

SOUTH PADRE ISLAND, TX



Opportunity Zone Investment Prospectus

South Padre Island Economic Development Corporation

May 2020



Introduction

South Padre Island Regional Highlights & Economic Indicators	1
About the Opportunity Zones Incentive	2
About the Investment Prospectus	3
South Padre Island & The Opportunity Zones Incentive	4
South Padre Island & Region Opportunity Zones Geography	5
Socioeconomic Highlights & The Rio Grande Valley	6

Local & Regional Assets

Climate & Geography	8
SpaceX	9
University of Texas - Rio Grande Valley	10
Fishing & The RGV Reef	11
Visitation, Housing, Lodging.....	12
Nature Tourism	13
Water Sports	14
Activities	15
Leisure	16
Hospitality	17

Opportunities

Youth Sports Tourism	19
Marina	20
Aquarium	21
Assisted Living	21
Cruise Ship Port	22

About the City, Visitation Data, Next Steps

City of South Padre Island Highlights	24
City of South Padre Island Tax Revenues Earned - 1990-2018	25
Catalytic Investment - Micro-Hospital	26
Recent, Current, and Future Developments on South Padre Island	27
Second Causeway, Valley International Airport, The Shores	28
Sand Dunes, Hurricanes, Beach Maintenance	29
History of South Padre Island and Nearby Region	30
Queen Isabella Causeway & Annual Crossings	31
Queen Isabella Causeway Daily Crossings by Month	32
Queen Isabella Causeway Traffic by Market Segment	33
2017-2018 Visitor Point of Origin Survey	34
Local & State Business Incentives	35
Next Steps - Contacting South Padre Island EDC	36
References & Resources	37
Disclaimer	38

South Padre Island Regional Highlights & Economic Indicators

5 Million Annual Visitors

As a major tourist destination, annual visitation on South Padre Island is estimated to be approximately 5 million. The number of people on the island can reach several hundred thousand at any one time.

Warm Climate & Cleanest Beach in Texas

South Padre Island experiences a warm climate year-round with annual daily average of 74°F. In 2018, the Texas General Land Office named South Padre Island the cleanest beach in the entire state.

New SpaceX Rocket Launches in 2020

SpaceX South Texas Launch Site is 5 miles south of the Island. The facilities are dedicated to the 'Starship' rocket that plans to transport humans and cargo to the Moon and Mars in coming years.

Historic Free Tuition Program at UT-RGV

Beginning Fall 2020, the University of Texas - Rio Grande Valley is beginning a historic free tuition program for accepted students with family household incomes of \$75,000 or less.

Nature Tourism & World Birding Destination

Sea turtles, dolphins, exotic birds, alligators, and other rare animals make South Padre Island a top nature tourism destination.

Major Fishing Destination Year-Round

The Island hosts the largest fishing tournament in Texas every year. The largest artificial reef in Texas - covering 1650 acres - is located 12 miles offshore. The waters are home to 600+ species of fish.

Regional Aerospace & Medical Hub Growth

Through SpaceX and the UT-RGV medical school recently established in 2016, the region plans to emerge as an aerospace and medical hub.

Final Land Battle of the Civil War

A short drive from SpaceX Facilities, the Battle of Palmito Ranch took place in 1865 and is widely considered to be the final land battle of the American Civil War.

40+ Restaurants & 200+ Lodging Facilities

The Island is well known for seafood and Tex-Mex dining, as well as a wide range of other cuisine. The island has hotel, condo, and RV infrastructure in place to handle high visitation.

One of World's Greatest Kiteboarding Spots

Warm waters and consistent sea breezes make the island a ideal location for activities including kite-boarding, parasailing, boating, surfing, kayaking, wind surfing, jet-skiing, and more.

About The Opportunity Zones Incentive



Four Parties Involved:

Tax Payer

Individuals and corporations with unrealized capital gains are eligible for Opportunity Zone tax incentives.

Qualified Opportunity Zone

Over 8,700 Opportunity Zones are spread out across all 50 states, 5 US territories, and District of Columbia.

Qualified Opportunity Fund

Investment into Opportunity Zones must be held in Qualified Opportunity Funds in order to receive the tax benefits.

Projects

Qualified projects include real estate developments & operating businesses that encourage local economic growth .

Tax Benefits for Investors:

Temporary Deferral

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.

Step-Up In Basis

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investments in the Opportunity Fund is held by the taxpayer for at least 5 years - thereby excluding 10% of the original gain from taxation.

Permanent Exclusion

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

Courtesy of Economic Innovation Group - EIG.org

ABOUT THE INVESTMENT PROSPECTUS

Growth

Set economic context for city and metropolis, identifying key drivers/assets

Capital Demand

Identify investable projects and propositions within each Opportunity Zone

Inclusion

Focus on human capital, job connections, and wealth creation

Place Making

Commentary on essential focuses to improve spatial and social fabric

Institutional Capacity

Recommendations on institution-building options to expedite growth and inclusion

*Courtesy of Accelerator for America -
acceleratorforamerica.org*



Growth on SPI Contributes to the Greater County & Region

South Padre Island is an important economic engine for creating jobs and injecting dollars into surrounding cities and the greater county. \$389 million of total direct travel spending is experienced on the Island - 43% of total direct spending for the entire county.

Data: Aaron Economic Consulting 2019 Resort Market Analysis

95% of SPI Tourism Jobs Filled By Mainland Commuters

Recent analysis shows South Padre Island's tourism industry provides 4,197 jobs, of which 4,019 are filled by commuters from mainland regions of the Rio Grande Valley. New jobs created by new developments on South Padre Island greatly benefit surrounding communities.

Data: Aaron Economic Consulting 2019 Resort Market Analysis

UT-RGV & SpaceX Provide Major Workforce Development Opportunities

Through the historic free-tuition program beginning Fall 2020 at the University of Texas - Rio Grande Valley, educational opportunities will become more available, and can lead to work force development throughout the entire county and Rio Grande Valley region.

Areas Prime for Business Investment

In 2018 after officially designating the Texas Opportunity Zones, Governor Greg Abbott stated: "This program will help highlight areas of Texas that are prime for business investment, and it will serve to bring more opportunities to hardworking families across the entire state."

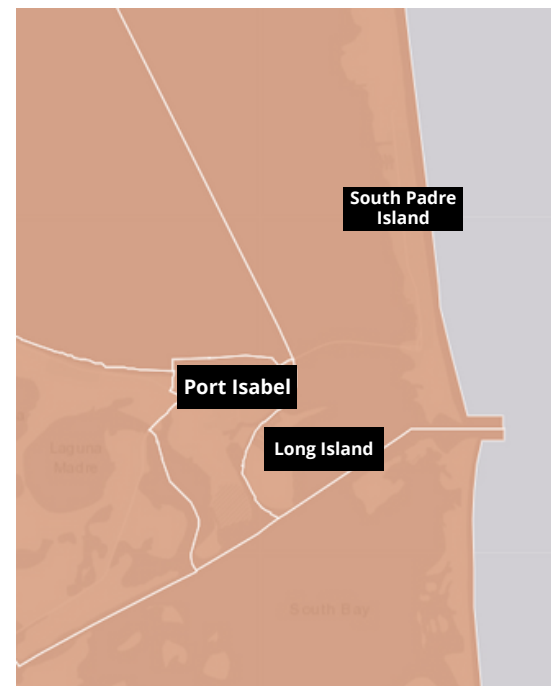
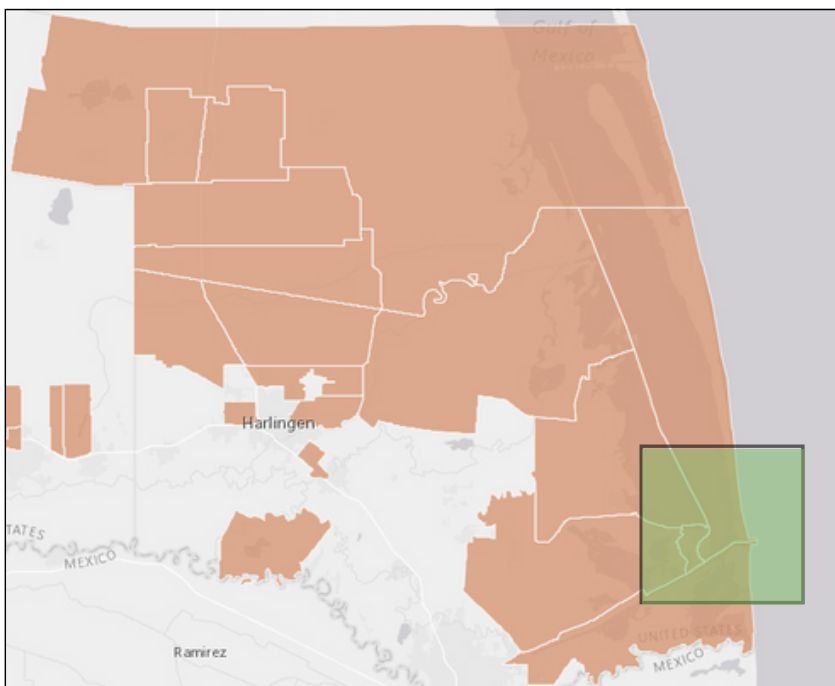
South Padre Island Location

South Padre Island is a barrier island at the southern tip of Texas. It is connected to the mainland of Port Isabel through the 2.3 mile long Queen Isabella Causeway.



