



DMD Updates

November 18, 2025



Placemaking

Artesian Park Landscape

ARTESIAN PARK

- Historical Attraction & Landmark
- Est.1854 – 171 Years Old!
- Attracts 50k+ Visits Annually
- Event Site for 12 First-Friday ArtWalks and 600+ Vendor Spaces Annually
- Home to Artesian Park Winter Wonderland
- New Site for Port Holiday Tree

LANDSCAPE TRANSFORMATION

- Consulted with South TX Botanical Gardens
- Transforming Artesian Park in Phases
- Phase 1 – Park Center: Complete!
 - 36 Flowering Native Plants
 - 2 Flowering Native Wild Olive Trees
 - Fresh Mulch & River Rock
 - 10 Up Lights on Crepe Myrtles & Plaques



Before



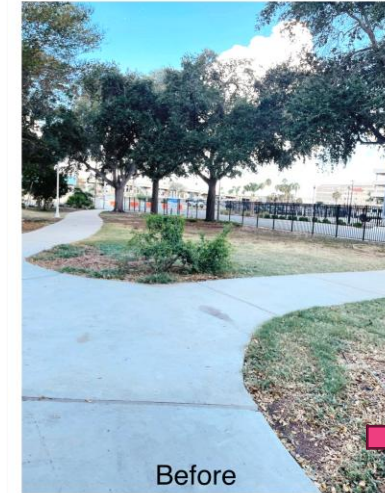
After



Before



After



Before



After



Before



After

Downtown Holiday Series 2025



Artesian Park Winter Wonderland

Presented by: Downtown Revitalization Alliance (DRA)



- Activating public space by wrapping 25 trees in colorful lights and bows for the holiday season
- Drawing foot traffic to park, surrounding businesses
- Reinforcing downtown as a cultural hub and enhancing the overall holiday experience



