



2607 HWY 361 | PORT ARANSAS, TX 78373

OFFERING MEMORANDUM



POPULATION
GROWTH



PRIME
LOCATION



HIGH INCOME
AREA

OFFERING MEMORANDUM

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY



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01

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

- Beautiful location right next to the Port Aransas beach, Horace Caldwell Pier, University of Texas Marine Science Institute, fishing charter and more.
- The property was completely renovated in 2013 and in 2022 major renovations were done to the bathrooms and pool, leaving the property in fantastic condition.
- The hotel provides a variety of unique amenities such as a game room, computer station, laundry facility, picnic area, and BBQ pits on site.
- This unique hotel brings in many business and family travelers from all around the country.
- The current owner is completely absent from the property.





PORT ARANSAS NATURE PRESERVE

PORT ARANSAS SKATEPARK

IT'S WINE O'CLOCK SOMEWHERE

PORT A RV RESORT AND PARK

TX-361 ± 15,000 VPD

ISLAND HOTEL
SUBJECT PROPERTY

PORT ARANSAS BEACH





02

FINANCIAL OVERVIEW



CONTACT BROKER
FOR PRICING



GLA
±25,560 SF



TOTAL KEYS
57



LOT SIZE
±1.74 AC



PARKING SPACES
55



YEAR BUILT/RENOVATED
2001 / 2022





03

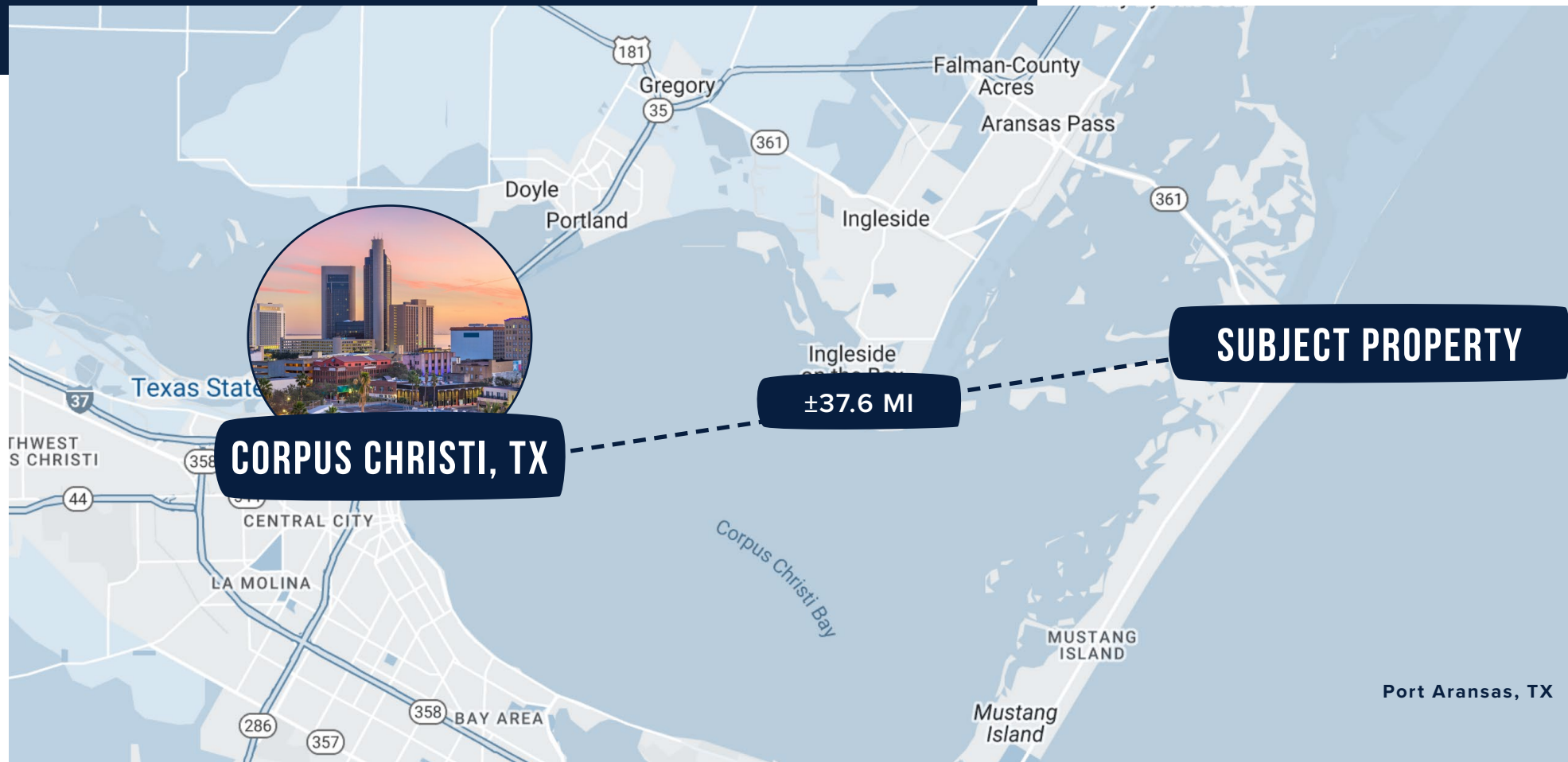
AREA OVERVIEW

PORT ARANSAS, TX

Port Aransas is a city on Mustang Island, on the Texas coast. It's known for its Gulf of Mexico beaches and fish-filled waterways. There are plenty of things to do in Port Aransas, such as Roberts Point Park, which offers an observation tower for bay views and dolphin sightings. At Leonabelle Turnbull Birding Center, a boardwalk crosses alligator-inhabited wetlands that are also home to birds like roseate spoonbills. Boats run from Fisherman's Wharf to secluded San José Island. Port Aransas is just 37 miles east of Corpus Christi, making it a popular tourist destination and benefits the economy of the city greatly.

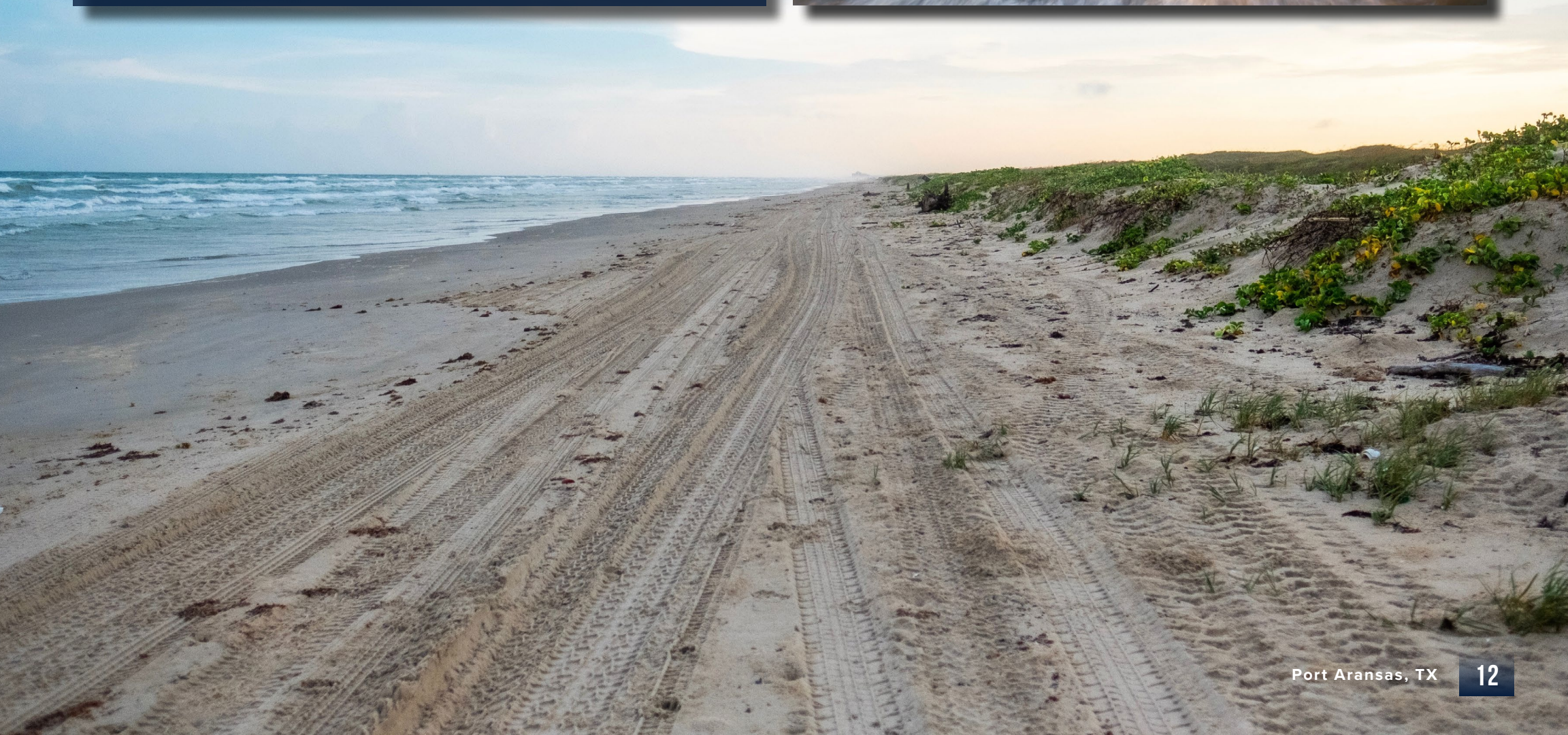
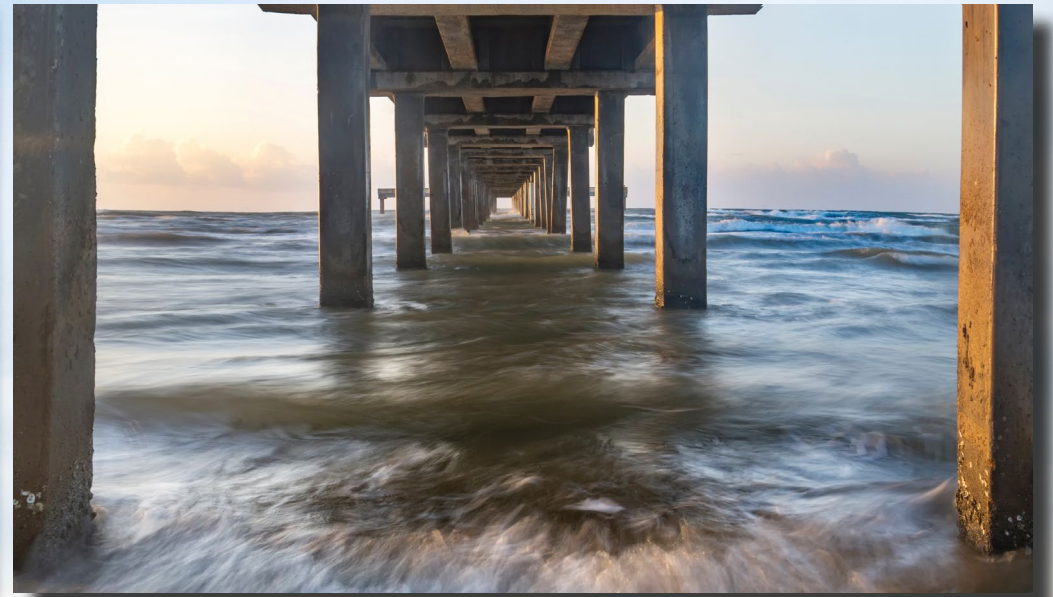
DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Estimate	2,798	3,178	25,617
2023 Population	2,977	3,335	24,885
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Estimate	1,350	1,546	10,031
2023 Population	1,431	1,615	9,753
INCOME	3-MILE	5-MILE	10-MILE
2023 Average Household Income	\$84,674	\$88,859	\$78,095



