

# Whitecap NPI Project Update





# MASTERPLAN





# Phase 1 Site Plan





# Development Update





# Canal/Bulkhead Completion & Opening of the Don Patricio Bridge

Over five miles of Canals have been completed, connecting Whitecap residents to both Laguna Madre and the Gulf. These waterways enhance mobility while also improving water quality.

**Completed**





# Showcase Homes

The “Showcase Homes” will be the premier model home park for our community, offering a glimpse into modern, high-quality living. This showcase will feature three single-family detached homes and one attached duplex, all crafted by our trusted builders, Azali Homes and Newcastle Homes. Currently under construction, these homes are set to be completed by the end of 2025.

Construction progress as of 6.04.25

Estimated Completion: 4Q25





## Phase 1 Amenities:

### Pelican's Landing Community Pool, Fitness Center & Park

Construction progress as of  
6.04.25

Estimated Completion: 3Q25



## Phase 1 Amenities:

### Heron's Nest: Café & Community Park

Construction progress as of 6.04.25

Estimated Completion: 3Q25

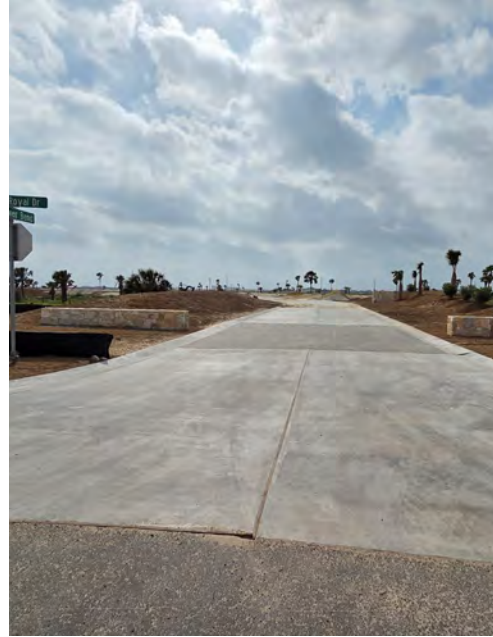




# Landscape/Hardscape

The Whitecap development showcases landscaping and hardscaping, integrating trail networks and pocket parks throughout the community. Scenic trails, designed for pedestrians and golf carts, enhance mobility and recreational opportunities. Carefully selected native planting promote sustainability while accentuating the natural beauty of North Padre Island.

**Estimated Completion: 3Q25**



Entrance from Crown Royal



Entrance Into Whitecap Island



Aquarius Linear Park



Sales Center & Pavillion

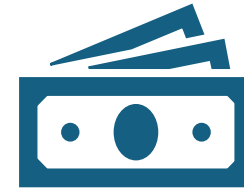


# PID – Improvement Area #1



## Projects

- Phase 1 Lot Development - 199 Homesites
- The Preserve – nature park
- Internal Mobility Bridges (2)
- Crown Royal Culvert



## Total Spent to Date ~\$17.5MM

- Does **not** include private spend including amenities, canals, home construction, or landscaping



# Phase 1 Lot Development

- Substantial completion of Phase 1 lot development including 199 homesites.
- Utility installation and concrete roadways have been completed.
- Franchise utilities installation including electric, gas, and internet is nearing completion.

Completed





# The Preserve: Public Park

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This unique space is being carefully developed to provide a haven for wildlife while also offering enriching outdoor experiences for all.

Estimated Completion of Phase 1: 3Q25







# Internal Mobility Bridges

Whitecap's initial phase will introduce two mobility bridges, fostering seamless vehicular access across the canal while maintaining the waterway's natural flow. These bridges will unite the islands, creating an interconnected community.

Completed



# Crown Royal Culvert

The installation of water lines under Crown Royal roadway will enable efficient water circulation through the canal system, enhancing water quality and ecological stability.

