

Real Estate Market Overview 2005

Corpus Christi

The Corpus Christi Metropolitan Statistical Area (MSA) has a strong industrial base as well as a tourism industry. Spanish explorer Alonso Alvarez De Pineda named the city's bay "Corpus Christi," Latin for "Body of Christ," because the bay was discovered on a Catholic holiday, the Feast Day of Corpus Christi. Founded in 1838, the city has evolved from a small trading post. Natural gas was discovered at White Point in 1913, and oil was found in the Saxet area in 1930. These two discoveries, along with the gradual deepening of the ship channel to its current depth of 45 feet, helped make Corpus Christi a major Gulf Coast petrochemical center. The Port of Corpus Christi is now the sixth busiest port in the United States in terms of annual tonnage.

Quick Facts	
Land Area	1,779.33 square miles
Population Density (2000)	226.6 people per square mile
Counties	Aransas, Nueces, San Patricio
Area Cities and Towns	
Agua Dulce, Aransas Pass, Banquete, Bishop, Chapman Ranch, Corpus Christi, Driscoll, Edroy, Gregory, Ingleside, Mathis, Odem, Padre Island, Port Aransas, Portland, Robstown, Rockport, San Patricio, Sinton, Taft, Tradewinds	

*This report's MSA data reflects either 1999 or 2003 MSA definitions based on data availability. Use of 2003 definition is noted where applicable.



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Corpus Christi Market Overview 2005 Demographics

Corpus Christi MSA Population

Year	Population	Percent Change
1990	349,894	0.4
1991	354,923	1.4
1992	359,135	1.2
1993	366,390	2.0
1994	371,637	1.4
1995	374,037	0.6
1996	377,290	0.9
1997	380,616	0.9
1998	381,683	0.3
1999	381,738	0.0
2000	380,783	-0.3
2001	379,502	-0.3
2002	381,327	0.5
2003	382,561	0.3
2004	385,700	0.8

Source: U.S. Census Bureau

County Population Growth

County	1990 Population	2004 Population	Growth 1990 - 2004 (in percent)
Aransas	17,892	24,041	34.4
Nueces	291,145	317,513	9.1
San Patricio	58,749	68,187	16.1

Source: U.S. Census Bureau (2003 definition)

Texas Metropolitan Area Population Change, 1990 - 2004

Metropolitan Area	1990 Population	2004 Population	Percent Change
McAllen-Edinburg-Mission	383,545	658,248	71.6
Austin-San Marcos	846,227	1,412,271	66.9
Laredo	133,239	219,464	64.7
Dallas	2,676,248	3,886,553	45.2
Brownsville-Harlingen-San Benito	260,120	371,825	42.9
Brazoria County	191,707	271,130	41.4
Houston	3,321,911	4,587,092	38.1
Fort Worth-Arlington	1,361,034	1,878,334	38.0
Texas	16,986,335	22,490,022	32.4
San Antonio	1,324,749	1,722,117	30.0
Bryan-College Station	121,862	156,275	28.2
Killeen-Temple	255,299	325,398	27.5
Galveston-Texas City	217,396	271,743	25.0
Tyler	151,309	186,414	23.2
Sherman-Denison	95,019	115,933	22.0
Amarillo	187,514	227,472	21.3
El Paso	591,610	713,126	20.5
Waco	189,123	222,439	17.6
Victoria	74,361	85,777	15.4
Lubbock	222,636	251,018	12.7
Longview-Marshall	193,801	215,159	11.0
Texarkana	120,132	132,716	10.5
Corpus Christi	349,894	385,700	10.2
Odessa-Midland	225,545	244,832	8.6
Beaumont-Port Arthur	361,218	383,443	6.2
San Angelo	98,458	103,772	5.4
Wichita Falls	130,351	136,595	4.8
Abilene	119,655	125,108	4.6

Source: U.S. Census Bureau

Corpus Christi MSA Projected Population

Year	Texas State Data Center (Scenario 0.5)	Texas Water Development Board
2005	406,598	-
2010	432,774	460,354
2015	459,402	-
2020	485,067	521,920

Sources: Texas State Data Center and Texas Water Development Board

Household Composition

	Corpus Christi MSA	Texas
Average household size (2000)	2.82	2.74
Population younger than 18 (2000, in percent)	28.9	28.2
Population 65 and older (2000, in percent)	11.0	9.9

