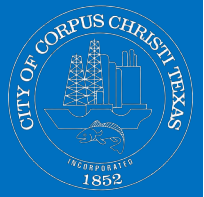


# REQUEST FOR PROPOSALS

## MONTGOMERY WARD BUILDING SITE REDEVELOPMENT

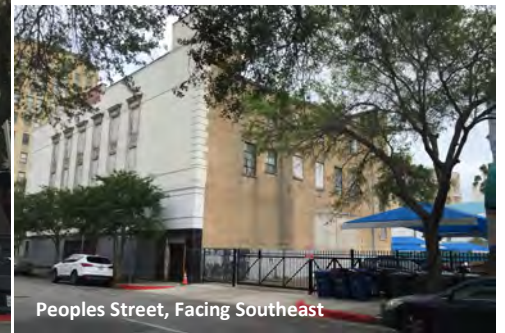
### DOWNTOWN CORPUS CHRISTI, TEXAS



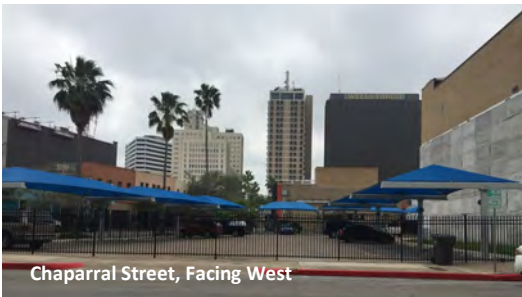
Chaparral Street, Facing West



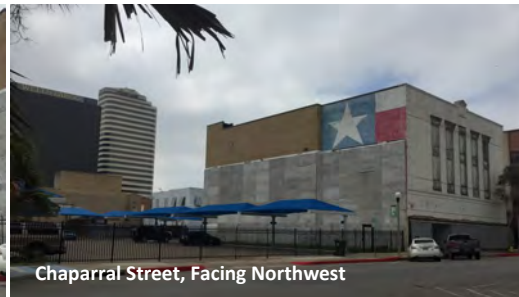
Chaparral and Peoples Street, Facing Southwest



Peoples Street, Facing Southeast



Chaparral Street, Facing West



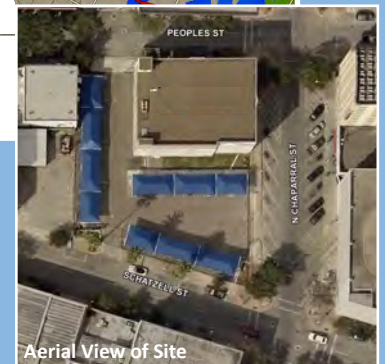
Chaparral Street, Facing Northwest



Schatzel Street, Facing Northeast

The City of Corpus Christi is seeking competitive proposals from developers for a Sale and Redevelopment Agreement for the Montgomery Ward Building Site at the intersection of Peoples Street and Chaparral Street in downtown Corpus Christi. Built in 1936, the total building area is approximately 21,973 sq. ft. The site footprint includes the building and adjacent, gated parking lot with 36 spaces.

The location is surrounded by apartments, restaurants, bars, retail and office space. It sits between the high-rise and government buildings Uptown and the Corpus Christi Marina, making this intersection a key piece to unlocking connectivity in the greater Downtown area. Additionally, a \$9 million Bond 2014 Project to renovate Chaparral Street from Schatzel Street to Taylor Street is currently in design phase and is expected to begin construction in the first part of 2017.



