



**Thirsty**  
**1002 N. Chaparral Street**

**September 19, 2023**

# Project Site

<b>Description</b>	<ul style="list-style-type: none"> <li>• Thirsty will be a new family-friendly restaurant, bar, and event space to be located at 1002 N. Chaparral Street.</li> <li>• The restaurant will offer a full day “prop” brunch menu with fine dining options for dinner.</li> <li>• Either of the two bars will offer dramatically presented alcoholic and non-alcoholic “photo-friendly” drinks.</li> <li>• The business will offer valet service, a rooftop patio, a new first floor bar and kitchen build out, second floor bar and seating area, and a new parking lot that will double as an event space.</li> </ul>
<b>Project Cost</b>	\$ 2,493,600
<b>Incentive Proposed</b>	<ul style="list-style-type: none"> <li>• Vacant Building Program \$465,000</li> <li>• Streetscape &amp; Safety Program \$253,500</li> </ul>
<b>Completion Date</b>	December 30, 2024



# About the Owners

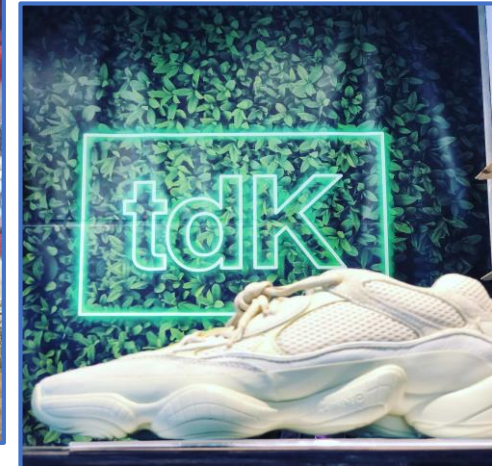
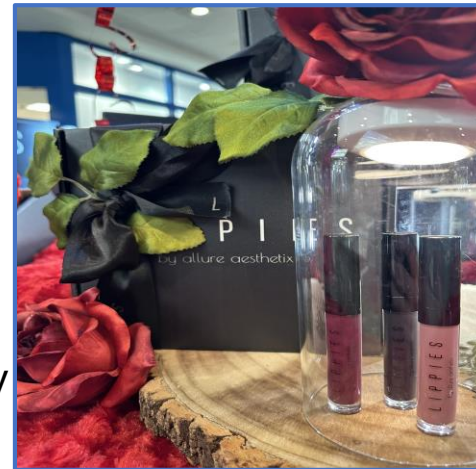


## Tracey Guajardo

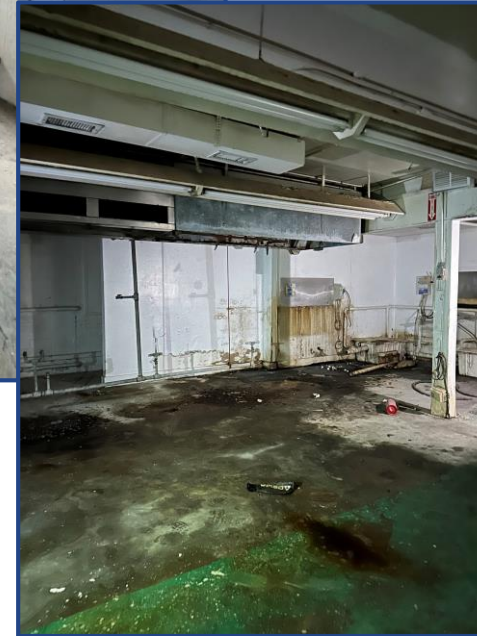
- Owner of Allure Aesthetix medical spa located in La Palmera Mall
  - Ranked Texas's top 10 and Nation's top 500
- Owner of a makeup line, also located in La Palmera Mall
- Concert promoter for 3 years assisting with bringing musicians to Corpus Christi, specifically to Concrete Street Amphitheatre

## Jacob Araujo

- Hydraulic Mechanic at Naval Air Station for 14 years
- Owner of Urban Aesthetix barber shop & clothing/retail store located in La Palmera Mall
- Concert promoter for 19 years assisting with bringing musicians to Corpus Christi, specifically to Concrete Street Amphitheatre