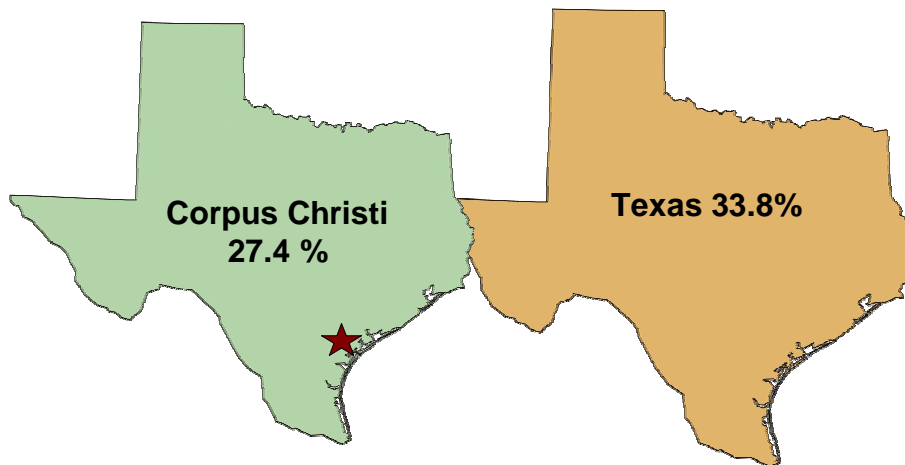
Source: U.S. Census Bureau

Distribution by Race and Hispanic or Latino Origin, 2000 (in percent)

Corpus Christi		
	MSA	Texas
White	72.9	71.0
Black	4.0	11.5
Asian	1.1	2.7
American Indian	0.6	0.6
Other	18.2	11.7
Two or more races	3.1	2.5
Hispanic (of any race)	54.7	32.0

Source: U.S. Census Bureau

**Projected Population Growth, 2000 – 2020
 (in percent)**



Source: Texas State Data Center (Scenario 0.5)

Corpus Christi Market Overview 2005 Education

**Educational Attainment, Persons Age 25 and Older
(in percent)**

Level of Education	Aransas County	Nueces County	San Patricio County	Texas
High school graduate	29.1	25.0	29.8	24.8
Some college, no degree	24.4	24.8	23.8	22.4
Associate's degree	4.4	5.7	4.8	5.2
Bachelor's degree	11.0	12.0	9.2	15.6
Graduate or professional degree	5.6	6.8	3.8	7.6

Source: U.S. Census Bureau, 2000 Census (2003 definition)

**Educational Attainment, Persons Age 25 and Older
2000 (in percent)**

Level of Education	Corpus Christi MSA	Texas
High School Graduate or Higher	73.9	75.7
Bachelor's Degree or Higher	17.8	23.2

Source: U.S. Census Bureau 2000

Local College and University Enrollment

School	Fall 2001	Fall 2002	Fall 2003	Fall 2004
Del Mar College	10,246	11,159	11,289	11,245
Texas A&M University at Corpus Christi	7,369	7,607	7,861	8,227

Source: Texas Higher Education Coordinating Board

Local College and University Enrollment

School	Spring 2001	Spring 2002	Spring 2003	Spring 2004
Del Mar College	9,221	9,958	10,938	10,764
Texas A&M University at Corpus Christi	6,629	7,196	7,393	7,602

Source: Texas Higher Education Coordinating Board

Corpus Christi Market Overview 2005 Employment

Top Ten Employers

Employer	Sector
Naval Air Station Corpus Christi	Government
Christus Spohn Health System	Medical
Corpus Christi Army Depot	Helicopter repair
H.E.B. Grocery Co.	Grocery Store
Bay Limited	Construction and contracting
SSP Partners/Circle K	Convenience and gasoline stores
Driscoll Children's Hospital	Health care
APAC	Teleservices
Kiewit Offshore Service	Offshore Rig Manufacturers
First Data	Teleservices

Source: Corpus Christi Economic Development Corporation Jan-2005

Employment Growth by Industry

	Corpus Christi MSA	Texas
Employment growth 2004 (in percent)	0	1.3
Unemployment rate 2004 (in percent)	6.7	6.1
New jobs in 2004	0	120,600
<u>Employment growth by sector 2004 (in percent)</u>		
Total Nonfarm	0	1.3
Natural Resources, Mining, and Construction	-2.4	-
Natural Resources and Mining	-	3.2
Construction	-	-1.0
Manufacturing	-5.9	-0.2
Trade, Transportation and Utilities	1.7	1.2
Information	-3.7	-1.1
Financial Activities	1.3	1.7
Professional and Business Services	-3.7	1.7
Educational and Health Services	3.2	2.1
Leisure and Hospitality	-2.2	2.1
Government	0.9	1.5