All of South Padre Island & Port Isabel Are Opportunity Zones

South Padre Island is a part of a group of 15 contiguous census tracts in the South Texas coastal region. South Padre Island shares a census tract with Long Island Village in east Port Isabel. Both cities are a part of Cameron County.



*Opportunity Zones in Orange - Map Courtesy of Economic Innovation Group - EIG.org

The Rio Grande Valley

South Padre Island and Port Isabel are a part of Cameron County.

Four counties in South Texas collectively make up the region known as the 'Rio Grande Valley'.

The region is home to approximately 1.3 million residents.



Image by: RGVPartnership.com

South Padre Island

- Population: 2,808
- County: Cameron
- Median Age: 59
- Median Household Income: \$45,060
- Poverty Level: 10.8%
- Total Housing Units: 7,598

Port Isabel

- Population: 5,055
- County: Cameron
- Median Age: 37.8
- Median Household Income: \$34,389
- Poverty Level: 30.1%
- Total Housing Units: 2,459

Cameron County

- Population: 423,908
- Median Age: 31.4
- Median Household Income: \$36,095
- Poverty Level: 31.2%
- Total Housing Units: 148,211

State of Texas

- Population: 28,701,845
- Median Age: 34.3
- Median Household Income: \$57,051
- Poverty Level: 16%
- Total Housing Units: 10,611,386

*Source: US Census - American Fact Finder

Local & Regional Assets

Climate & Geography



Year-Round Warm Climate With Minimal Rain

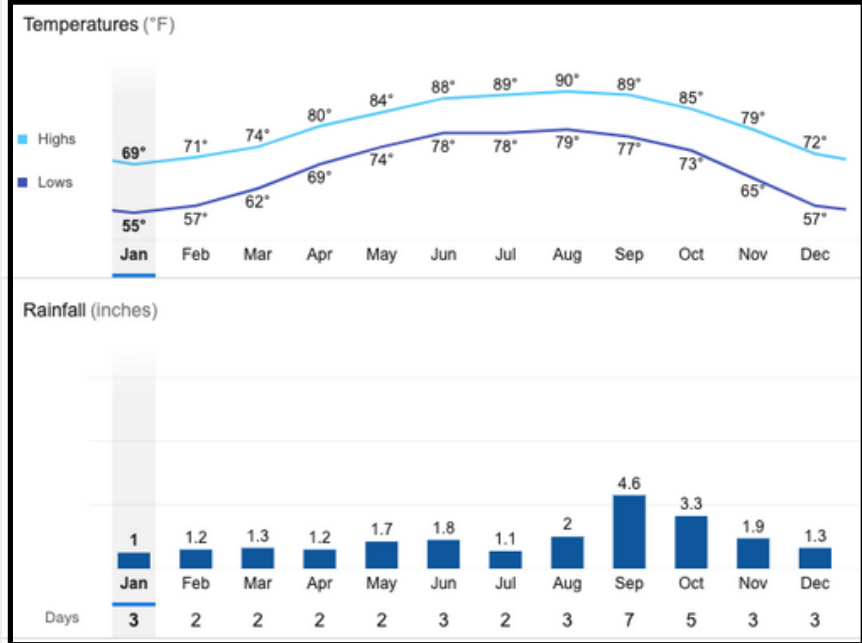
South Padre Island experiences a warm humid subtropical climate that transitions into a tropical savanna climate. The Island experiences low rainfall throughout the year compared to other coastal areas.

South Padre Island is known for its wind, with an annual average of 12mph. The consistent sea breezes help to keep the island cooler than the mainland.

Annual Daily Average: 74°F

Annual Average High: 80°F

Annual Average Low: 68°F



Source: National Oceanic & Atmospheric Administration (NOAA)



World's Longest Barrier Island

The City of South Padre Island is located at the southmost 3.5 miles of Padre Island. Padre Island as a whole is the world's longest Barrier Island at 113 miles.

White Sand Beaches

The lower 34 miles of Padre Island is known for its white sand beaches and sand dunes created naturally over time by sea breezes.

Warm Gulf & Bay Waters

South Padre Island experiences warm water in the Gulf of Mexico - with average water temperature of 82°F from May through October.

Rare 'Hyper-Salinity' of Laguna Madre Bay

Due to low rainfall and other factors, Laguna Madre is one of only 6 hyper-saline lagoons on earth where levels of salt are higher than most seawaters.

Highlights

- Up to 12 yearly launches projected
- SpaceX will act as a catalyst to the emergence of the aerospace industry in region
- Recent SpaceX launches in Florida have witnessed an estimated 100,000 spectators
- The City of South Padre, Cameron County, and Brownsville are organizing designated beach viewing locations
- 300-500 jobs expected to be created by 2024
- 'Stargate' tracking facility a joint project of SpaceX, City of Brownsville, and UT-RGV
- New second launch pad in planning to be built
- South Texas is an ideal site due to launch advantages through closer proximity to the Equator - and flight path across Gulf of Mexico

New SpaceX South Texas Launch Site

SpaceX, an aerospace manufacturer and space transportation services company, established a spaceport in the South Texas village of Boca Chica in 2014 - approximately 5 miles south of South Padre Island.

The Site is Dedicated to the Starship Rocket - Projected to Be The Most Powerful Rocket Ever Developed

In 2018, SpaceX CEO Elon Musk indicated that the Boca Chica site will focus exclusively on the development, testing, and launching of the Starship rocket - a reusable, long-duration cargo and passenger carrying spacecraft.

South Padre Island in Ideal Viewing Range for Launches

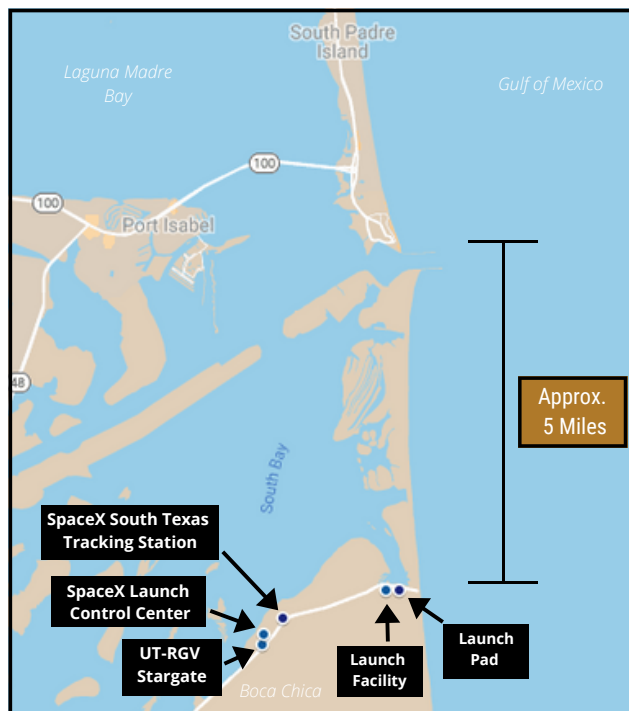
Viewing locations of rocket launches at the Kennedy Space Center in Florida range from 2.3 - 8 miles. Recent airborne rockets have been seen up to 400 miles away in clear conditions. The flat landscape of the South Texas coastal region will allow for similar viewing distances.

Test Launches Expected in 2020 | 'Gateway to Mars'

The Starship prototype is expected to test launch in 2020, and by 2022 is expected to begin manned launches to earth's orbit, the Moon, and Mars. The site has been labeled as the 'Gateway to Mars' as the first human to Mars may depart from the location.



