The Quad on Second
1218 2nd Street**

November 18, 2025

Project Site

Address	1218 2 nd Street
Description	<ul style="list-style-type: none"> The owner, Lance Garza, envisions a complete transformation of a vacant lot into a four-unit market rate apartment building, The Quad on Second. The three-bedroom, two and a half bath units will have a modern-efficient design. The project scope of work includes: <ul style="list-style-type: none"> Construction of a four-unit apartment building New tenant parking spaces Pin-pad gate Landscaping Exterior lighting and Security Cameras Signage
Project Cost	\$731,750
Incentive Proposed	Downtown Living Initiative - \$120,000 Streetscape & Safety Program - \$42,550
Completion Date	November 30, 2027

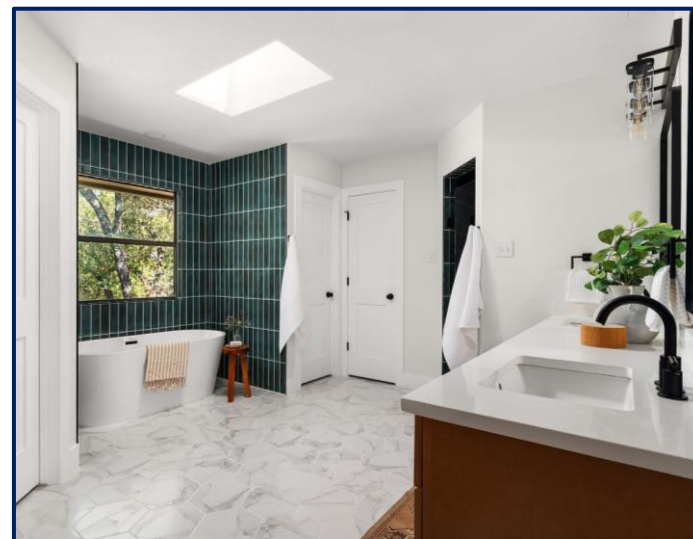
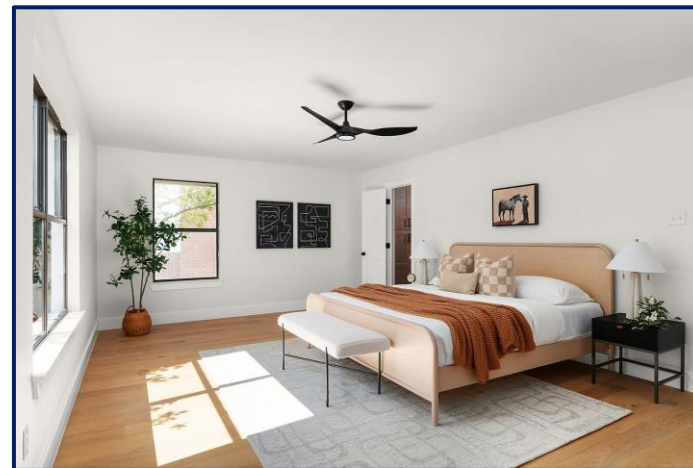


