

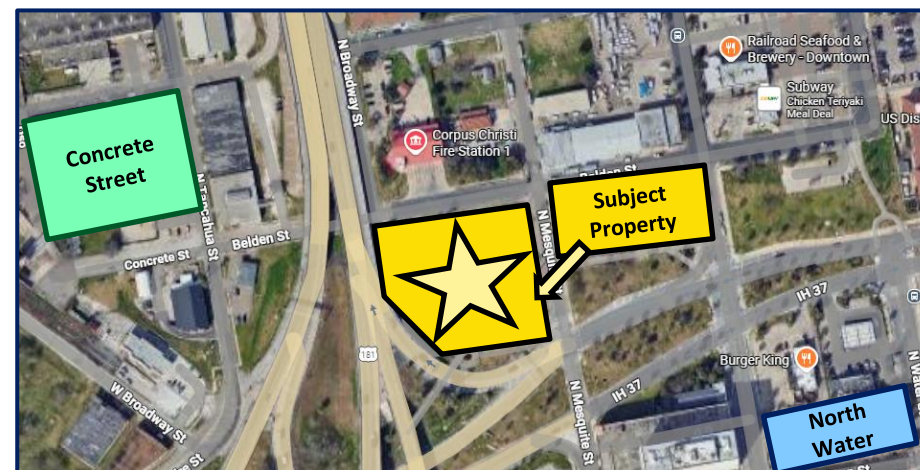


# **1914 Nueces County Courthouse Demolition**

**January 27, 2026**

# Project Site

Address	1100 N Mesquite St
Description	<ul style="list-style-type: none"> <li>Since the relocation of staff nearly 50 years ago, the 1914 Nueces County Courthouse has been a building of concern in the downtown area due to its deteriorated condition in a highly visible and highly traveled area.</li> <li>The county has attempted to sell the building on three separate occasions for redevelopment however each attempt has failed due to the cost of renovations ranging as high as \$120 million.</li> <li>On October 24, 2025, the Nueces County Commissioners Court passed a motion making their participation in the TIRZ#3 contingent upon the TIRZ#3 agreeing to contribute up to \$2 million towards the cost of demolition of the 1914 Nueces County Courthouse.</li> </ul>
Project Cost	\$3,500,000 up to \$14,000,000
Incentive Proposed	TIRZ Member Agency Reimbursement Program - \$2,000,000
Completion Date	July 1, 2027



# History Timeline

**1857:** Construction of first Nueces County Courthouse.

**1878:** Construction of second Nueces County Courthouse.

**1914:** Construction of third (subject property) Nueces County Courthouse.

**1919:** 1919 Hurricane.

**1930:** Completion an extension to the west wing.

**1957:** Construction of the Harbor Bridge and extension of IH 37.

**1957:** Engineering report completed by W. A. Ratz of Corpus Christi.

**1970:** Hurricane Cecilia.

**1976:** Listed on the National Register of Historic Places, building study by Associated Planners, Chicago, Illinois, and Eugene Wukatsch of Austin, TX.

**1977:** Nueces County moves to new, larger facility at 901 Leopold.

**1978:** Historic courthouse purchased by Friends of the Courthouse/ Lex Land at auction. \$100,000 purchase grant provided by the National Park Service (NPS) & Texas Historical Commission (THC). Preservation deed covenant established expiring May 31, 2018.

**1978:** Study of the Alternative Uses for the Old Nueces County Courthouse by Associated Planners, Chicago, Illinois, and Wukatsch & Associates, Austin, TX.

**1979:** Purchased by Charles Bennett & Associates.

**1979:** Reuse Study for the Old Nueces County Courthouse by Anderson Notter Finegold, Inc. Boston, MA. Proposal included office and restaurant use.