Construction Progress as of  
6.04.25

Estimated Completion: 3Q25



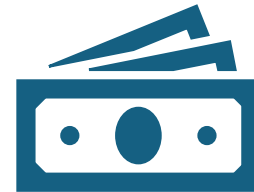


# TIRZ – Public/Private Partnership



## Projects

- Aquarius Linear Park
- Effluent Water Re-Use (Rehab)
- Commodores Bridge



Total Spent to Date  
~\$10.1MM





# Aquarius Linear Park

In harmony with Corpus Christi's Island Mobility Plan, Aquarius Park meanders along the Whitecap canals, offering a linear park and trail experience that embraces the natural beauty of the living edge.



**Completed**





# Effluent Water Re-Use

At the heart of The Preserve lies a network of freshwater ponds, thoughtfully integrated throughout the public park. These ponds will be meticulously maintained at a consistent water level using treated fresh water

Completed



# Commodores Bridge

In 2024, construction began on the Commodores Bridge, a vital link in Corpus Christi's mobility plan. This bridge will allow connectivity between the Whitecap canals and Laguna Madre, enhancing access between the beach and bay areas while improving water flow.

Construction Progress as of 6.04.25

Total Spend: \$8.0MM

Budgeted Amount: \$9.2MM

Estimated Completion: 3Q25





# TIRZ Requests

Approved Projects		Proposed Projects		
	Approved Costs		Proposed Costs	Spend to Date
TIRZ Projects		TIRZ Projects		
<b>Bridge and Line Improvements</b>		<b>Bridge and Line Improvements</b>		
Commodores Mobility Bridge	9,200,000	Commodores Mobility Bridge <sup>1</sup>	9,200,000	8,000,488
Encantada Avenue Mobility Bridge	2,700,000	Encantada Dredging <sup>2</sup>	650,000	-
Public Mobility Bridge at Park Road 22	3,000,000	Public Mobility Bridge at Park Road 22	3,000,000	-
Whitecap Effluent Line to Preserve Ponds	1,000,000	Public Mobility Bridge #1 <sup>2</sup>	2,000,000	133,429
	<b>15,900,000</b>	Public Mobility Bridge #2 <sup>2</sup>	2,000,000	-
		Whitecap Effluent Line to Preserve Ponds	1,000,000	589,620
			<b>17,850,000</b>	<b>8,723,537</b>
<b>Project Increment Improvements</b>		<b>Project Increment Improvements</b>		
Public Mobility Bridges (2 @ \$2MM)	4,000,000	Preserve Community Walking Trail	1,200,000	116,115
Preserve Community Walking Trail	1,200,000	Preserve Ponds Interconnectivity	300,000	259,700
Aquarius Street Box Culvert Water Exchange	400,000	Aquarius Street Box Culvert Water Exchange <sup>3</sup>	-	-
Preserve Ponds Interconnectivity	300,000	Aquarius Street Water Quality Circulation Aqueduct <sup>3</sup>	-	-
Aquarius Street Canal Walk	2,100,000	Aquarius Street Canal Walk	2,100,000	1,027,138
Kayak Launches at Public Parks	600,000	Kayak Launches at Public Parks	600,000	-
Aquarius Street Water Quality Circulation Aqueduct	1,000,000		<b>4,200,000</b>	<b>1,402,953</b>
	<b>9,600,000</b>			
<b>Total TIRZ Project Funding</b>		<b>Total TIRZ Project Funding</b>		
	<b>\$ 25,500,000</b>		<b>\$ 22,050,000</b>	<b>\$ 10,126,490</b>

1) Requesting payout in two installments. First payment Fall 2025 with balance Fall 2026

2) Requesting (1) reduction of originally approved \$2.7MM for Encantada Bridge to \$650k to cover recommended dredging and (2) reallocate Mobility Bridges from *Project Increment Improvements* to *Bridge and Line Improvements* and split into independent projects at \$2.0MM each

3) Remove projects that are not currently feasible



# Future Projects



Commercial  
District



Marina District



Hospitality  
District





Yacht Club



Marina & Dry Stack Storage

**Marina District:  
Planned**





Commercial Harbor



Retail Center

# Commercial District: Planned





Hotel & Harbor



Hotel Bungalow

# Hospitality District: Planned