About the Owner

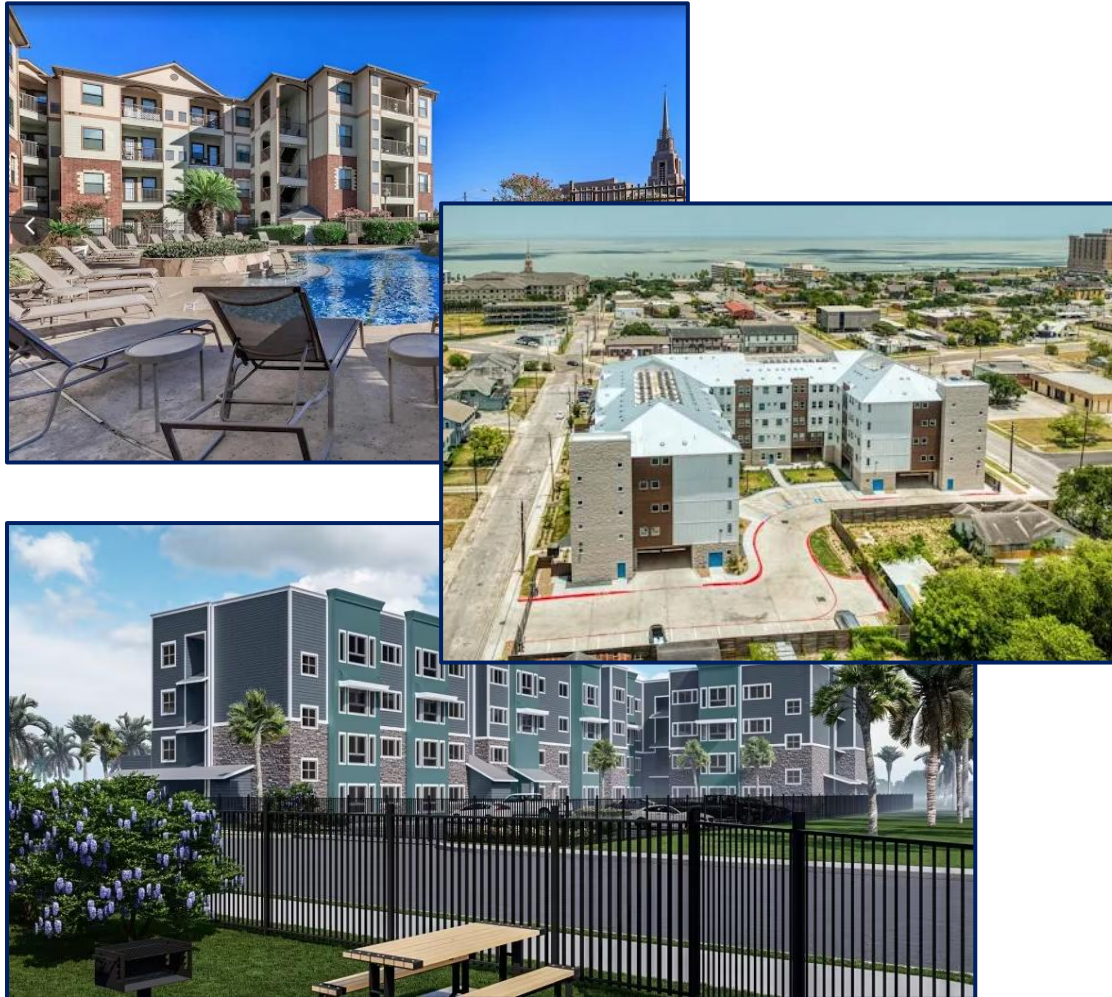


- Owner, Lance Garza, is a third generation Corpus Christi native.
- He graduated from University of Texas at San Antonio with a degree in Business Management.
- Lance has been working in construction for over five years in the Austin area.
- Projects include managing the construction of 20-40 homes ranging from \$750,000-\$1,000,000 for Blackburn Homes.

About the Owner (Previous Project Photos)