All estimates are subject to revision March-2005

Source: Bureau of Labor Statistics and Real Estate Center at Texas A&M University (2003 definition)

Texas Metropolitan Area Employment Change, 1990-2004

Metropolitan Area	1990 Employment	2004 Employment	Percent Change
McAllen-Edinburg-Mission	128,092	231,224	80.5
Austin-Round Rock	452,961	738,706	63.1
Laredo	48,588	77,898	60.3
Killeen-Temple-Fort Hood	93,215	137,634	47.7
Brownsville-Harlingen	90,534	130,457	44.1
College Station-Bryan	69,738	97,038	39.1
San Antonio	620,868	833,331	34.2
Dallas-Fort Worth-Arlington	2,163,142	2,790,815	29.0
Texas	8,071,312	10,362,982	28.4
Amarillo	96,512	122,770	27.2
Tyler	70,712	89,186	26.1
Houston-Baytown-Sugar Land	1,926,731	2,411,653	25.2
Sherman-Denison	43,644	53,651	22.9
Lubbock	110,510	134,203	21.4
Waco	86,033	104,444	21.4
Midland	51,435	61,405	19.4
Abilene	64,278	76,330	18.7
Corpus Christi	156,681	184,573	17.8
Victoria	44,880	52,847	17.8
El Paso	228,522	267,419	17.0
Longview	80,290	93,867	16.9
Wichita Falls	61,226	70,608	15.3
San Angelo	44,183	50,604	14.5
Texarkana	51,476	57,743	12.2
Odessa	52,585	57,944	10.2
Beaumont-Port Arthur	156,860	164,663	5.0

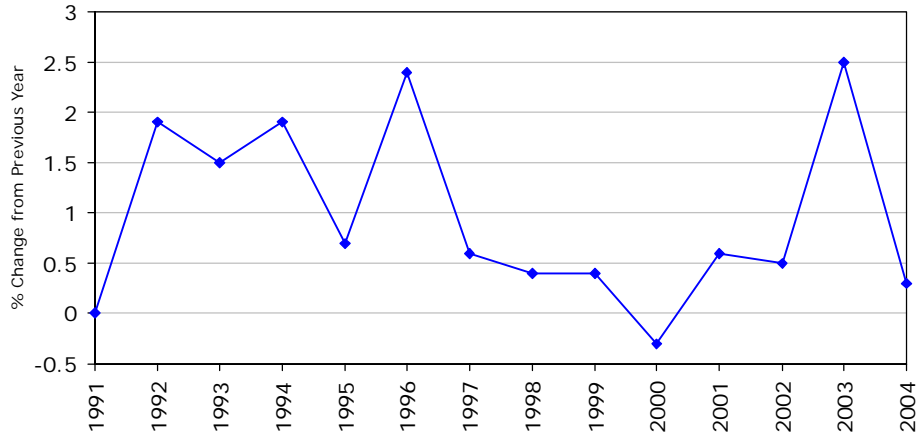
Source: Bureau of Labor Statistics and Real Estate Center at Texas A&M University (2003 definition)

Corpus Christi MSA Employment

Year	Employment	Percent Change
1990	150,142	-
1991	150,113	0.0
1992	152,925	1.9
1993	155,220	1.5
1994	158,195	1.9
1995	159,307	0.7
1996	163,063	2.4
1997	164,081	0.6
1998	164,750	0.4
1999	165,403	0.4
2000	164,894	-0.3
2001	165,807	0.6
2002	166,686	0.5
2003	170,898	2.5
2004	171,362	0.3