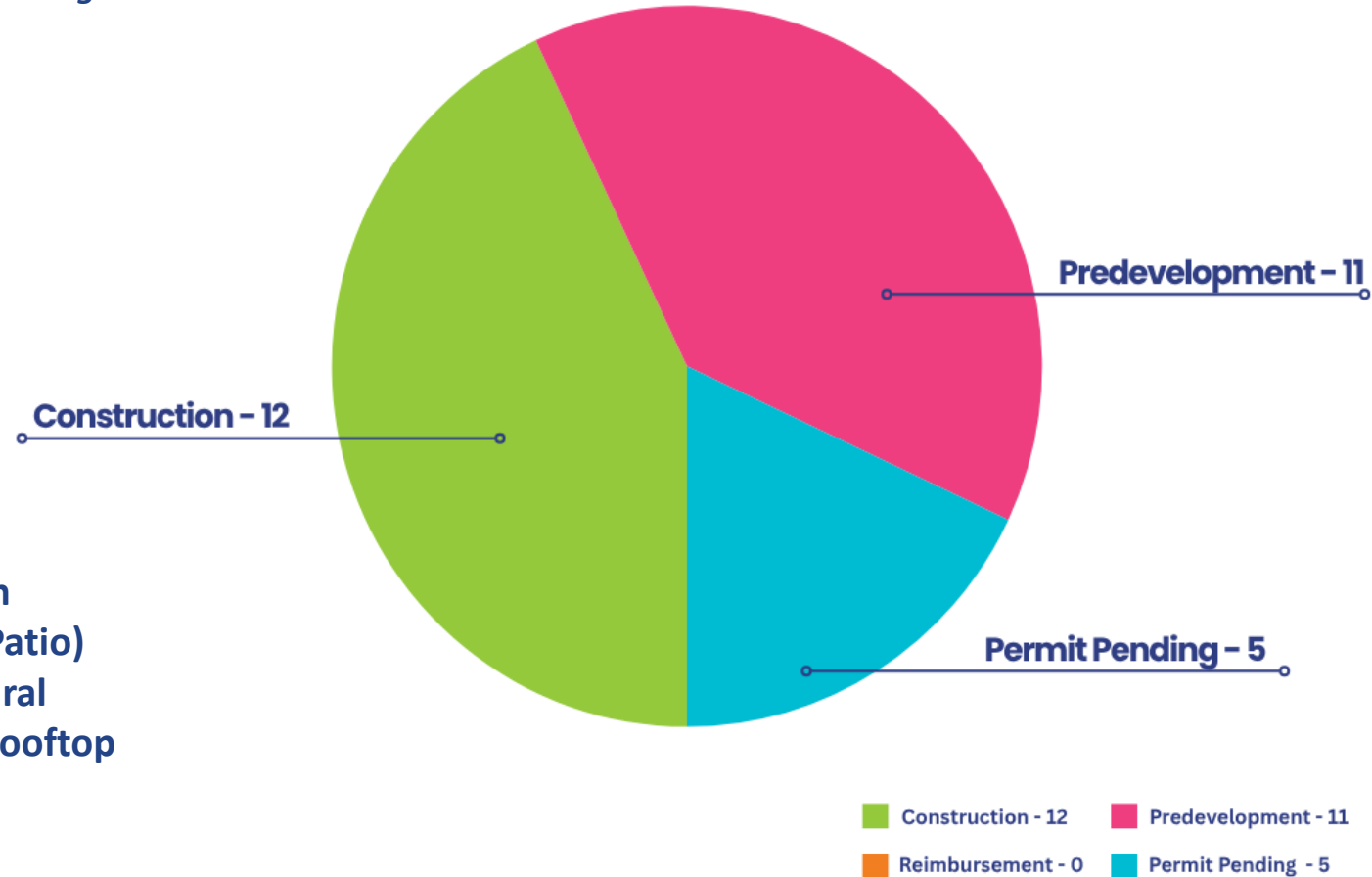
Economic Development

TIRZ #3 Projects

**** No projects pending Reimbursement ****

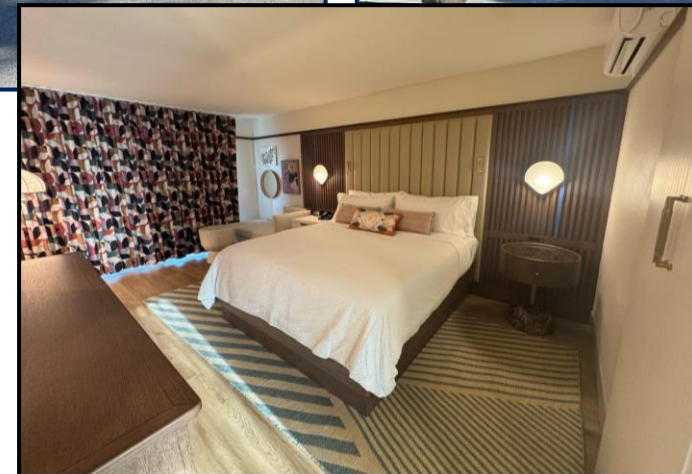
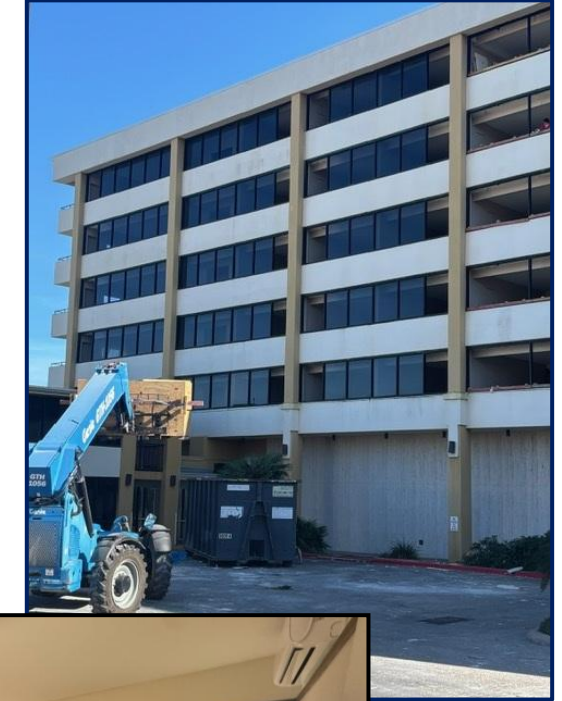
Projects in Construction