Uptown Residential Projects

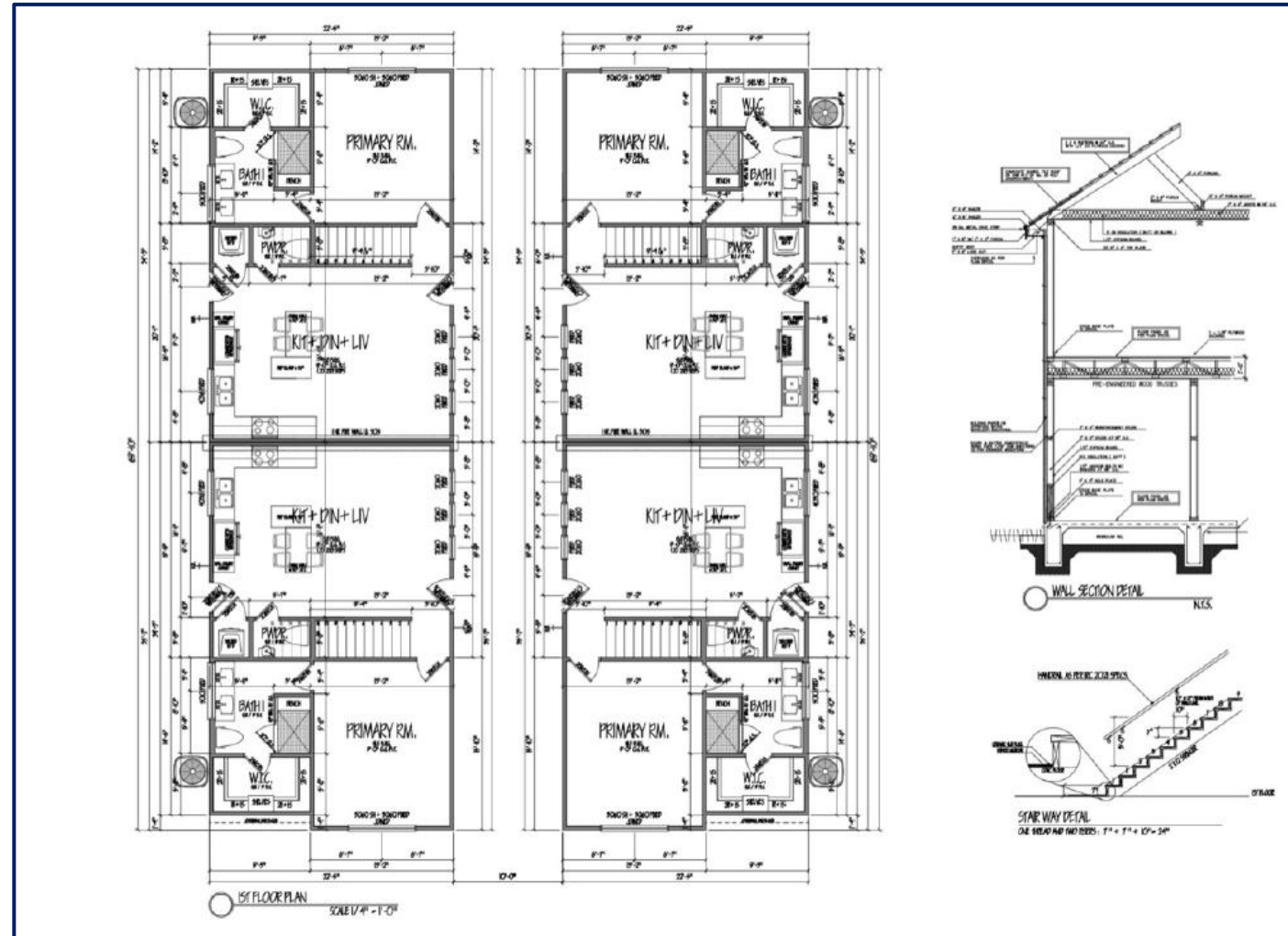


- Over the past several years we have seen significant residential growth in the area.
- Some of these residential projects include:
 - Bay Vista and Bay Vista Pointe
 - Fishpond Living at Corpus Christi Apartments
 - Palms at Blucher Park