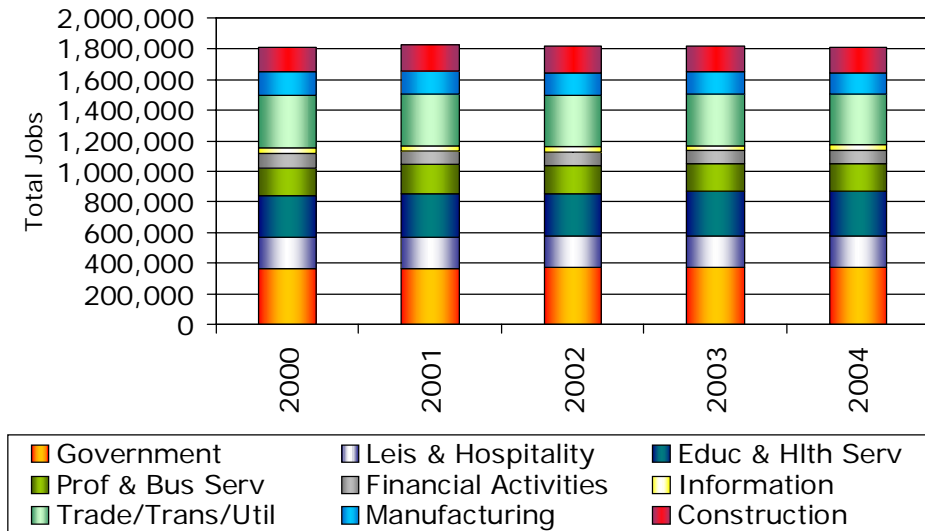
Source: U.S. Bureau of Labor Statistics

**Employment Growth
 Corpus Christi MSA**



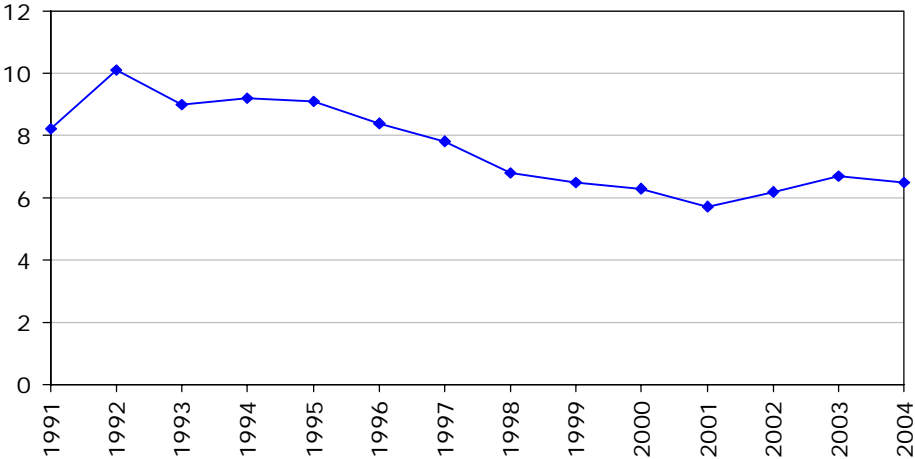
Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

Distribution of Employment in Major Categories



Source: Texas Workforce Commission Feb-2005

Corpus Christi MSA Unemployment Rate
(in percent)



Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

Corpus Christi Market Overview 2005 Economy

Corpus Christi MSA Gross Retail Sales

Year	Total Sales	Sales per Capita
1990	\$2,499,883,151	\$7,145
1991	2,592,546,625	7,305
1992	2,693,673,710	7,500
1993	2,894,362,112	7,900
1994	3,078,224,202	8,283
1995	3,198,284,905	8,551
1996	3,373,851,526	8,942
1997	3,495,836,894	9,185
1998	3,493,295,380	9,152
1999	3,508,728,206	9,191
2000	3,699,432,630	9,715
2001	3,867,336,774	10,191
2002	3,883,623,536	10,184
2003	4,022,287,602	10,514
2004	4,208,785,914	10,912
State Average 2004: \$14,546		

Source: Texas Comptroller's Office

Corpus Christi Market Overview 2005 Infrastructure

Corpus Christi Airline Activity

Corpus Christi International Airport	1999	2000	2001	2002	2003	2004
Enplaned (int'l & national)	474,139	460,060	421,752	394,139	380,180	410,036
Deplaned (int'l & national)	473,769	460,856	421,677	393,435	386,310	407,949
Total (int'l & national)	947,908	920,916	843,429	787,574	766,490	817,985

Source: Corpus Christi International Airport

Airport Cargo Statistics (in pounds)

Airport	1999	2000	2001	2002	2003	2004
Corpus Christi International Airport	4,085,475	4,272,378	3,364,063	2,766,144	3,257,634	3,187,756

Source: Corpus Christi International Airport

Port Statistics

Port of Corpus Christi	1999	2000	2001	2002	2003	2004
Cargo Activity						
Total calls (ships and barges)	6,000	6,415	6,860	5,713	6,200	7,237
Total short tons (in millions)	84.5	89.4	87.0	80.9	85.1	86.4
Passenger Count						
Day Cruise	-	-	-	189,277	150,599	159,499