**1983:** Designated a State Antiquities Landmark (SAL) by the THC.

**1991:** Purchased by Courthouse Solutions, Inc.

**1992:** Deed transferred to Justice Building Inc.

**1993:** Creation of the Corpus Christi Downtown Management District.

**1995:** Study for the Adaptive Reuse of the Old Nueces County Courthouse by the General Services Administration.

**1998:** Needs assessment and restoration study completed by Killis Almond & Associates, San Antonio, TX.

**1999:** Texas Historic Courthouse Preservation (THCPP) grant program established by the Texas Legislature, first appropriation of \$50 million.

**2000:** Completion of a Courthouse Preservation Master Plan by McGloin and Sween for Nueces County, including a preliminary structural assessment by Pat Sparks.

**2001:** Nueces County awarded a THCPP planning grant for \$333,401 for development of construction documents.

**2002:** Nueces County awarded THCPP \$1.9 million for Phase I Rehabilitation by the THC. (THCPP Grant #20020043 - A local cash share of \$950,000 and \$331,000 in additional in-kind labor was provided by Nueces County). Ownership transferred back to Nueces County.

**2002:** 25 year preservation easement granted by Nueces County to the THC, expires Sept 1, 2027.

**2005:** Additional THCPP funding of \$1.7 million rejected by county.

**2007:** Phase I Rehabilitation completion and celebration.

**2010:** LNV hired by Nueces County to conduct an engineering study.

**2011:** Corpus Christi City Council and Nueces County Commissioners pass resolutions supporting demolition after renewing LNV study.

**2014:** The City of Corpus Christi initiates a 20-year policy and strategic framework, Plan CC, to be adopted in 2016. The Downtown Area Development Plan is drafted as part of this process.

**2015:** Marina Arts District accepted into the Texas Main Street Program.

**2016:** Town Square Initiative's conceptual plan and financial feasibility study for residential released.

**2016:** County begins negotiations with Nueces County Development Partners, LLC for hotel use.

**2017:** Downtown Area Development Plan adopted by Corpus Christi City Council.

**2018:** County terminates deal with Nueces County Development Partners, LLC and issues RFP.

**2019:** County rejects RFP submission from Rachel Foundation for demolition. Pursues NPS grant for stabilization planning and structural investigation.