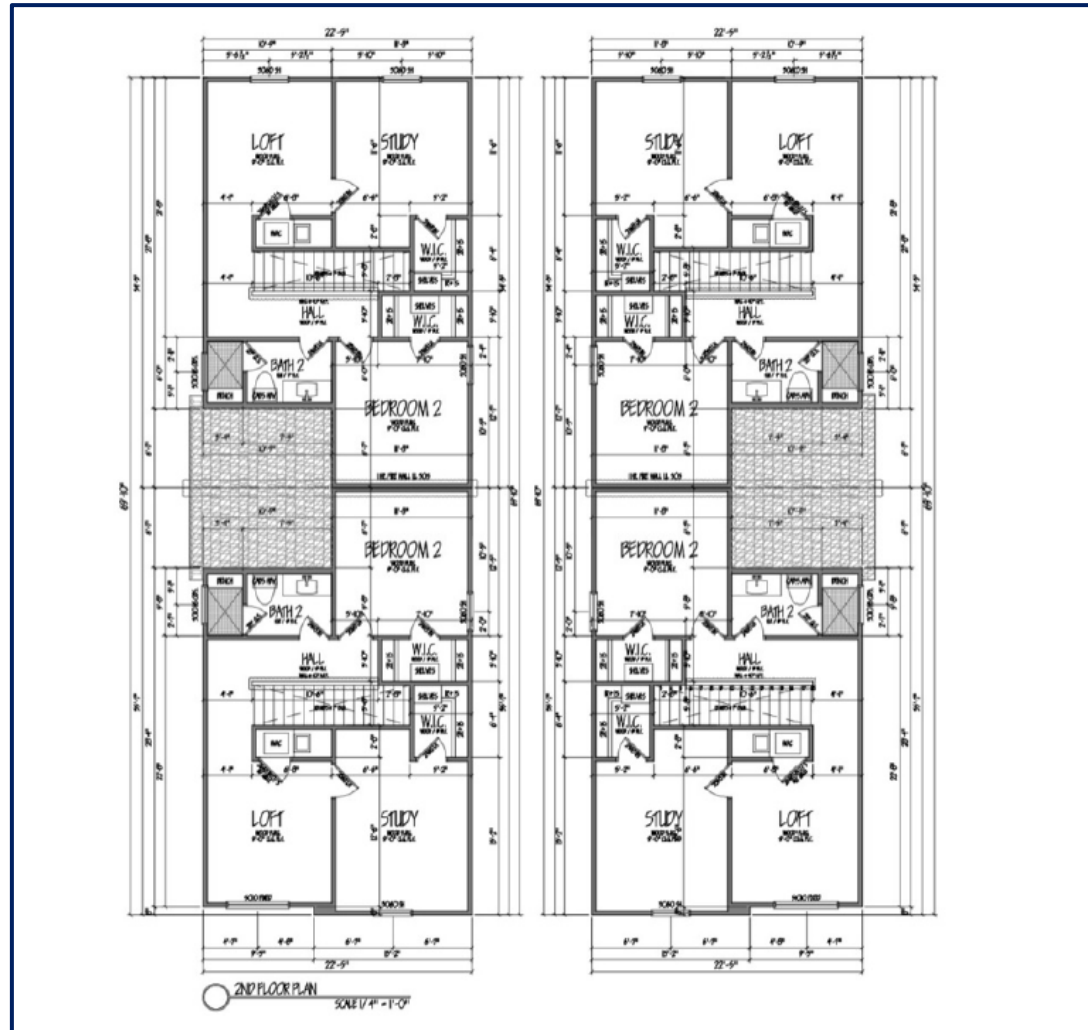
Current Condition



Project Concept (Level 1 Floor Plan)



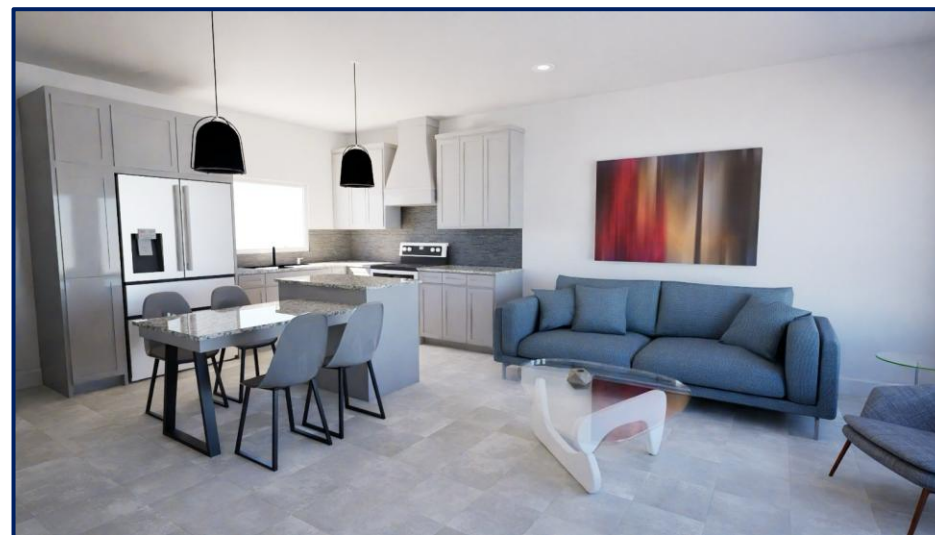
Project Concept (Level 2 Floor Plan)



Project Concept (Exterior)



Project Concept (Interior)





Recommendation

Program	Total
• Downtown Living Initiative	\$120,000
• Streetscape & Safety Improvement Program	\$42,550
Total	\$162,550

- Motion to Approve Agreement
- Completion Date: November 30, 2027