Source: Port of Corpus Christi

Corpus Christi Market Overview 2005 Public Facilities



Corpus Christi Market Overview 2005

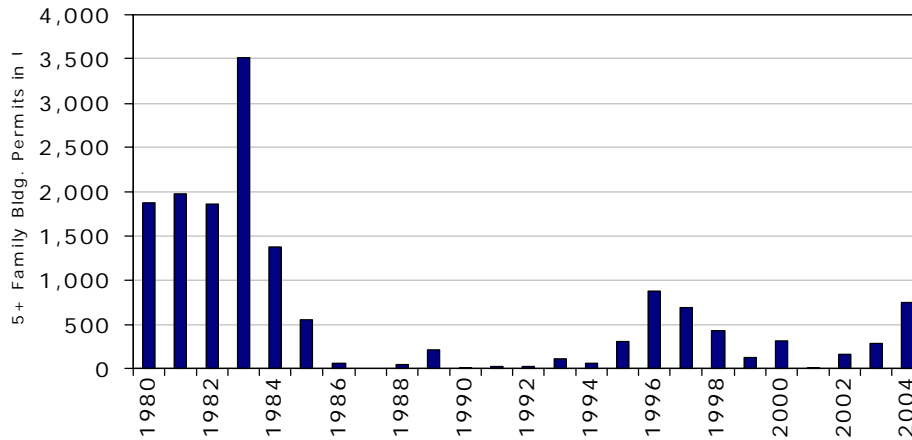
Multifamily

Corpus Christi Apartment Statistics 2004

	Corpus Christi	Texas Metro Average
Average rent per square foot	\$0.72	\$0.79
Average rent for units built since 2000	\$0.73	\$0.92
Average occupancy (in percent)	95.5	91.5
Average occupancy for units built since 2000 (in percent)	96.0	92.4

Source: Apartment MarketData Research Jan-2005

Corpus Christi MSA Multifamily Building Permits



Source: U.S. Census Bureau and Real Estate Center at Texas A&M University

Corpus Christi City Multifamily Building Permits



Corpus Christi City Building Permit Office

Corpus Christi Market Overview 2005 Housing

Housing Affordability - Fourth Quarter 2004

	Percent of Households That Can Afford Median- priced Home	THAI*	THAI for First-time Homebuyers
Corpus Christi MSA	44	0.88	0.80
Texas MLS Total	50	0.99	0.91
U.S. Total	49	0.99	0.72

* The THAI is the ratio of median household income to the income required to buy the median-priced home using currently available mortgage financing. Standard financing is a 30-year loan covering 80 percent of the cost of the home. A THAI of 1.00 indicates that the median household income is just enough to qualify for a loan sufficient to purchase the median-priced home.

Source: Real Estate Center at Texas A&M University

Price Distribution of MLS Homes Sold, Corpus Christi Area, 2004 (in percent)

Price Range	1998	1999	2000	2001	2002	2003	2004
\$29,999 or less	4.1	4.2	4.1	4.0	4.2	4.0	3.0
30,000 - 39,999	3.6	3.8	4.3	3.9	3.4	3.5	3.4
40,000 - 49,999	6.5	6.9	6.5	5.6	5.1	4.5	2.9
50,000 - 59,999	8.5	8.3	8.2	7.4	7.0	5.8	4.7
60,000 - 69,999	10.3	9.6	10.3	8.6	7.6	6.7	5.6
70,000 - 79,999	13.1	12.7	11.0	10.2	9.2	7.7	6.3
80,000 - 89,999	11.9	11.7	9.7	11.2	10.8	9.1	8.4
90,000 - 99,999	7.7	8.6	8.6	8.1	8.6	8.1	7.3
100,000 - 119,999	9.9	11.3	9.6	11.0	10.7	10.5	12.1
120,000 - 139,999	7.0	6.3	8.5	9.1	9.3	10.9	11.5
140,000 - 159,999	6.2	6.0	5.1	5.4	7.5	8.3	9.2
160,000 - 179,999	3.8	3.5	4.1	4.1	5.0	5.8	7.3
180,000 - 199,999	2.4	2.0	2.5	2.6	2.6	3.8	4.0
200,000 - 249,999	2.6	2.9	3.9	4.8	4.9	5.0	6.1
250,000 - 299,999	1.3	1.3	1.8	2.2	2.1	3.2	3.6
300,000 - 399,999	0.8	0.7	1.3	1.4	1.3	2.3	3.2
400,000 - 499,999	0.2	0.2	0.4	0.2	0.3	0.6	0.8
500,000 and more	0.2	0.0	0.3	0.2	0.4	0.4	0.6