Launch Concept of the Starship Spacecraft atop the 'Super-Heavy' attached boosters. Image by SpaceX



Sept. 2019 Launch of 'Star Hopper' rocket booster in Boca Chica. Photo by: SpaceX



Prototype of the 16-story Starship MK1 prototype in Boca Chica. Photo by SpaceX



Photo by UTRGV.com



Photo by UTRGV.com



UTRGV School of Medicine - Photo by UTRGV.com

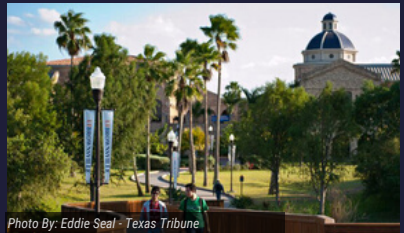


Photo By: Eddie Seal - Texas Tribune



Photo by UTRGV.com



Institute of Neuroscience Finished Concept - Image by: UTRGV Newsroom

The University of Texas Rio Grande Valley is a public research university with multiple locations in the Rio Grande Valley in South Texas. UT-RGV belongs to the University of Texas system. UT-RGV was established by Texas legislature in 2013 after combining separate UT systems already in the region.

30,000 Undergraduates - 120+ Graduate and Undergraduate Programs

Across 9 Locations, the University is home to approximately 30,000 undergraduates, and provides a wide range of degree paths.

New Free Tuition Program Beginning Fall 2020

Starting fall 2020, the University will offer a free tuition program for Texas residents with under \$75,000 household income.

21st Century School of Medicine

The University of Texas Rio Grande Valley School of Medicine enrolled its first class of 50 medical students in 2016, with now currently 200 students and 200 residents. Resident training is active with 13 programs across the Rio Grande Valley.

STARGATE - SpaceX Partnership with UT-RGV

The Center for advanced radio astrology (CARA) at UT-RGV has partnered with SpaceX to develop radio frequency based technologies. STARGATE enables UT-RGV students to be involved with various aspects of space missions.

New Institute of Neuroscience in Harlingen

Construction for a new \$30 million neurology building broke ground in November 2019, and will be a world-class clinical and research site within the medical school.

Coastal Studies Lab Located on South Padre Island

The UT-RGV Coastal studies lab was established in 1973 and is located in Isla Blanca park. The lab is dedicated to research, community outreach, and public service for marine and coastal concerns in the South Texas Gulf of Mexico region.

\$38 Million Grant from the Legacy Foundation in February 2020

The University recently received the gift that is dedicated towards healthcare education.

9 Locations Across the Rio Grande Valley



Fishing & The RGV Reef



Murphys Law Bay Fishing - Photo by: Vince Smith - Flickr.com



The Jetty at Isla Blanca Park - Photo by: Vince Smith - Flickr.com



Photo by: South Padre Island - Convention & Visitors Bureau



Photo by: South Padre Island - Convention and Visitors Bureau



Red Snapper Observation in RGV Reef - Photo by: RGV Reef - RGVreef.com



Photo by: RGV Reef - RGVreef.com

Year-Round Fishing - 600+ Species of Fish

Between the Gulf of Mexico and the Laguna Madre Bay, there are an estimated 1,400 different species of fish. Commonly caught fish include: speckled trout, flounder, black drum, redfish, tarpon, red snapper, mahi mahi, amberjack, blue marlin, tuna, and sailfish.

RGV Reef - The Largest Artificial Reef on the Texas Coast

Artificial reefs are crucial for sustaining and growing fish populations. 12 miles off the coast from South Padre Island is the 1650 acre RGV Reef. The artificial reef provides shelter for adolescent fish to mature.

The reef has already estimated to have helped 240,000 red snapper grow from adolescent to adult stages from 2017-2019. A new major expansion phase of the reef is in progress - leading to the reef becoming the largest industrial scale reef currently known in the world.

Largest Fishing Competition in Texas

The Texas International Fishing Tournament (TIFT) takes place on the Island every July-August and attracts thousands of fishermen and spectators. Other large tournaments take place on the Island including the Ladies King Fish Tournament and Redfish Rodeo.

Hyper-Salinity of Laguna Madre Bay Grants Extraordinary Fishing

The high salinity of Laguna Madre Bay makes the bay home to more fin-fish than anywhere else on the Texas coast.

Longest Fishing Pier in Texas & The Jetty

The Pirates Landing fishing pier on the bayside of Port Isabel is the largest fishing pier in Texas. There are various other piers on the Island, as well as the popular Jetty location in Isla Blanca Park.

Over 2 Dozen Bay and Coastal Fishing Charters on the Island

Fishing charters are a popular activity and travel throughout the bay, near shore, and 20+ miles off shore for big game fish including Marlin, Tuna, Sailfish and more.

Cook Your Catch Available at Local Restaurants

Many restaurants on the Island offer 'cook your catch' opportunities.



Artificial Reef Deployment - Photo by: RGV Reef - RGVreef.com



Photo by: Captain Murphy's Fishing Trips - IslaTours.com

Visitation, Housing, Lodging



Bridgepoint Condominiums - Photo by: BridgepointResort.com

Visitors represent the core source of economic activity on South Padre Island. They directly and indirectly affect the real estate market and lead to generating job opportunities and tax revenues for local and regional economies.

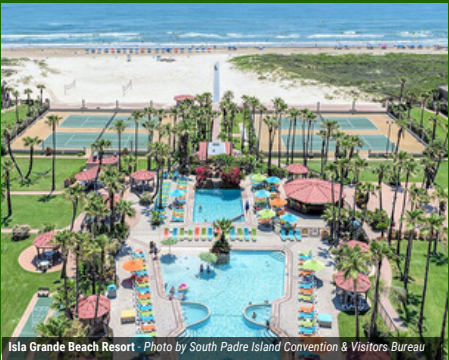
New developments with condominiums, beach houses, hotels, and RV camping continue on South Padre Island to satisfy visitor and homeowner needs.



Pearl South Padre Island Resort - Photo by: South Padre Island Convention & Visitors Bureau

232 Total Lodging Facilities on South Padre Island

Approximately one-half of all lodging facilities on the Island were built within the last twenty years. The number of rooms offered by these facilities range from 1 room to 300 rooms with a total of 4,716 rooms available.



Isla Grande Beach Resort - Photo by South Padre Island Convention & Visitors Bureau

13.10% Increase in Total Number of Housing Units from 2010-2017

South Padre Island 2010 and 2017 Census data for housing show that the total number of housing units increased by 13.10% while the number of seasonal units increased by 16.06%.

59.36% Combined Average Occupancy for All Lodging

For hotels and motels the occupancy rate ranges from 39.7 percent in December to 84.8 percent in July with an average rate of 60.48 percent. The occupancy rate for condominiums ranges from 41.07 percent in September to 81.38 percent in July with an average rate of 58.52 percent.



Increase in Non-Local Visitors Indicated By Stable Occupancy Rates

Over the last twenty years there has been a significant increase in the number rooms on South Padre Island yet the occupancy rate has remained stable indicating an increase in the overall number of non-local visitors.



South Padre Island KOA - Photo by: Texas Association of Campground Owners

754 Recreational Vehicle Sites Within 2 Parks

RVs are a popular lodging option on South Padre Island. There are 2 designated RV parks, as well as free beach camping for RVs. The occupancy rate at the parks ranges from 18% in October to 83% in July - with a monthly average of 45%.

Source: Aaron Economic Consulting 2019 Resort Market Analysis -southpadreislandedc.com



The Shores - Photo by South Padre Island Convention & Visitors Bureau



Photo by: Texas Association of Campground Owners - Texas Campgrounds.com



Sapphire Condominiums - Photo by SapphireSPI.com



Birding & Nature Center - Photo By SPIbirding.com

World Famous Birding Destination

South Padre Island is an essential stopover point for millions of migrating birds throughout the year. Over 380 species of birds have been spotted on the island.

The SPI Birding, Nature, and Alligator Sanctuary provides 3,300 feet of boardwalk, 5 bird blinds, and a 5 story viewing tower. It is strategically located on the marsh wetlands and has ideal infrastructure for viewing birds and other natural resident and migratory species of the Island.



Laguna Madre Nature Trail at the SPI Nature and Birding Center

Renowned Sea Turtle Rehabilitation & Conservation Center

South Padre Island is a natural habitat for various species of sea turtles who live and reproduce on the Island.

Sea Turtle, Inc. is an organization on the Island whose mission is to educate the public, rehabilitate injured turtles, and lead conservation efforts. One of the world's first sea turtle prosthetic flippers was developed with the organization.



Padre Island Sea Turtle Hatchlings Release - Photo by NPS.gov

Dolphin Watching Boat Tours

Dolphin watching tours on double-decker boats is a popular daily activity, as South Texas is a year-round home to several large pods of tourist-friendly dolphins.



