



Ordner Farms and 4S Farms Partnership Farm Lease

Ordinance Authorizing Lease of Agricultural Land Parcel 2

**Corpus Christi International Airport
Director – Richard McCurley**



May 19, 2026

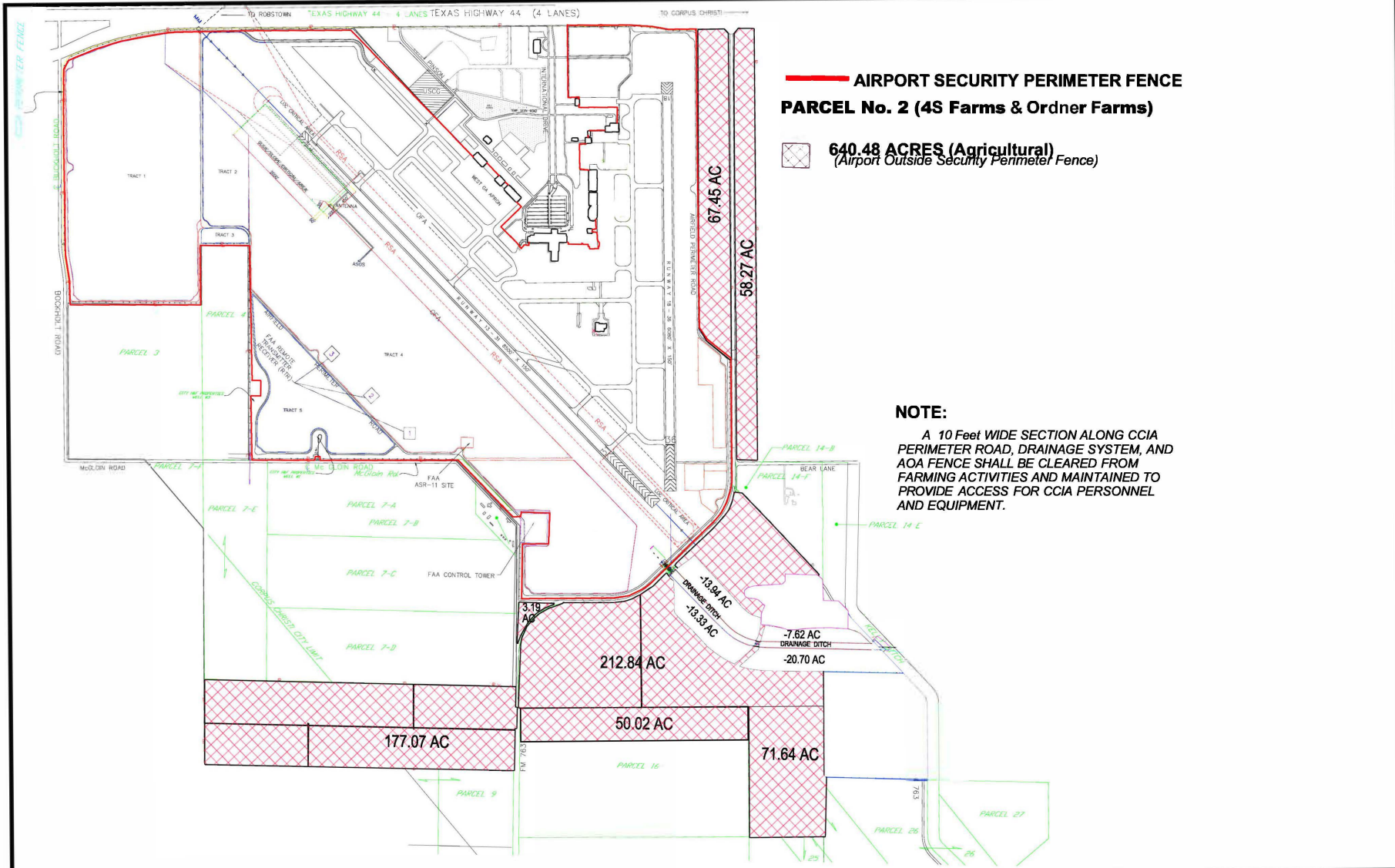
Parcel 2 Agricultural Lease

Background: Parcel 2 consists of 640.48 acres of aeronautical land utilized for agricultural purposes. The current operators have a long-standing history with the City having farmed this land since 2010. The entity has evolved over the years from S&S Farms to 4S Farms and is now structured as a 50/50 partnership between 4S Farms Partnership and Ordner Farms.

Summary: The proposed lease terms are highly favorable to the City, securing a guaranteed revenue stream for a five-year term with an additional three-year option to renew. Key highlights of the agreement include:

- **Market Position:** The starting rental rate is positioned above the current Fair Market Value (FMV).
- **Revenue Growth:** A fixed annual escalation of 1% ensures consistent growth over the life of the lease.
- **Operational Continuity:** Maintaining this partnership ensures the land remains managed and productive, reducing airport maintenance costs and preventing wildlife hazards through active farming.

Recommendation: City staff and the Airport Board Staff recommend approval of this lease. 4S Farms and Ordner Farms have proven to be valued partners who consistently meet their obligations and maintain the land to airport standards.



— AIRPORT SECURITY PERIMETER FENCE
PARCEL No. 2 (4S Farms & Ordner Farms)

640.48 ACRES (Agricultural)
(Airport Outside Security Perimeter Fence)

NOTE:
 A 10 Feet WIDE SECTION ALONG CCIA PERIMETER ROAD, DRAINAGE SYSTEM, AND AOA FENCE SHALL BE CLEARED FROM FARMING ACTIVITIES AND MAINTAINED TO PROVIDE ACCESS FOR CCIA PERSONNEL AND EQUIPMENT.



EXHIBIT
4S FARMS & ORDNER FARMS AGRICULTURAL

Not to Scale

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 Date: 02/09/2026

Sheet No. 1 of 1