Source: Real Estate Center at Texas A&M University

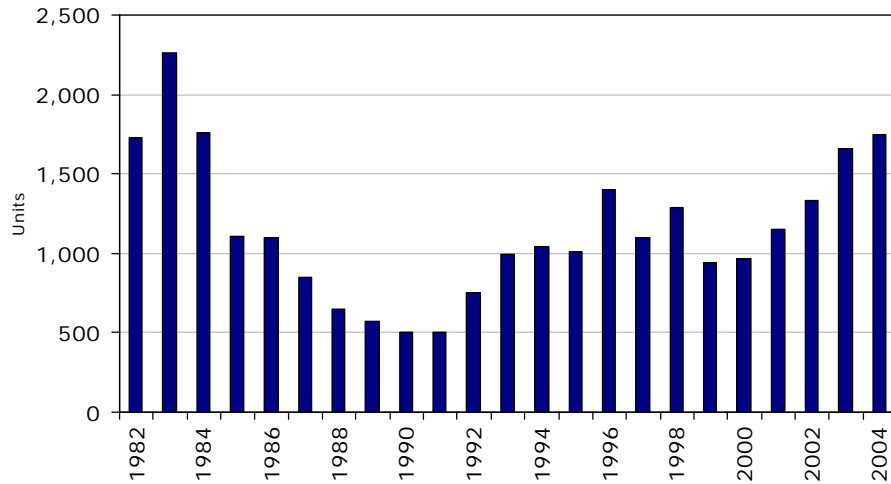
Property Tax Rates, 2004
County, Major City, Major School District

Taxing Entity*	Tax Rate per \$100 Valuation
Nueces County	0.04
City of Corpus Christi	0.63
Corpus Christi I.S.D.	1.62
Total	\$2.29

* Only the typical taxing entities are listed. However, there are numerous numbers of taxing entities that need to be taken into account for an actual tax rate calculation.

Source: Aransas, Nueces & San Patricio County Tax Offices

Corpus Christi MSA Single-Family Building Permits



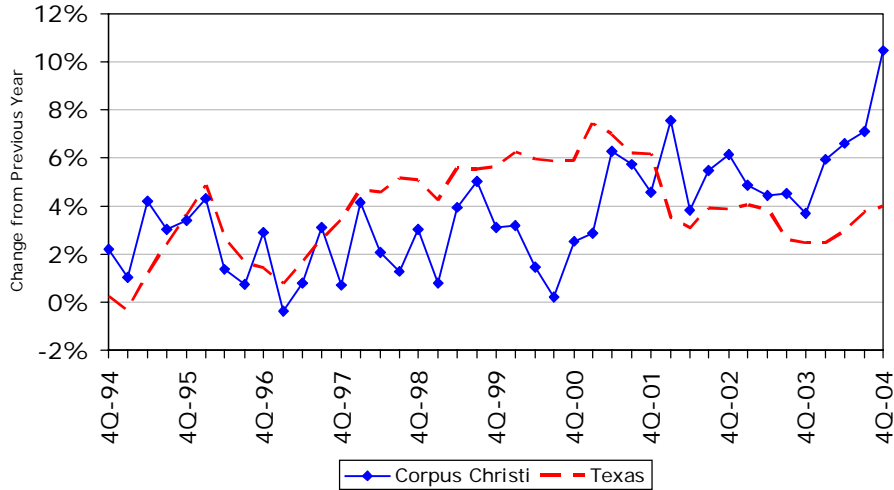
Source: U.S. Census Bureau and Real Estate Center at Texas A&M University

Real Estate Center Market Overview 2005
 Corpus Christi, TX

**Home Price Appreciation
 Corpus Christi MSA***

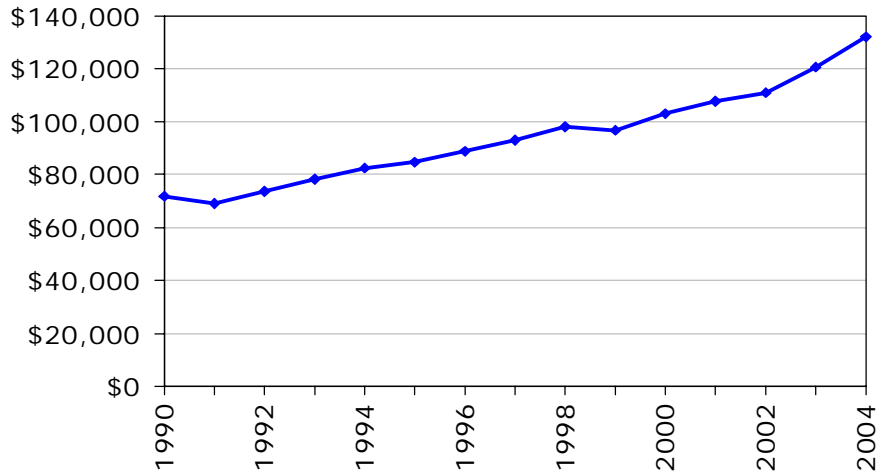
The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae since January 1975.