Photo by: SPIbirding.com

Laguna Atascosa National Wildlife Refuge

Located on the mainland across Laguna Madre bay from South Padre Island is the largest protected natural habitat in the Lower Rio Grande Valley. The 98,000 acre wildlife refuge is home to similar species found on South Padre Island, as well as the jaguar-like endangered 'Ocelot'.



Laguna Madre Bay Dolphin Watch - Photo by: Vince Smith - Flickr.com

Crab Species on Beach After Sunset

Ghost crabs, and many of the other 41 species of crustaceans documented on the island, are nocturnal and can be found in abundance on the beaches and in the sand dunes every evening. Bringing flashlights and buckets are common and make for an exciting activity.



Alligator Sanctuary at SPI Nature & Birding Center Photo by: Tony Vindell/LFN



Photo by: SPIbirding.com



Photo by SPI Chamber of Commerce - SPIchamber.com



Kiteboarding - Photo by AirPadreKiteboarding.com



Stand-Up Paddleboarding and Kayaks - Photo by SPI Convention & Visitors Bureau



Windsurfing - Photo by SPI Convention & Visitors Bureau



Photo by: KA Motion Sailing Adventure - KAmotionsailingadventure.com



Photo by SPI Convention & Visitors Bureau

Consistent wind on South Padre Island, warm water temperatures throughout the majority of the year, clean water tested daily for impurities, little rain, and calm waters make South Padre Island ideal for a multitude of water based sports and activities.

"One of The World's Best Kiteboarding Destinations"

South Padre Island was listed on National Geographic's 2017 list of the World's Best Kiteboarding Destinations. Consistent wind of at least 12mph makes the coastal and bay-side waters ideal for the sport.

Windsurfing

The combination of surfing and sailing in windsurfing is popular with South Padre Island's consistent wind and calm waters.

Surfing

Waves at Isla Blanca park makes surfing a popular activity. The island experiences 3-to-5-foot waves on a daily basis, with up to 8-to-10 ft occasionally. Surfing lessons are taught on the Island year-round.

Kayaks, Paddle-Boards, & More.

Kayaks, canoes, paddle-boards, skim boards, and other equipment is available for hourly rentals, and purchase.

Parasailing

Parasailing up to 700 ft above the Island is a popular activity over calm bay and ocean side waters. US Coast Guard certified platforms and other infrastructure is in place for safe rides. Single, double, and triple-person rides are available from multiple providers.

Sailing & Boating

Sailboats and other motorized boats are a favorite on the Island for fishing and leisure.



Photo by: South Padre Surf Company - southpadresurfcompany.com



Parasailing - Photo by: Coconut Jacks Watersports - CoconutJacksSPI.com



Gravity Park Adult & Youth Go Karts - Photo by Gravity Park

Gravity Park

Gravity Park is an amusement park on the Island. Attractions include the tallest reverse-bungee in the world (The Rocket), a giant swing, go-kart tracks, mini-golf, a 60 foot ferris wheel, trampoline ride, arcade, climbing wall, and more.

'Sandcastle Capital of the World'

South Padre Island is often referred to as the 'Sand Castle Capital of the World' with many experienced trainers who teach visitors how the craft is performed.



Beach Segway Tours - Photo by Segvalley Segway Tours SPI

Beach & Sunset Horseback Riding

Stables are located north of the City, and have dozens of horses available for beginner rides every afternoon and evening. Rides explore the beach, on top of the sand dunes, and marsh areas of the bay-side.

Bike & Segway Tours

Sidewalks, beach paths, and sand on the beach allows for easy walkability across throughout the island, as well as by bike, segway, and other small vehicles.



Sandcastle Lessons - Photo by: SPI Convention & Visitors Bureau

Zip-lining & Skydiving

Zip lining is a popular activity on the island, with infrastructure in place for beginners. Skydiving from 5,000 ft above the Island is available through Skydive SPI, who has been in business since 2010.



Island & Adventure Park Zip-lining - Photo by: SPI Convention & Visitors Bureau



Sky Dive SPI - Photo by: SkyDiveSPI.com



Island & Adventure Park Horseback Riding - Photo by: SPI Convention & Visitors Bureau



Gravity Park - Photo by Gravity Park SPI



South Padre Island Golf Club - Photo by: SPIgolf.com



Photo by: The Monitor - Alana Hernandez



Photo by: South Padre Island EDC



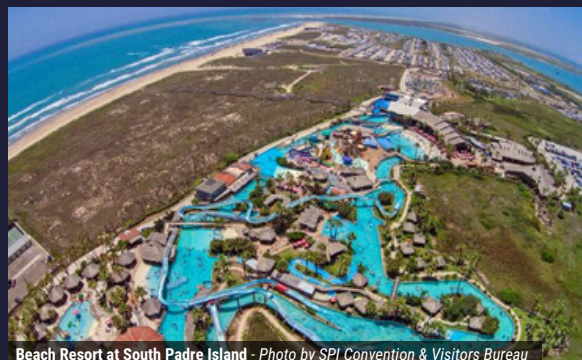
Black Dragon Pirate Ship - Photo by: Vince Smith - Flickr.com



Photo by: Freddy Jimenez - portisabelsouthpadreisland.com



Pet Friendly Beaches - Photo by NPS.gov



Beach Resort at South Padre Island - Photo by SPI Convention & Visitors Bureau



South Padre Island Golf Club

There are two nearby golf courses to South Padre Island. South Padre Island Golf Club located in nearby Laguna Vista. Located across the bay is Long Island Village golf course in Port Isabel.

Pirate Entertainment - Black Dragon Pirate Ship

With a history of pirates near the Island and Port Isabel, the Black Dragon pirate ship is a modern day replica of a 17th century Galleon. The crew of professional pirates provide family friendly entertainment.

"Fireworks Capital of Texas"

Every weekend over the summer, and Thursdays and Fridays between memorial day and labor day, the City celebrates with fireworks in the entertainment district. Various dining and nightlife venues provide ideal viewing.

Beach Access Points & Pools

There are 24 city public beach accesses along Gulf Blvd. that offer free parking and other amenities. County parks including Isla Blanca and Andie Bowie Park include various amenities as part of an entrance fee. Hotels and resorts provide private pool access.

Beach Resort at South Padre Island (Previously Schlitterbahn)

Schlitterbahn has been on South Padre Island since 2001 beginning with its outdoor waterpark, and in 2011 expanded with an indoor water park and resort.

Golf Cart, Buggies & Jeep Rentals

Street and beach legal open door vehicles are largely available for daily rentals for easy transportation around the Island. Off-road buggies and jeeps are available for driving on designated areas of beach.

Over 40 Restaurants

South Padre Island has over 40 restaurants with a wide variety of cuisine and dining environments. Seafood and Tex-Mex is popular on the island, along with various other international choices.

Beach Themed Souvenir & Activity Shops

Dozens of souvenir shops are located on the Island for selling beach items and memorabilia, as well as various stores related to water sports/activities, apparel, and more.

Beach & Bayside Views

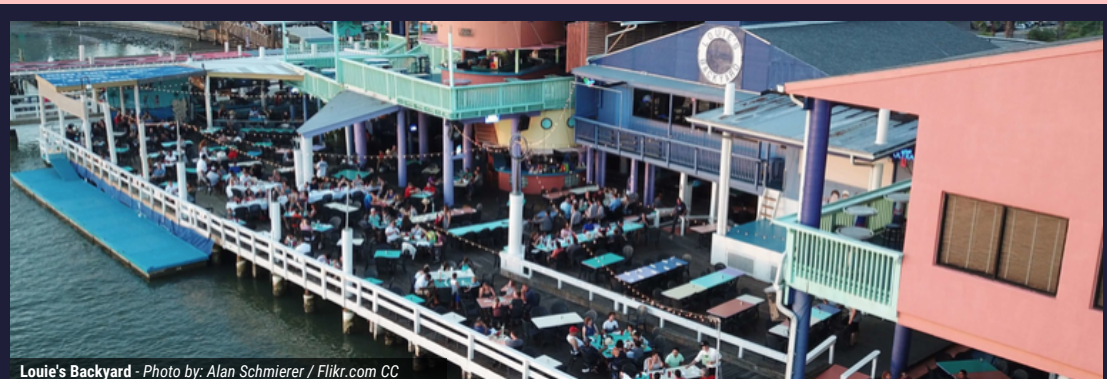
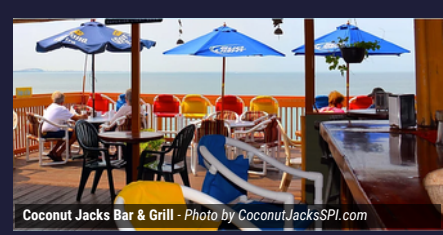
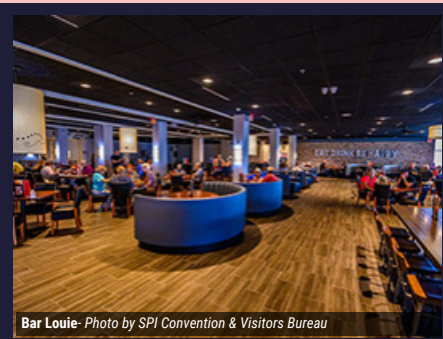
A multitude of restaurants feature water views for dining. Hotel bars and restaurants line the beach side, as well as the bay-side of the Island where sunset views are prominent.