Aerial View of Site

**PROPOSALS DUE AUGUST 8, 2016 AT 5 PM CST.**

FOR MORE INFORMATION, VISIT [WWW.CCTEXAS.COM/WARDRFP](http://WWW.CCTEXAS.COM/WARDRFP)

# ABOUT CORPUS CHRISTI

With an estimated population of 320,000 (2014), Corpus Christi is the largest city on the Texas Gulf Coast, 8<sup>th</sup> largest city in Texas and 60<sup>th</sup> largest in the nation. Approximately 460,110 people live within one hour of the City. The City has historic roots, an investment friendly outlook, and a vibrant and growing economy. The Port of Corpus Christi is the 5<sup>th</sup> largest in the nation by tonnage. Foreign investment is at an all-time high in the region, and over \$28 billion has been committed for investment over the last 5 years. In 2015, the MSA passed the 200,000 employment figure. Corpus Christi has received national recognition for job growth and economic performance, including:

- Port of Corpus Christi Best Mega Sites in Texas, 2016 (Southern Business & Development Magazine)
- 3rd in Best Cities for Hispanic Entrepreneurs, 2016 (WalletHub)
- 19<sup>th</sup> in Best Cities for Families, 2015 (WalletHub)
- 6<sup>th</sup> in Bouncing Back: The Most Recession Recovered Cities in America, 2014 (Washington Times)
- 9<sup>th</sup> in the Nation for Housing Market Recovery, 2013 (Forbes)
- #4 in Mid-Size City Job Growth, 2013 (Forbes)
- Top 25 Best Performing Cities, 2013 (Milken Institute)
- Ranks #2 for Best Cities for Jobs, 2011 (Forbes Magazine)
- Best Performing Cities, 2009 (Milken Institute)

Corpus Christi is among the most popular tourist destinations in Texas offering a rich blend of culture, nature, and land- and sea-based recreation and entertainment. Corpus Christi has been named America's Birdiest City every year since 2003. Attractions include:

- Texas State Aquarium (Ranked #2 by USA Today)
- Whataburger Field, home of the Corpus Christi Hooks
- Corpus Christi Museum of Science & History
- Art Museum of South Texas
- U.S.S. Lexington
- American Bank Arena & Convention Center
- Padre Island National Seashore
- Schlitterbahn Corpus Christi



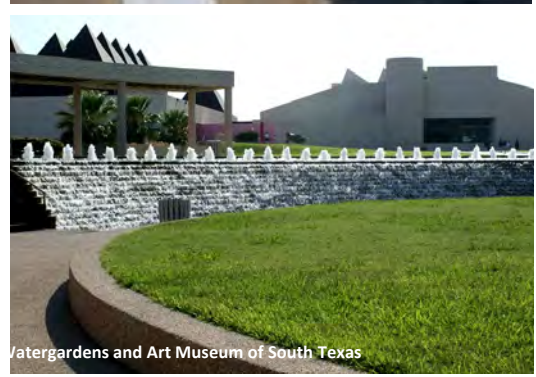
Corpus Christi Marina



Harbor Bridge, Port of Corpus Christi Channel, Texas State Aquarium



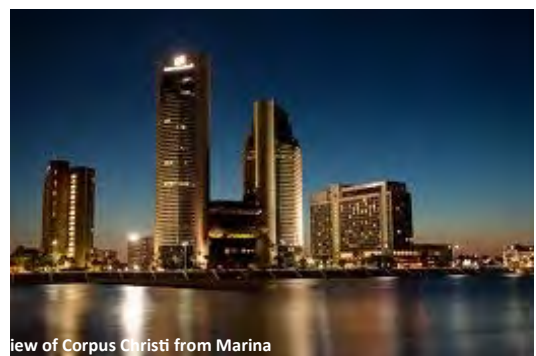
Seawall and iconic Corpus Christi Miradores



Watergardens and Art Museum of South Texas

## TAX INCREMENT REINVESTMENT ZONE

In 2015, the City Council updated the Reinvestment Zone Project Plan, creating the Downtown Living Initiative, Chaparral Street Property Improvement Grant Program, New-Tenant Commercial Finish Out Grant Program, and Project Specific Development Agreement. This effort is a partnership between the City, Nueces County, Del Mar College District, Downtown Management District and Corpus Christi Regional Economic Development Corporation.



View of Corpus Christi from Marina

**PROPOSALS DUE AUGUST 8, 2016 AT 5 PM CST.**

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