*According to the 2003 MSA definition, including Aransas, Nueces, San Patricio Counties

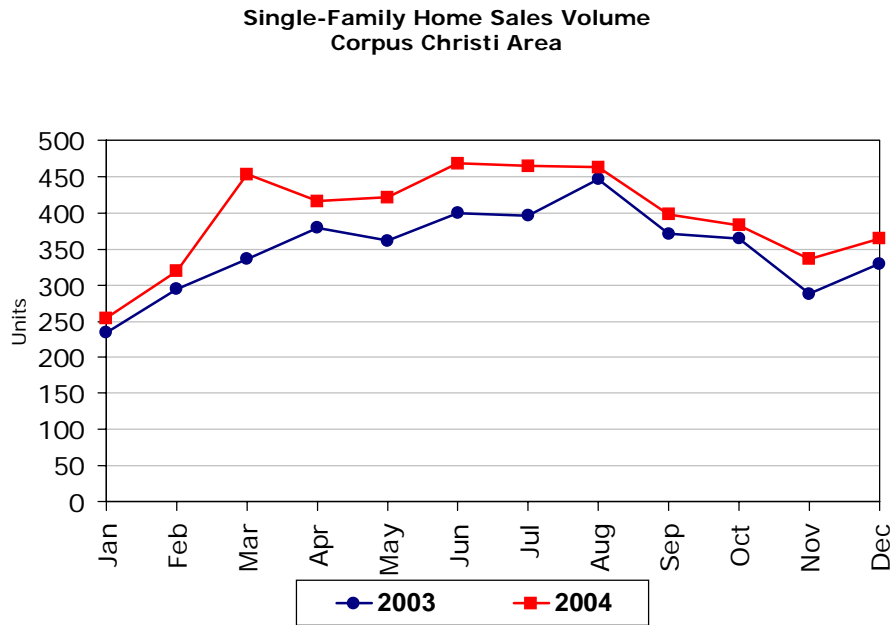


Source: Office of Federal Housing Enterprise Oversight

**Average Sales Price of Single-Family Home
 Corpus Christi Area**



Source: Real Estate Center at Texas A&M University at Texas A&M University



Source: Real Estate Center at Texas A&M University at Texas A&M University

Corpus Christi Market Overview 2005

Retail

Corpus Christi City Retail Building Permits



Corpus Christi City Building Permit Office

Corpus Christi Market Overview 2005 Hotel

Hotel* Occupancy and Rental Rates

	2003		2004	
	Corpus Christi	Texas	Corpus Christi	Texas
# Rooms 000's	10.1	320.2	10.2	329.2
Average daily rate	\$73.76	\$68.80	\$76.55	\$70.62
Occupancy rate (in percent)	51.1	54.2	50.4	55.2

*Only properties exceeding \$18,000 in the current quarter are included; those units below \$18,000 only result in 1.5% of the total state revenues, and have been excluded from this database.

Source: Office of the Governor Economic Development and Tourism and Source Strategies, Inc. of San Antonio

Corpus Christi City Hotel Building Permits



Corpus Christi City Building Permit Office

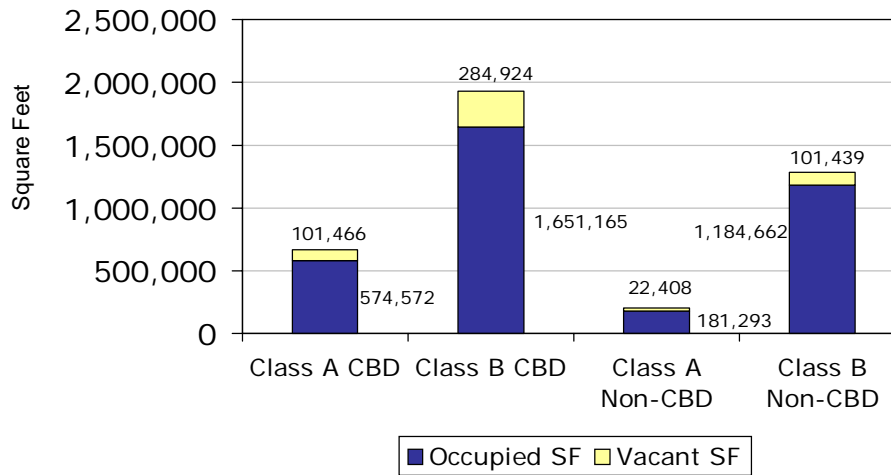
Corpus Christi Market Overview 2005 Office