# Current Condition (Interior)

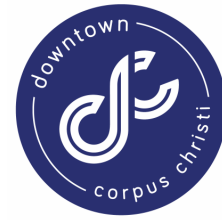


# Current Condition (Exterior)



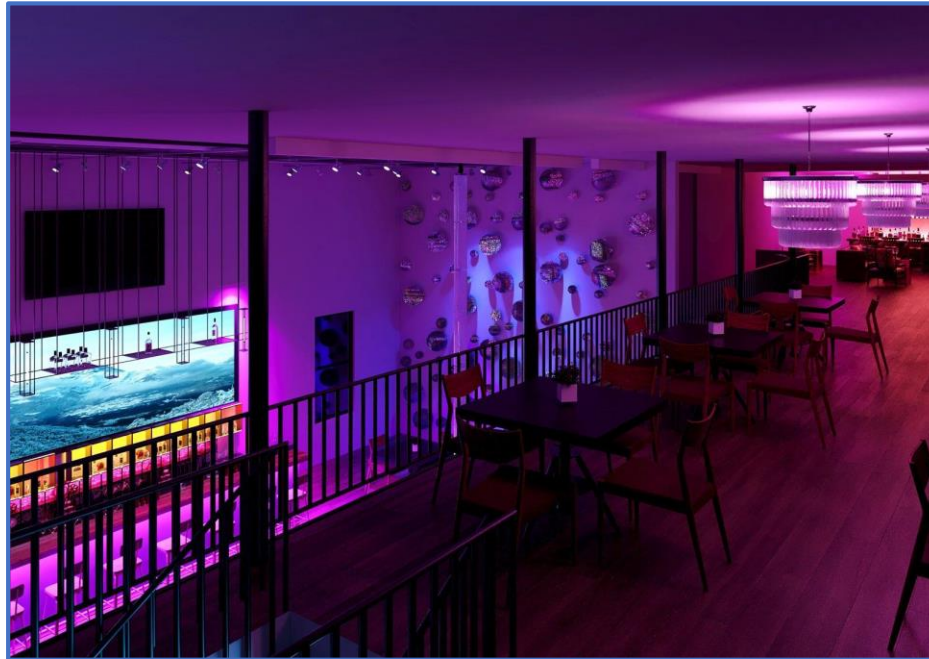
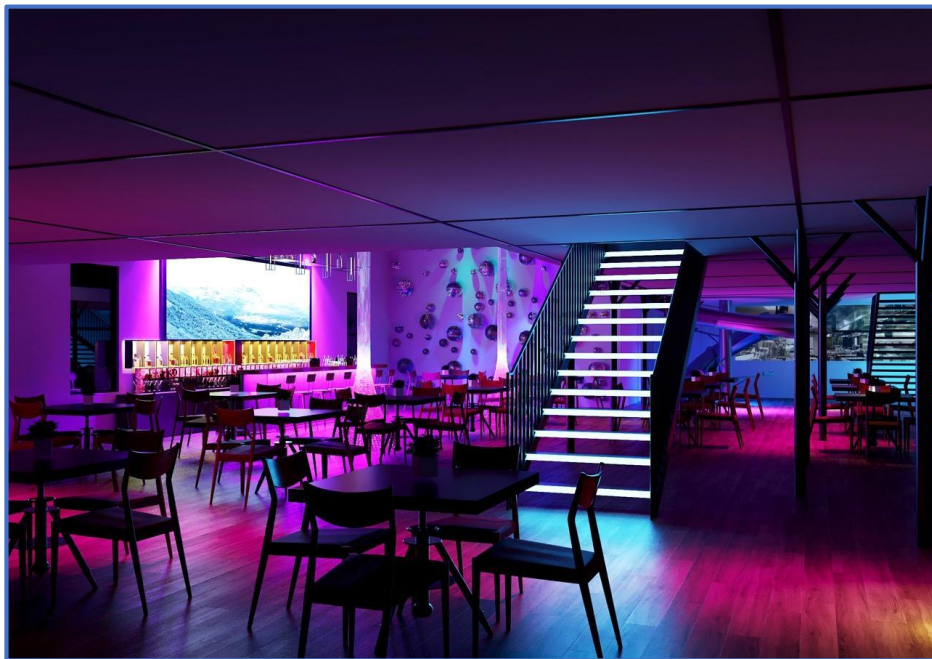
# Project Concept (Exterior Renderings)

