

SECTION I



Introduction to the City

Corpus Christi is part of the Corpus Christi Standard Metropolitan Statistical Area (SMSA), which includes three counties: Nueces, San Patricio, and Aransas. Corpus Christi and the surrounding region is culturally rich and diverse and offers excellent educational opportunities, beautiful climate, land and sea based recreation, a strong economy, exceptional healthcare facilities, and affordable living. Located on the Gulf of Mexico, Corpus Christi has a warm subtropical climate providing an ideal destination for business expansion and relocation. Corpus Christi has an energetic population of over 290,000 people with a median income of \$41,416 and a median age of 33 years old.

As the sixth best mid-sized City for jobs (Forbes, 2009) and the Second Best City for riding out a recession (Business Weekly, 2009) Corpus Christi's economy is diversified with great potential for growth. Key drivers of the local economy are the Port of Corpus Christi, port industries, and tourism. The petrochemical industry refines over fifty percent of oil consumed in Texas. Additionally, the Port of Corpus Christi is the sixth largest U.S. port and deepest inshore port on the Gulf of Mexico. Shipping through the Port of Corpus Christi provides the advantage of a strategic central location. The Port's modern multi-purpose facilities are ideal for a variety of cargos, and the warm, arid climate creates the perfect setting for year-round operations. The City is the sixth most popular tourist destination in the state.

Also located in Corpus Christi are Texas A&M University – Corpus Christi, Del Mar College, Corpus Christi Naval Air Station, and several regional medical centers.

Corpus Christi and its surrounding areas are well located as a drive market to San Antonio, Austin and Houston, the Rio Grande Valley and Mexico. Several key state and federal highways connect Corpus Christi to U.S. and Mexico markets. Interstate 37; U.S. Highway 77 and 181; and Texas State Highway 44, 35, and 361 are located only miles from Corpus Christi, with direct access provided via wide, uncontested streets.

The Corpus Christi regional economy continues to see growth in tourism and economic development. Coupled with a prime location along the Gulf Coast, Corpus Christi offers developers the ability to create truly remarkable and unique developments.