1. Hotel Indigo
2. 416 Flats
3. Drams Bourbon Bar
4. Hilton Spark
5. Homewood Suites
6. Thirsty
7. The Exchange
8. Pfluger Architects
9. Flanagan's Downtown
10. Executive Surf Club (Patio)
11. Corpus Christi Cathedral
12. Holiday Inn Express Rooftop & Walking Trail



Hotel Indigo (Update)

Address	1102 S Shoreline Boulevard
Description	- The construction of the full-service Hotel Indigo has begun and is making steady progress. - Completed improvements include: - Brand approval of model rooms - Interior demolition and cleaning - Construction mitigation - Interior improvements include: - Renovated guest rooms, common areas, lobby, and meeting rooms - New fitness center and restaurant - A virtual game room - New Rooftop bar - Exterior improvements include: - Exterior façade upgrades - New entrance canopies - New signage - Roof repairs - New Landscaping, security cameras and lighting fixtures - Parking lot repairs - New pool and outside bar - New sports court
Project Cost	\$45,267,335
Incentives in Scope	- Streetscape & Safety Improvement Program- \$2,951,138 - Project Specific Development Agreement Program- \$1,048,862 - Rooftop Activation Program- \$1,000,000
Completion Date	January 31, 2027



Hilton Spark (Update)

Address	601 N Water St
Description	- The developer has been making steady progress on the construction of the Hilton Spark Hotel. - Currently the developer has been focusing their efforts on the completion of a new fire suppression system. Once that has been completed progress on remaining exterior improvements will continue. - Completed improvements include: - Partial paint and stucco repairs - Roof repairs - Outstanding Improvements: - Remaining paint and stucco repairs - New doors - Enhancements to the entry ways - Upgraded lighting and new security cameras - New signage - Parking lot repaving - New landscaping - Upgrading the existing elevators
Project Cost	\$24,309,962
Incentive Proposed	- Streetscape & Safety Program: \$1,383,500 - Targeted Vacant Building Improvement Program: \$775,000
Completion Date	December 31, 2026

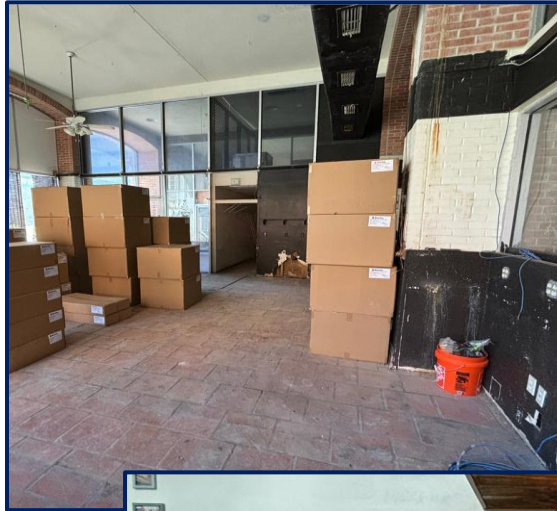


Adelphos (Grand Opening)



- The DMD held a grand opening for Adelphos Coffee Roasters during October's Artwalk.
- Adelphos Coffee Roasters are located in the lobby of The Foundry.
- They offer specialty coffee while implementing a Third- Wave Coffee Philosophy. This philosophy focuses on artisanal production in every cup.
- This project was incentivized through the Commercial Finish Out (Landlord) Program.