Nightlife & Live Music

Bands and live music is performed on the island on a regular basis.

Largest Beach Bar in Texas

Clayton's Beach Bar & Grill is the largest beach bar in Texas. The bar is a popular venue during March of each year for spring break.



Projects & Opportunities

Opportunity: Youth Sports Tourism

Sports & Activities

- Volleyball
- Basketball
- Cheerleading
- Dance
- Tennis
- Soccer
- Weightlifting
- Gymnastics
- Martial Arts



South Padre Island As a Youth Sports Tourism Destination

Youth Sports Tourism is a growing industry in the US with an estimated market size of \$17 billion. Sports tourism is a proven vehicle to produce millions in economic impact through visitor spending in hotel/motel bed tax and other mechanisms.

South Padre Island has the infrastructure and assets for becoming a major destination in the industry. Leading locations for Youth Sports Tourism in the US have various similarities to South Padre Island.

Areas with success in Youth Sports Tourism have infrastructure in place to support family lodging, dining, and activities. South Padre Island has a year-round warm climate, over 40 restaurants, 232 lodging facilities with 4,716 rooms available, and a multitude of family friendly activities.

Opportunities

Sports facilities, sporting goods stores, and other real estate and operating business projects supporting the industry

SOUTH PADRE ISLAND CONVENTION CENTRE:



45,000 ^{SQ} _{FT}
MEETING SPACE

22,500 ^{SQ} _{FT}
EXHIBIT HALL SPACE

9,000 ^{SQ} _{FT}
OF BREAKOUT SPACE

1,200
NEARBY HOTEL ROOMS

230 ^{SEAT}
CONFERENCE HALL

130
BOOTHS

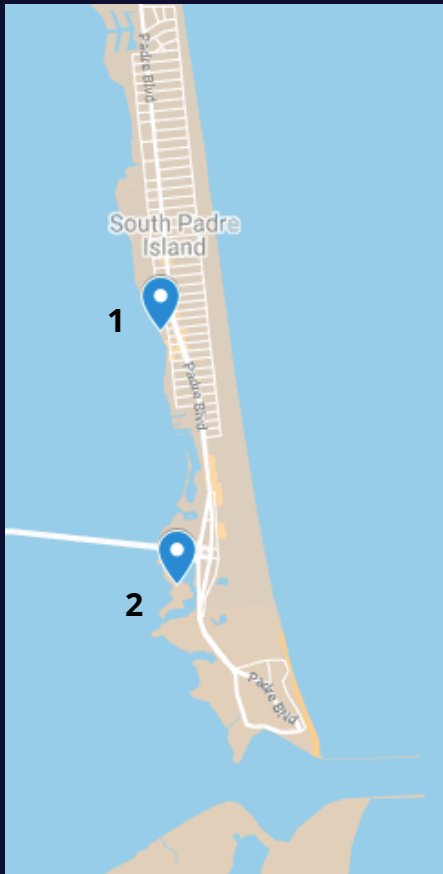
36 ^{FT}
CEILINGS

9
MEETING ROOMS

Opportunity: Marina



2 Prospective Locations



Location 1



Location 2



Feasibility of Large Public Marina on South Padre Island

Currently there is minimal dock space available for day, transient over night, and long term boaters on South Padre Island. There are currently only 4 privately owned, and 2 publicly owned, boat launch ramp facilities on South Padre Island - all with inadequate parking.

While the majority of the regional fishing tournaments are held on South Padre Island, dockage and weigh in of fish are held in Port Isabel and other neighboring communities due to lack of dock space on the Island.

Businesses on South Padre Island to Benefit from Increased Visitation

A large public marina will increase visitation to the Island - supporting local business and acting as a catalyst for further growth and development due to increased boating events able to be held in close proximity to South Padre Island lodging facilities.

A 2016 Marina Market Study showed demand for additional waterfront access facilities on South Padre Island with 2 potential locations.

The Association of Marina Industries - US Marina Industry Economic Impact Study, 2018

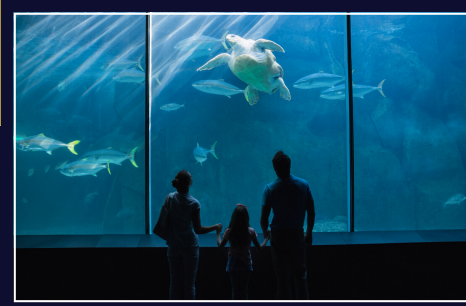
AMI estimates that 11,500 U.S. marina businesses had an \$18 billion economic impact (\$5 billion direct) and supported an estimated 105,000 full or part-time/seasonal employees. Texas is included as one of five largest marina industry states accounting for \$7.8 billion of this economic output.

South Padre Island Marina Market Study 2016 - Marina Management Services, Inc.

Opportunity: Aquarium

Aquarium on South Padre Island

- Aquariums are important economic engines for generating jobs, supporting local economies -- as well as assisting with science education and wildlife conservation
- Complementary to other nature tourism activities on the Island
- Can increase visitation to the Island, and provides ideal family activities in relation to the Youth Sports Initiative
- Potential partner with UT-RGV Coastal lab and other divisions for educational opportunities



Opportunity: Assisted Living Facilities

Assisted Living Facilities on South Padre Island

- Development of the planned micro-hospital can be a catalytic project for emergence of a healthcare district with assisted living facilities on the Island
- Similar existing markets for retirement and assisted living include areas throughout Florida - with comparable beach and weather environments, and state benefits
- Continued development of northern region of Island ideal for new and expanding facilities
- Assisted living facilities can be catalytic to job creation and development of supporting businesses and services.



Highlights / Benefits

- Exposure to tens of thousands of first time island visitors.
- Stabilize year-round visitation to the Island
- Support local shops, restaurants, and tourism related businesses
- Act as a catalyst to further development and work opportunities

Top Attractions for Cruise Passengers

- Sea Turtle Inc.
- Nature & Birding Center
- 40+ Restaurants
- Schlitterbahn
- Bike Tours
- Dolphin Watching
- Fishing Charters
- Horseback Riding
- Jeep & Golf Cart Rentals
- Kayaking & Canoeing
- Parasailing
- Skydiving
- Scuba & Snorkeling
- Paddleboarding
- Surfing
- Windsurfing
- Kiteboarding
- Water & Jet Skiing
- Shopping & Spas
- Sandcastle Building
- Pirate Ships + History
- SpaceX Rocket
- Civil War Battle-Site
- Port Isabel Lighthouse
- Gladys Porter Zoo



South Padre Island As a Cruise Ship Port of Call

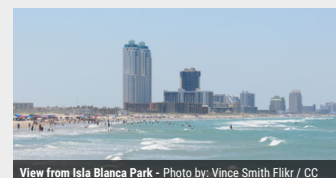
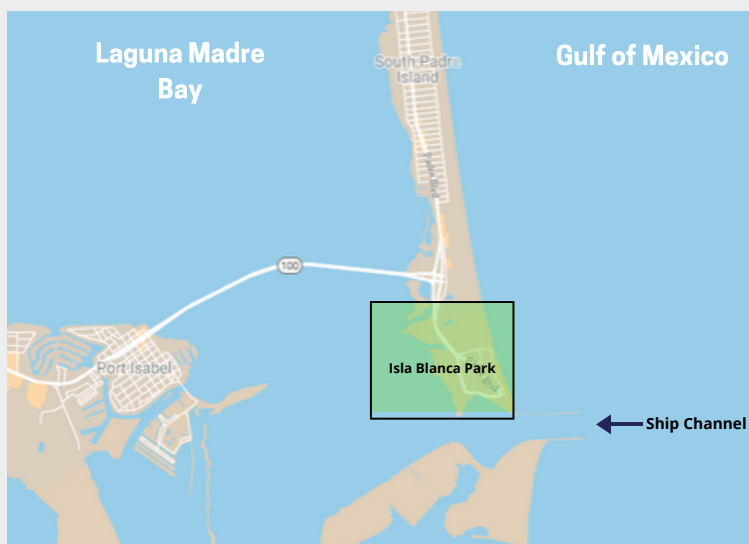
South Padre Island is exploring the idea for the island to become a cruise ship port of call. Becoming a port of call can dramatically stabilize the economy of the island and coastal region. The economic impact for one ship visiting the island weekly could generate up to \$20 million in revenues.