MUSTANG ISLAND

Mustang Island, situated along the picturesque Gulf Coast of Texas, is a barrier island renowned for its pristine beaches, vibrant wildlife, and laid-back coastal charm. Just off the coast near Corpus Christi, this barrier island is a haven for nature enthusiasts and beachgoers alike. The island boasts miles of soft, sandy shores, providing the perfect backdrop for sunbathing, beachcombing, and water activities. Mustang Island State Park, a jewel of the island, offers visitors the opportunity to explore unspoiled dunes, marshes, and tidal flats, all while observing the diverse bird species that call the island home. The warm Gulf waters invite swimming, fishing, and various water sports, ensuring a memorable coastal experience. With a relaxed atmosphere and a variety of accommodations, Mustang Island beckons visitors to unwind and embrace the beauty of Texas' coastal treasures. Whether seeking adventure or tranquility, Mustang Island promises a getaway that captures the essence of coastal living.





CORPUS CHRISTI, TX MSA

Corpus Christi, Texas, situated on the Gulf Coast, is a vibrant city known for its rich history, diverse culture, and stunning coastal landscapes. The city's name, which means "Body of Christ" in Latin, reflects its Spanish origins. Corpus Christi boasts a bustling waterfront and a thriving port, making it a hub for maritime activities and trade. The city is renowned for its beautiful beaches, with Padre Island National Seashore nearby, offering pristine stretches of sand and opportunities for outdoor recreation. The Texas State Aquarium and the USS Lexington Museum on the Bay are popular attractions, providing insights into the region's marine life and military history. The city's cultural scene is vibrant, featuring events like the Buc Days festival and a variety of museums, galleries, and performing arts venues. Corpus Christi is also a gateway to the unique ecosystems of the Coastal Bend, making it a destination that seamlessly blends coastal charm with cultural richness.

The city sustains a diverse and robust economy deeply rooted in industries such as energy, petrochemicals, trade, and tourism. The city's strategic location along the Gulf of Mexico has contributed to its prominence as a major energy hub, hosting one of the nation's largest refineries. The Port of Corpus Christi, one of the busiest ports in the United States, facilitates significant oil and natural gas exports, fostering economic growth and employment opportunities. The petrochemical sector plays a crucial role, with numerous industrial plants contributing to the city's economic vitality. In addition to its industrial strengths, Corpus Christi benefits from a thriving tourism industry, attracting visitors to its pristine beaches, cultural events, and historical sites. As with many coastal cities, resilience to natural disasters and environmental considerations are integral components of the local economic landscape. Overall, the economy of Corpus Christi reflects a balance between industrial prowess, maritime commerce, and the appeal of its coastal amenities.

CONFIDENTIALITY & DISCLOSURE AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2607 Hwy 361, Port Aransas, TX 78373** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date