1977: 1914 Courthouse vacated

1978: 1<sup>st</sup> Sale of Courthouse

1979: 2<sup>nd</sup> Sale of Courthouse

1991: 3<sup>rd</sup> Sale of Courthouse

2002: Ownership transferred back to Nueces County

2011: City of CC and Nueces County pass resolution supporting demolition

2018/2019: Termination of deal for hotel and demolition



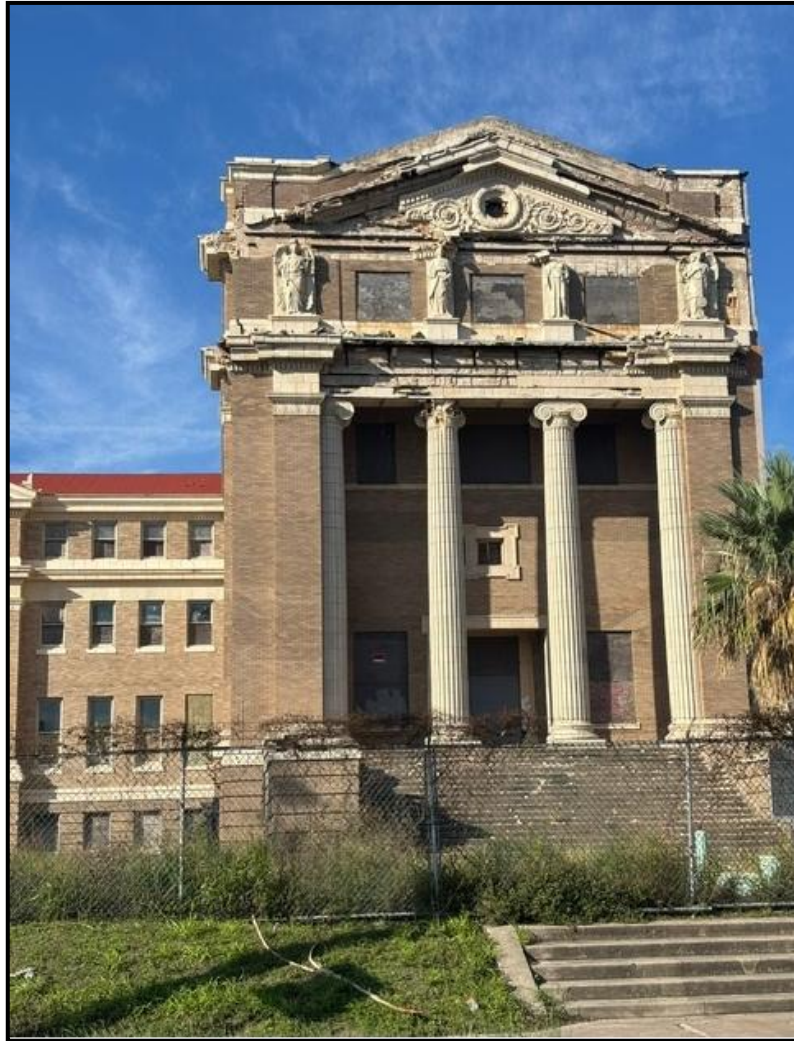
# Past Project: La Meridien Hotel



- In 2018 the TIRZ#3 Board directed staff to prepare a Downtown Development Agreement for Le Meridien hotel project.
- The hotel plans included a total of 173 rooms, a restaurant, two ballrooms, fitness center and pool.
- The developer defaulted on the terms of the deal, specifically closing on the purchase of the property, which ended the agreement.
- Since then, there have been no offers of redevelopment.

# Current Condition (Exterior)

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# Current Condition (Interior)

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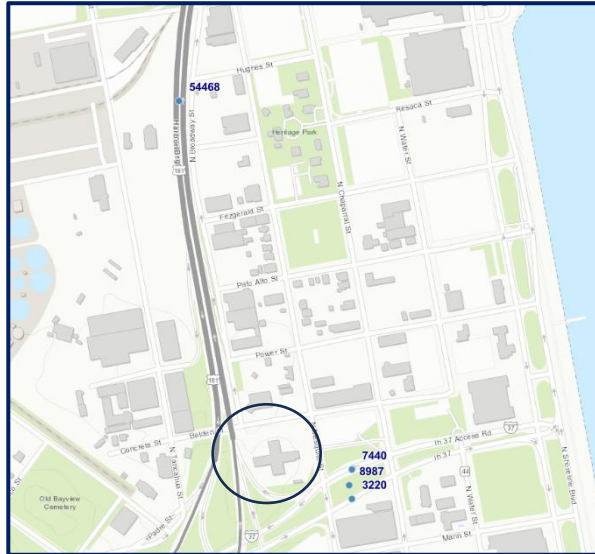


*View from the gallery of the 28th District Courtroom.*



*View of the south courtroom. The courthouse features three, all of which must generally be retained in their historic configurations.*

# Annual Average Daily Traffic Count (TXDOT)



	IH 181	IH 37 NS	Total Daily Traffic
2024	54,468	8,987	63,455
2023	55,243	8,432	63,675
2022	50,182	9,707	59,889
2021	54,500	8,543	63,043
2020	54,500	8,992	63,492

- 23,771,720 vehicles per year!
- Annual Average Daily Traffic (AADT) is a measure of transportation system use that represents the typical volume at a location.
- [Source: TxDOT - Statewide Planning Map](#)

# Surrounding Land for Redevelopment

## SEA DISTRICT (1):





# Imagine the Possibilities...



**\*\* Disclaimer these are renderings of possibilities and not a confirmation of future development.\*\***



# Recommendation

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Program	Total
TIRZ Member Agency Reimbursement Program	\$2,000,000
<b>Total</b>	<b>\$2,000,000</b>

- Motion to Approve Agreement
- Completion Date: July 1, 2027
- Reimbursement Recommendation: Three equal annual payments of \$666,666 over three years upon completion of the demolition.