November and December are slower months for South Padre Island, but are peak times for cruise lines. Multiple cruise lines depart from Galveston, New Orleans, and other areas in the gulf - making South Padre Island ideal for a first or final stop.

Potential Location: Isla Blanca Park

Potential Cost for Development & Welcome Center: \$24 - 30 million

Located at the Southern end of the Island is Isla Blanca Park. The park provides RV camping, fishing, surfing, the new Sandpiper Pavilion, and various other amenities.



About The City of South Padre Island, Visitation Data, Next Steps

City of South Padre Island Highlights



South Padre Island City Hall - Photo By: Alana Hernandez - Valley Morning Star

AA+
City Bond Rating

\$.32
Tax Rate

Financial Excellence and Budget Awards

The City was awarded its 28th consecutive Certificate of Achievement for Excellence in Finance and its 7th consecutive Certificate of Recognition for Budget Presentation award from the Government Finance Officers Association of the United States and Canada. Both awards represent a significant achievement and reflects the commitment of the City Council and staff to meeting the highest principles of governmental budgeting.

Focus on Transparency - New Addition of Portal

In 2018, the City of South Padre Island launched a new digital platform that provides the public with access to the City's budget and key performance metrics. Users can gauge the City's performance in key areas and will have a better understanding of how the City is serving the community.

South Padre Island Recognized for Green Initiatives

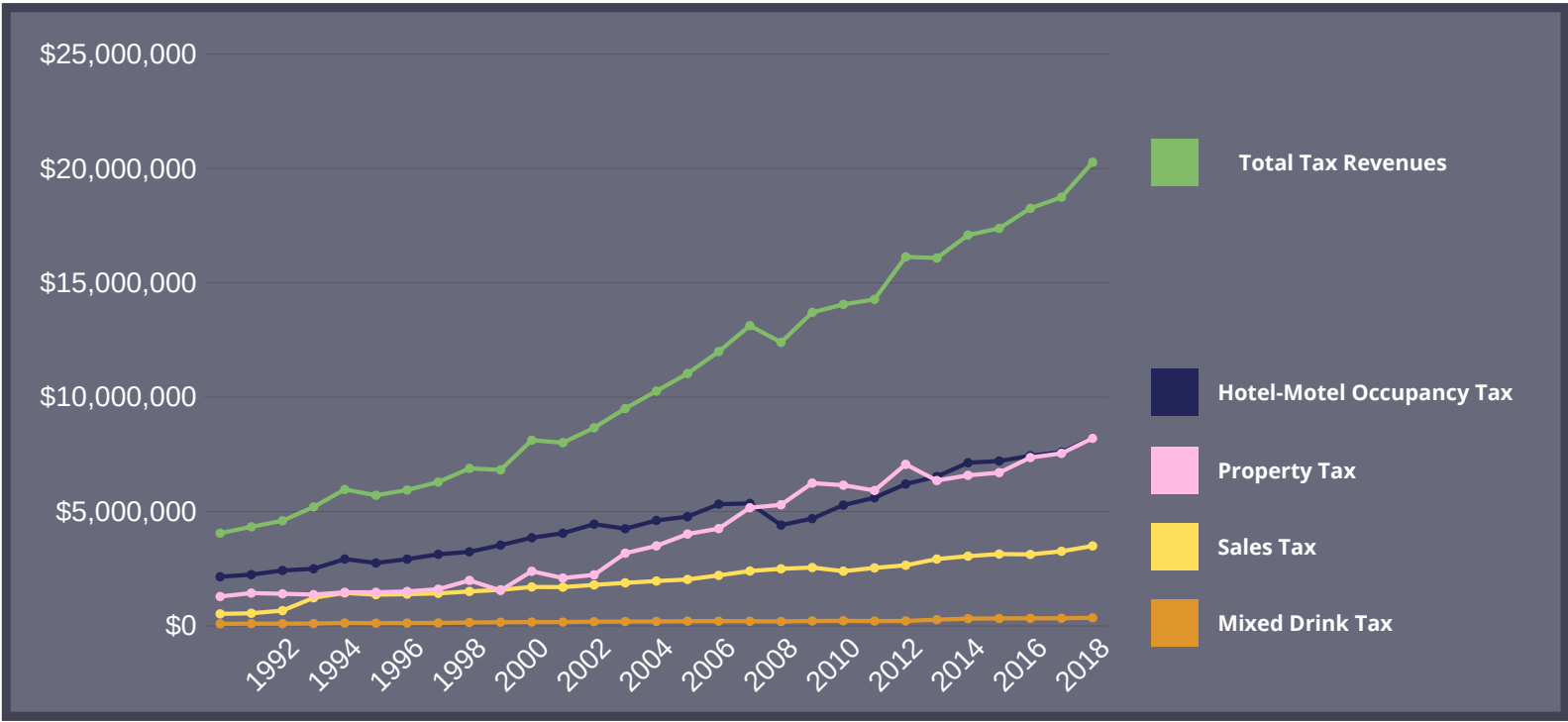
In 2018, Keep Texas Beautiful (KTB), a statewide grassroots environmental and community improvement organization, named South Padre Island as a Gold Star Affiliate. KTB works with governments, businesses, civic groups and volunteers to ensure that Texas residents have the opportunity to take individual responsibility for maintaining a clean and aesthetic environment in the State.

Environmental Health Awards

The Texas Environmental Health Association (TEHA) recently awarded the City of South Padre Island Environmental Health Services Department (EHSD) the Ruth Hendy Award of Excellence in Food Safety. EHSD primarily ensures the food safety of local restaurants and provides related training for servers and handlers working in City restaurants. In 2018, the department inspected more than 130 permanent establishments with an average score of 98%.

- SPI Annual Report - The Island Way

City of South Padre Island Tax Revenue Earned : 1990 - 2018



Total City Tax Revenues Have Quadrupled Since 1990

Sales Tax

Sales tax was increased from 1% to 2% in 1992.

Hotel-Motel Occupancy Tax

Effective January 2017, total occupancy tax is 17% - of which 6% is paid to the State and .5% to the County, and 10.5% of which is paid to the City monthly.

Mixed Drink Tax

As of Jan. 1, 2014, the new Texas mixed beverage gross receipts tax rate is 6.7%, and a new 8.25% mixed beverage sales tax became effective. The City receives 10.7143% of all mixed beverage tax allocations.

Property Tax

As of October 2017, South Padre Island's property tax rate is \$.31564 per \$100 valuation.