Office Market Survey Year-End 2004

Inventory (SF)	CBD		Outside CBD	
	Class A	Class B	Class A	Class B
Total	676,038	1,936,089	203,701	1,286,101
Occupied	574,572	1,651,165	181,293	1,184,662
Vacant	101,466	284,924	22,408	101,439
Under Construction	0	0	0	0
Net Absorption	6,700	15,169	5,152	7,879
Vacancy Rate (in percent)	15.01	14.72	11.00	7.89
Rental Rates (\$/SF)				
Lowest	\$16.35	\$10.00	\$13.50	\$9.50
Highest	\$19.40	\$12.50	\$14.00	\$13.00
Sales Prices (\$/SF)				
Lowest	-	\$20.00	\$40.00	\$20.00
Highest	\$60.00	\$40.00	\$65.00	\$30.00

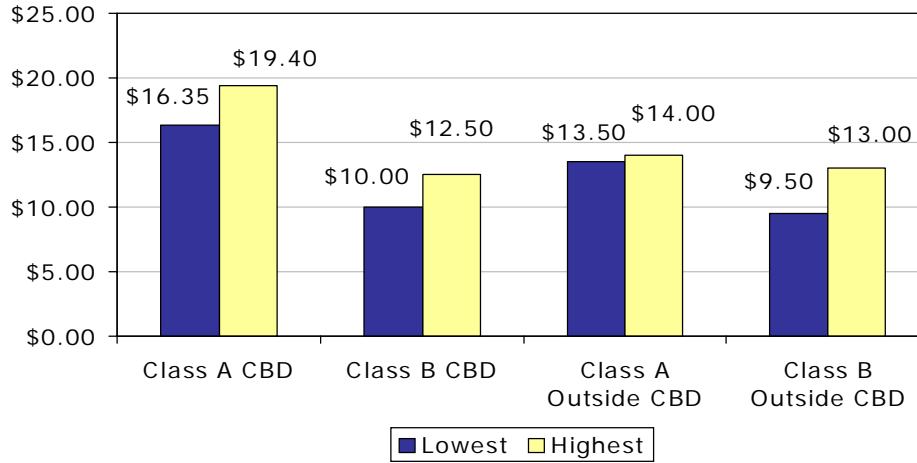
Source: Adame Realty Advisors, Inc.

**Corpus Christi Office Survey
Inventory Year-End 2004**



Source: Adame Realty Advisors, Inc.

**Rent Rate Analysis of Class A & B Office Buildings, \$/SF,
Corpus Christi Area
Year-End 2004**



Source: Adame Realty Advisors, Inc.

Corpus Christi Market Overview 2005 Industrial

Industrial Market Survey Year-End 2004

Inventory (SF)	Central City	Suburban
Total	1,508,877	16,741,823
Occupied	1,301,269	15,425,970
Vacant	207,608	1,315,853
Under Construction	-	20,000
Net Absorption	18,723	120,397
Vacancy Rate (in percent)	13.76	7.86

Source: Adame Realty Advisors, Inc.

Industrial Market Survey Year-End 2004

	Sales Prices (\$/SF)		Net Lease Rates (\$/SF)		Construction (\$/SF)
	Central City	Suburban	Central City	Suburban	
Less than 5,000 sf	\$30.00	\$40.00	\$3.50	\$4.00	\$40.00
5,000 - 19,999 sf	\$25.00	\$30.00	\$3.00	\$3.60	\$30.00
20,000 - 39,999 sf	-	\$20.00	-	\$3.25	\$28.00
40,000 - 59,999 sf	-	\$18.00	-	\$3.00	\$25.00
60,000 - 99,999 sf	-	\$18.00	-	\$2.75	\$23.00
100,000 - 250,000 sf	-	-	-	-	-
More than 250,000 sf	-	-	-	-	-
High Tech/R&D	-	-	-	-	-

Source: Adame Realty Advisors, Inc.

Corpus Christi City Industrial Building Permits



Corpus Christi City Building Permit Office



This annual report is created free of charge by the Real Estate Center at Texas A&M University. We strive to provide the most accurate, up-to-date, and insightful data to paint a detailed picture of Texas' Metropolitan Statistical Area's. The Center also provides numerous publications, resources, and data on building permits, employment, population, and home sales at <http://recenter.tamu.edu>.

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