Streat Corner by Lolis (Grand Opening)



- The DMD held a grand opening for Streat Corner By Loli's during November's Artwalk.
- Streat Corner by Loli's was created by two sisters Sarah Flores and Sabrina Lozano.
- They offer a fun twist on traditional Tex-Mex food. Some of these items include their Texicana Fries, Mom's Enchilada Nachos, and their signature Loaded Street Corn Bowls.
- This project was incentivized through the Commercial Finish Out (Landlord) and (Tenant) Program.

Downtown TX



Why Corpus Christi?

Downtown Corpus Christi offers something you won't find anywhere else in Texas. It's the mix of the charm of a seaside village and the amenities of a big city. The picturesque marina sits perched in front of a beautiful skyline dotted with high rise office buildings and hotels. Re-imagined urban living spaces and lofts are beginning to inhabit historic buildings bringing new life to the city's original neighborhood. This is where city meets shore and it offers a unique vibe you can't help but be drawn to. See why more people than ever are flocking to Downtown Corpus Christi re-energizing the cultural core of the city.

Highlights

Population	317,863
Median Household Income	60,958

Investment Incentives

- Façade Grant
- Other Grant

Links

- [City of Corpus Christi](#)
- [Nueces County](#)
- [Port of Corpus Christi](#)
- [Downtown Corpus Christi](#)
- [Visit Corpus Christi](#)
- [United Corpus Christi Chamber of Commerce](#)
- [Corpus Christi - Building Code](#)
- [Texas Historical Commission](#)
- [Corpus Christi Regional Economic Development Corporation](#)
- [Small Business Development Center \(SBDC\)](#)

817 N Carancahua St



For Sale

0 sq ft

★ Incentives Available!

[VIEW DETAILS](#)

210 S Carancahua St



Available Lease Spaces:

4

Avg. Rate/Sq Ft/Mo
Square Ft Available:
Built 1986
Unknown

\$0.00

12,835

[VIEW DETAILS](#)

109 N Chaparral St



For Sale

\$850,000

5,777 sq ft

★ Incentives Available!

[VIEW DETAILS](#)

- Downtown TX is an online building inventory for Texas downtowns to showcase commercial properties for sale and lease.
- Our team works with local Realtors to update the listings with photos, prices (if able to disclose), and descriptions on properties to help boost their market exposure.
- Downtown TX has become another great resource for anyone to access and view available properties in our TIRZ #3 boundary.



Promotions

Downtown Holiday Series 2025 Kick-off

Port Corpus Christi Holiday Tree Lighting

Friday, November 7th in Artesian Park

- Features:

- Pictures with Santa
- Lighting of the 18' Tree
- Entertainment by the Young Klassics
- Photo Booth
- 13,900 visitors at Nov. ArtWalk
- 26,000 in Marina Arts District



Downtown Holiday Series 2025



Holiday Tree in Artesian Park

- Presented by the **Port of Corpus Christi**
- Friday, November 7th in Artesian Park

Artesian Park Winter Wonderland

- Sponsored by **Downtown Revitalization Alliance**
- November - December in Artesian Park

Peppermint Lane

- Powered by **AEP Texas**
- Lighting Ceremony November 16th

Holiday Market on Peppermint Lane

- Every Sunday Nov. 16th – Dec. 21st

Letters to Santa Presented by Kleberg Bank

- November 16th – December 23rd
- Located at Street Corner Kitchen

Mayor's Sparkling Christmas Lights Contest

- Powered by the **AEP Foundation**
- December 5th

Christmas Tree in Water's Edge Park

- Presented by **H-E-B**
- Saturday, December 6th

Illuminated Boat Parade

- Presented by the **Port of Corpus Christi**
- Saturday, December 5th

Holly Jolly Bar Hop

- Enjoy holiday drink specials at Downtown restaurants and bars





Organizational Management

Discussion on TIRZ #3 Logo