Year	Sales Tax	Hotel-Motel	Mixed Drink	Property	Total Revenues
2018	\$3,497,030	\$8,214,412	\$354,651	\$8,204,583	\$20,270,676
2017	\$3,262,523	\$7,596,930	\$337,522	\$7,544,542	\$18,741,517
2016	\$3,125,446	\$7,440,023	\$332,432	\$7,360,174	\$18,258,066
2015	\$3,142,842	\$7,209,432	\$328,935	\$6,700,239	\$17,381,448
2014	\$3,050,346	\$7,135,926	\$319,053	\$6,584,166	\$17,089,491
2013	\$2,923,179	\$6,532,214	\$274,684	\$6,354,878	\$16,084,955
2012	\$2,651,572	\$6,202,100	\$216,469	\$7,064,208	\$16,134,349
2011	\$2,536,833	\$5,603,897	\$215,112	\$5,921,663	\$14,277,505
2010	\$2,394,470	\$5,283,701	\$224,166	\$6,152,850	\$14,055,187
2009	\$2,552,357	\$4,691,737	\$216,613	\$6,244,873	\$13,705,580
2008	\$2,497,841	\$4,408,809	\$195,171	\$5,294,904	\$12,396,725
2007	\$2,401,168	\$5,355,993	\$204,316	\$5,166,612	\$13,128,089
2006	\$2,209,411	\$5,322,385	\$207,117	\$4,255,282	\$11,994,195
2005	\$2,031,668	\$4,777,696	\$206,974	\$4,016,920	\$11,033,258
2004	\$1,962,203	\$4,610,922	\$194,163	\$3,499,580	\$10,266,868
2003	\$1,883,890	\$4,250,253	\$191,537	\$3,180,020	\$9,505,700
2002	\$1,793,118	\$4,449,502	\$186,407	\$2,233,090	\$8,662,117
2001	\$1,696,573	\$4,052,386	\$167,636	\$2,094,328	\$8,010,923
2000	\$1,704,137	\$3,855,722	\$169,925	\$2,390,673	\$8,120,457
1999	\$1,577,164	\$3,532,435	\$161,395	\$1,551,650	\$6,822,644
1998	\$1,507,257	\$3,238,726	\$150,676	\$1,989,977	\$6,886,636
1997	\$1,423,292	\$3,129,209	\$130,440	\$1,606,488	\$6,289,429
1996	\$1,390,352	\$2,919,416	\$125,332	\$1,506,872	\$5,941,972
1995	\$1,366,314	\$2,753,729	\$121,597	\$1,470,909	\$5,712,549
1994	\$1,443,968	\$2,923,344	\$128,651	\$1,469,896	\$5,965,859
1993	\$1,230,320	\$2,497,665	\$105,006	\$1,369,388	\$5,202,379
1992	\$668,249	\$2,425,198	\$99,745	\$1,404,996	\$4,598,188
1991	\$554,330	\$2,242,414	\$100,116	\$1,436,560	\$4,333,420
1990	\$526,681	\$2,150,824	\$92,680	\$1,286,155	\$4,056,340

-SouthPadreIslandEDC.com



Highlights

- Project in consensus by residents and city officials
- Recent feasibility study supports the development of an 8 bed hospital
- Will be open 24/7 for emergencies
- Establish healthcare work opportunities
- Nearby University of Texas - Rio Grande Valley School of Medicine as a foundation for staffing
- Similar US resort town islands with comparable demographics shown to sustain and justify the presence of a micro-hospital

New Hospital Coming to South Padre Island

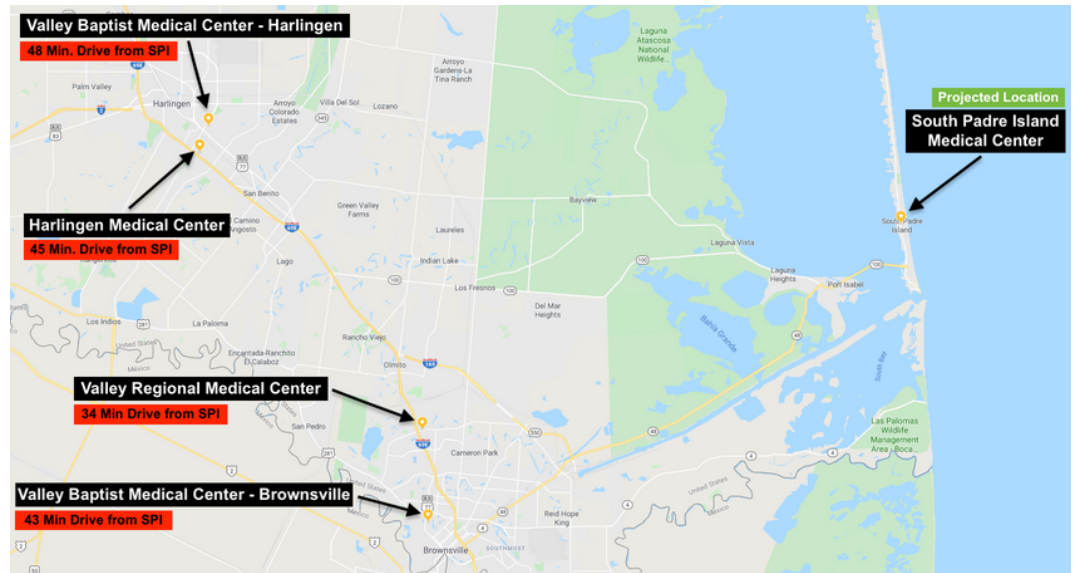
There are currently no hospitals on South Padre Island. The nearest hospitals are located in Brownsville or Harlingen - a 30-45 minute drive-time.

Utilizing the Opportunity Zone incentive, South Padre Island is in early stages of developing a micro-hospital that will improve quality of life for residents and visitors, and act as an anchor institution leading to increased tourism, and further growth and development on the island.

What is a Micro-Hospital?

A short-term acute care hospital, commonly referred to as a 'micro-hospital', is a small in-patient 8-15 bed healthcare facility that offers a wide range of medical services. Micro-hospitals are medicare and medicaid certified once state and federal regulatory requirements are met.

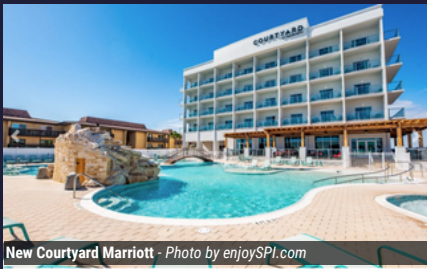
Current Travel Distances to Nearest Hospitals: Approx. 30 - 45 Mins



Recent, Current, & Future Developments on SPI



Sandpiper Pavilion - Photo by Cameron County Parks & Recreation



New Courtyard Marriott - Photo by enjoySPI.com



Cameron County Amphitheater & Events Center - Photo by Cameron County Parks & Recreation



Cameron County Amphitheater & Events Center - Photo by Cameron County Amphitheatre & Events Center



Sandpiper Pavilion - Photo by PortIsabelSouthPadreIsland.com

New Courtyard Marriott Hotel Now Open

Opened in late 2019, Courtyard South Padre Island is the newest beachfront resort on the Island. The resort features over 200 rooms, 2 restaurants, 3 bars, and 8,000 sq. ft. beachfront deck.

Wind & Water Sports Park to Begin Construction

Construction for the Quiet Wind & Water Sports Park has been approved and will begin in 2020. The water park will include restroom facilities, parking spaces and launch sites for paddle boarders, kayaks and wind surfers. The park aims to position South Padre Island as a major location for professional wind sports.

Recent Completion of the Sand Piper Pavilion at Isla Blanca Park

Sandpiper Pavilion was completed mid 2019, and includes picnic tables, restrooms, rinse stations, concession areas, bbq areas, shaded structures, and a dune walkover.

John L. Thompkins Phase II Beginning - Including Skate Park

The city received a \$500,000 grant from Texas Parks and Wildlife for entering the 2nd phase of the park. New developments are in progress to include a skate park, shaded pavilions and exercise stations, and other amenities.

3rd Floor Expansion of Convention Centre in Early Stages

The new construction will include a 3-story, westward expansion of the Convention Centre, with a ballroom, bar, deck on the third floor and roof of the new wing - a total of 130,600 sq. ft.

Recent Opening of Cameron County Amphitheater & Events Center

The amphitheater was finalized and opened in late 2019. It is located in Isla Blanca park, and provides event seating for 4,200 people.

Padre Blvd. Median, Boardwalk, & Sidewalk Improvements Underway

The project begins in January 2020 and will range from design to full replacement with a new structural system including pavement, improved drainage, sidewalks and accessibility ramps.



Thompkins Park



South Padre Island Convention Centre - Photo by SPI Convention & Visitors Bureau

Growth on Northern Island Through Second Causeway

The building of a second causeway bridge has the potential to accelerate development of the northern part of the island - and shorten travel distance to Valley International Airport.

The 4 lane causeway is currently in planning stages.

It is projected to spur growth of the Island's economy and the expansion of existing facilities and attractions.

Over 650 undeveloped acres from beach-to-bay are available for development in close proximity to Beach Access 5.



Valley International Airport

'The Gateway to South Padre Island'

Valley International Airport in Harlingen Texas is approximately 40 miles east of South Padre Island. It is the largest airport in the Rio Grande Valley.

The airport is commonly referred to as the 'Gateway to South Padre Island' - providing non-stop door to door shuttle service to Island.

Current airlines include Southwest, United, American, Frontier, and Delta. Non-stop flights are available to and from major cities including Houston, Austin, Dallas, Denver and Minneapolis/St. Paul.



Valley International Airport - Photo by: FlyTheValley.com

The Shores

Master-planned Community on Northern Region of Island



Completed Visualization of The Shores - Image by: TheShoresSPI.com

The Shores is a master-planned community on the northern region of the Island - near the projected entrance point of the second causeway.

The Shores community is currently partially completed with high rise condominiums, traditional seaside homes, pools and other amenities.

