Downtown Corpus Christi offers something you won’t find anywhere else in Texas. Bankers, lawyers, accountants, engineers, techies and artists alike come together here to create the economic epicenter of the South Texas Gulf Coast, overlooking a picturesque marina. Downtown high rises offer inspiring views of the bay and the ship channel shows off the global economy that flows through the city every day. Reimagined urban living spaces are beginning to inhabit historic buildings, bringing new life to the city’s original neighborhood. Downtown is central to the entire region with $50 billion investment, it’s convenient to air, rail and highway and offers one of the best addresses in the Lone Star State. It’s always unique and always working. Come be part of the core of our region and invest in Downtown Corpus Christi today.

Developed in Partnership with Corpus Christi Downtown Management District & Corpus Christi Regional Economic Development Corporation
# Downtown Incentives Available to Enhance Investor Returns

**OPPORTUNITY ZONE**
The Downtown Census Tract, 48355006400, was designated an Opportunity Zone on April 20, 2018.

**STATE & FEDERAL HISTORIC TAX CREDITS**
Buildings which qualify for Federal and Texas Historic Tax Credits.

**ECONOMIC DEVELOPMENT INCENTIVES FUND**
Type A & B Incentives available to drive job creation or expansion within City Limits, funded by voter authorized, local sales tax.

**PACE PROGRAM**
Nueces County is authorized for participation in Texas PACE Program, to finance upgrades to existing buildings mechanical and electrical systems with efficiency savings.

**TAX INCREMENT REINVESTMENT ZONE**
Downtown was designated a Reinvestment Zone (authorized by Texas Tax Code) in 2008. In 2015, we launched new incentive programs and planning initiatives to improve downtown operations.

**DESIGNATED TEXAS MAIN STREET COMMUNITY & TEXAS CULTURAL DISTRICT**
Largest Main Street Community and one of only 36 Texas Cultural Districts.

**DATABASE OF AVAILABLE DOWNTOWN PROPERTIES**
Newly uploaded database on Downtowntx.org, beyond listed on Loopnet & CoStar.

## A BOOMING MARKET WITH ROOM FOR GROWTH
- Port of Corpus Christi #1 Exporter of U.S. Crude Oil
- $50 Billion in new projects in the region
- New $1 Billion Harbor Bridge under construction
- $650 Million in Downtown projects including medical, corporate, tourism and hospitality
- Downtown Corpus Christi accounts for 15% of the total MSA Employment, 25% of FIRE, STEM & Professional Service Employment
- 8.1 Million Annual Visitors to Corpus Christi
- Robust Rental & Housing Market

**FOR MORE INFORMATION CONTACT:**
Corpus Christi Downtown Management District
Jason Alaniz, Real Estate & Main Street Manager
361-882-2363 | jason@cctexasdmd.com

### TIRZ INCENTIVE PROGRAMS

<table>
<thead>
<tr>
<th>Program</th>
<th>Possible Incentive</th>
<th>Qualifying Categories</th>
<th>Availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Commercial Tenant Finish-Out Grant Program</td>
<td>Up to $10 per sq./ft. Reimbursement</td>
<td>• Dining, Entertainment, or Mixed Use Development&lt;br&gt;• 1st Floor, Active Street Location&lt;br&gt;• Wall, Floor &amp; Permanent Fixtures&lt;br&gt;• Currently Vacant</td>
<td>$100,000, Annually</td>
</tr>
<tr>
<td>Chaparral Street Property Improvement Grant Program</td>
<td>Up to 50/50 Reimbursement Grant</td>
<td>• Building Improvement Costs Related to Occupying a Vacant Structure</td>
<td>$200,000, Annually</td>
</tr>
<tr>
<td>Downtown Living Initiative</td>
<td>Up to $10,000 Rebate per Multi-family Unit</td>
<td>• At Least 10 Unit Development</td>
<td>100 Units, Annually</td>
</tr>
<tr>
<td>Project Specific Development Agreement</td>
<td>Up to 75% of 10 Year Tax Reimbursement Grant</td>
<td>• Environmental Remediation&lt;br&gt;• Code Compliance&lt;br&gt;• Historic Preservation&lt;br&gt;• Structured Parking&lt;br&gt;• Urban Design/Landscaping&lt;br&gt;• Public Improvements/Utilities&lt;br&gt;• Residential Developments over 100 Units ($10,000 per Unit)</td>
<td>Based on Project Cost</td>
</tr>
</tbody>
</table>