



The Texan Stores Lease Agreement



City Council
October 14, 2025



The Texan Lease Agreement

- Staff is requesting City Council to authorize a forty-year lease agreement with an option of one additional ten-year term for renewal with The Texan Stores for approximately 8 acres at the front of Corpus Christi International Airport (CCIA).
 - The Initial term of forty (40) year airport revenue (after issuing of certificate of occupancy).
 - Monthly Rent: \$ 4,355.48
 - Annual Rent: \$ 52,265.70
 - Annual Fuel Flowage Fee \$ 108,888.00
 - The Texan Stores will be subject to rate adjustments every 5 years to meet fair market value.
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The Texan

- **"One Stop Shop":** The Texan aims to be a comprehensive stop for travelers and locals. With 28 gas/diesel pumps and 4 truck diesel lanes.
- **Fresh Food:** The 11,978 SF store will emphasize made-to-order food, including gourmet sandwiches, salads, homemade burgers, and daily specials. This is a key differentiator from many traditional gas station convenience stores.
- **Cleanliness and Amenities:** The Texan stores are known for their clean restrooms and spacious dining areas, catering to families and groups.
- **Customer Service:** The company prides itself on consistent and friendly customer service.





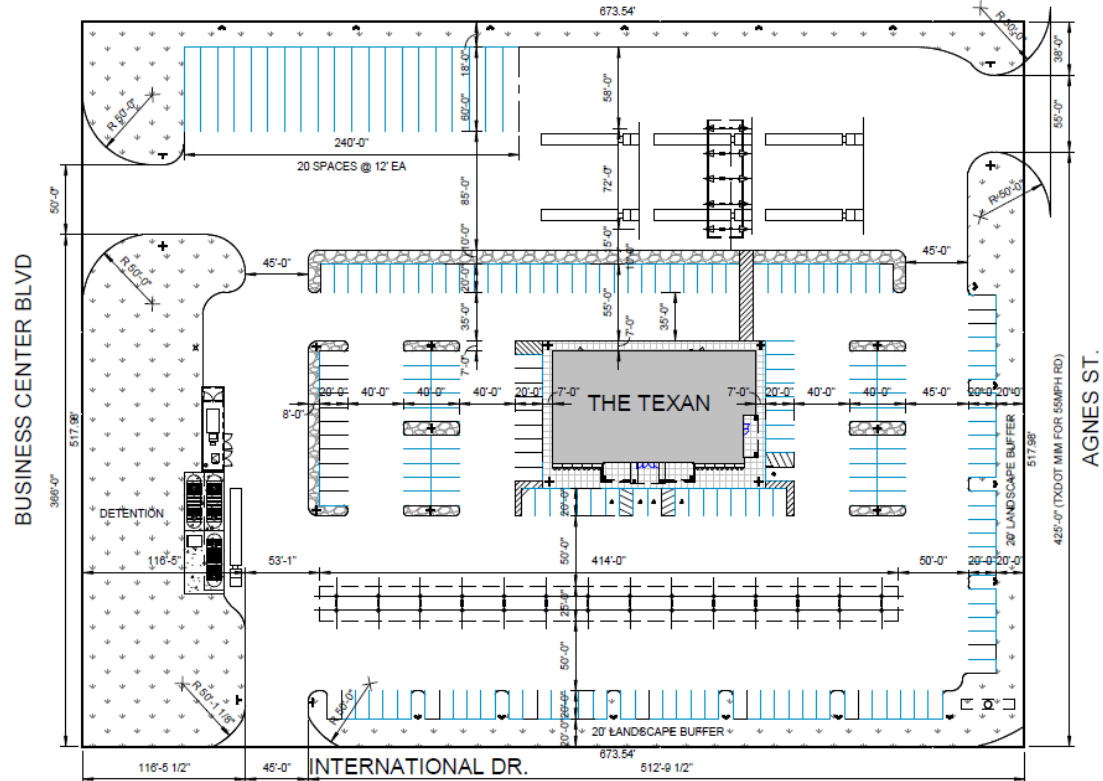
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Site Details:
Building Sq. ft.
Pumps -----
Parking -----





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