---

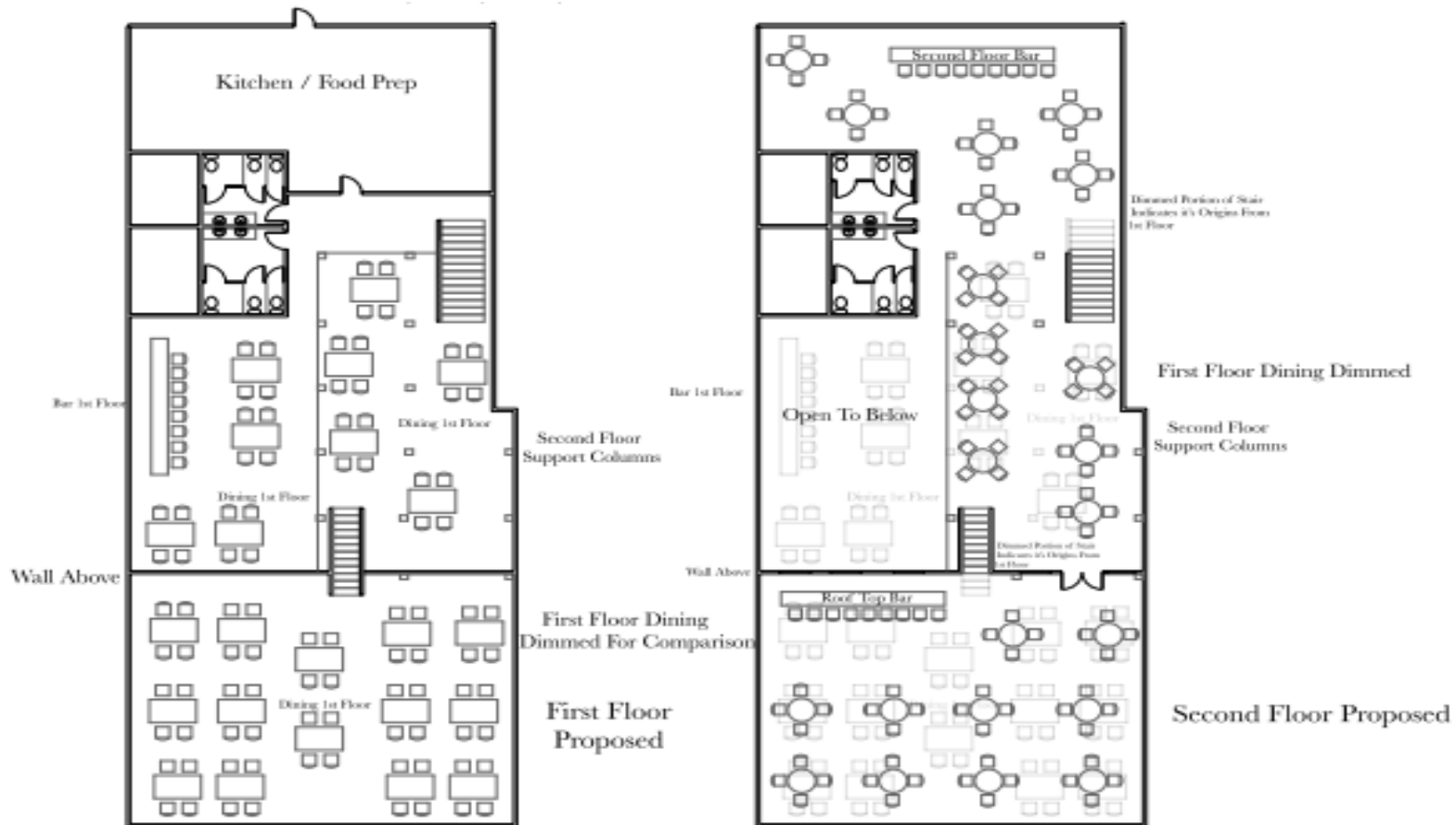


# Project Concept (Interior Renderings)

---



# Project Concept (Floor Plan)



# Project Concept (Inspiration)





# Recommendation

---

Program	Total	Period
• Streetscape & Safety Improvement Program	\$253,500	FY 24
• Vacant Building Program	\$465,000	FY 24
<b>Total</b>	<b>\$718,500</b>	-

- Motion to Approve Agreement
  - Completion Date: **December 30, 2024**
-