As the community finalizes, it will include further parks, shops, cafes, marinas, an equestrian center, fully developed islands, and other hotel and resort amenities.

Sand Dunes, Hurricanes, Beach Maintenance



South Padre Island has a strong focus on beach and sand dune maintenance. Stabilized, vegetated dunes offer the best natural defense against damage caused by storms. The General Land Office encourages coastal communities to maintain and protect these dunes. Vegetated dunes also provide habitat for sea turtles and other wildlife.

With the deepening of the nearby Brownsville Ship Channel and areas of Laguna Madre, beach-quality sand is dredged and transported to South Padre Island's beaches to further widen the beach and protect from beach erosion. The US Army Corps of Engineers partners with the City for the projects.

Planting of Vegetation to Strengthen the Island's Dune System



Photo by: City of South Padre Island - mysipi.org

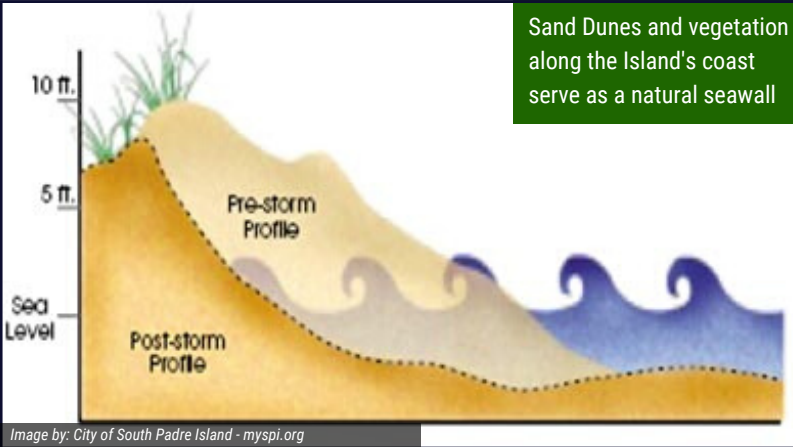


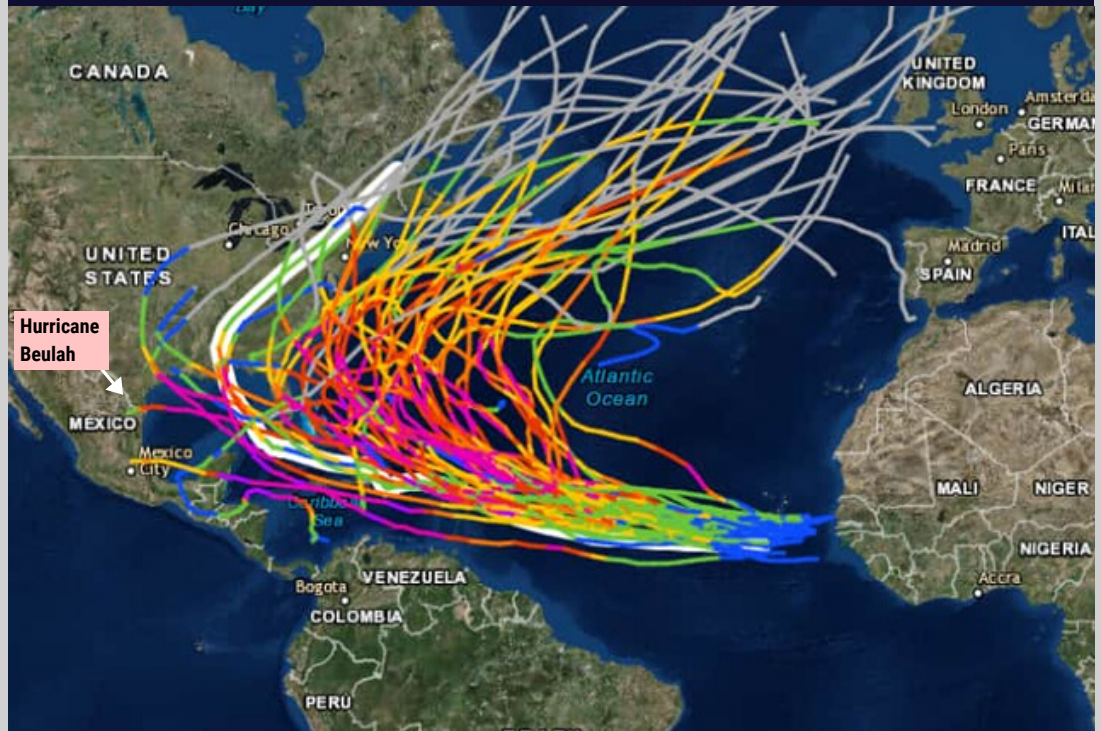
Image by: City of South Padre Island - mysipi.org



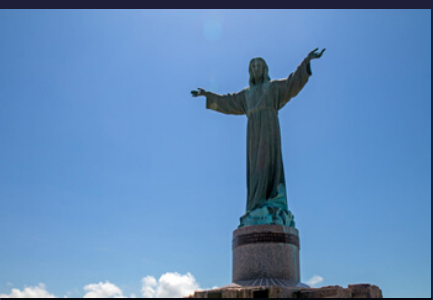
The National Oceanic and Atmospheric Administration (NOAA) has tracked paths of major hurricanes in the East Atlantic Ocean Basin for the past ~170 years.

The only major hurricane to hit close proximity to South Padre Island was Hurricane Beulah in 1967.

Category 4 & 5 Hurricane Tracks: 1851 - 2016



Source: National Oceanic and Atmospheric Administration (NOAA.gov)



Cristo De Los Pescadores - 'Christ of the Fishermen' Statue at Isla Blanca Park - Photo by: University of North Texas - UNT.com



Montezuma Shipwreck in Boca Chica - Photo by Texas.gov



South Padre Island Shells - Photo by Jeremy Manin - Flickr.com



Statue of Padre Jose Balli



Karankawa Native Americans - Painting by Frank Weir - Courtesy of Texas Beyond History

Established in 1804 by Spanish Priest Padre Nicolas Balli

The Island was named after Padre Nicolas Balli, who first called the island Isla Blanca or 'white island' for its white sand. The first permanent European settlement on the Island was located at the southern tip.

Port Isabel Lighthouse - Fishing Village

The waters of the Laguna Madre and Gulf of Mexico have always been areas of prime fishing. The Port Isabel lighthouse was constructed in 1899 for steering ships back towards their docks.

Battle of Palmito Ranch - Final Land Battle of The Civil War

Forces of the union and confederate armies met in 1865 for what many consider to be the final land battle of the American Civil War. The battle grounds are located just ten minutes west of the SpaceX facilities in Boca Chica.

Karankawa Native Americans

Native Americans were present on the mainland and also on Padre Island. Sites have been discovered on South Padre Island, though unavailable for public research.

Migratory Birds & Sea Turtles

Long before human settlement of the Island, migratory birds travelled throughout periods of the year, and sea turtles nest on the beaches - both still prevalent on the Island today.

Ship Wrecks & Remains

In 1554, 3 Spanish vessels were sunk off the Coast of Padre Island from a storm. The Mexican warship the 'Montezuma' was destroyed by Texas forces in 1836, with remains in the Boca Chica area.



Port Isabel Lighthouse - Photo by Billy D. Wagner



Battle of Palmito Ranch - Image By New Mexico State University - nmsu.edu



Photo by Padre Island Rentals



Photo by William Saturn - Flickr.com

About The Queen Isabella Causeway

The Island's only connection to the mainland is through the Queen Isabella Causeway.

The causeway was constructed in 1974 is the second longest bridge in Texas - stretching 2.3 miles across the Laguna Madre bay. The height of the causeway peaks at 85 ft.

Measuring and collected traffic data throughout periods of the year is a critical part for understanding visitation trends of the Island.

Queen Isabella Daily & Annual Crossings by Year

Year	Daily Traffic	Annual Traffic
2019	23,048	8,412,657
2018	23,232	8,479,617
2017	22,676	8,276,645
2016	22,617	8,255,325
2015	21,765	7,944,308
2014	21,546	7,864,219
2013	20,903	7,629,748
2012	21,634	7,896,573
2011	21,498	7,846,949
2010	21,451	7,829,591
2009	22,496	8,211,184
2008	21,261	7,760,441
2007	22,293	8,136,813
2006	22,064	8,053,360
2005	21,666	7,908,090
2004	21,456	7,831,424
2003	21,391	7,807,715
2002	20,910	7,632,150
2000	20,483	7,476,295
1995	18,517	6,758,705
1990	15,629	5,704,585

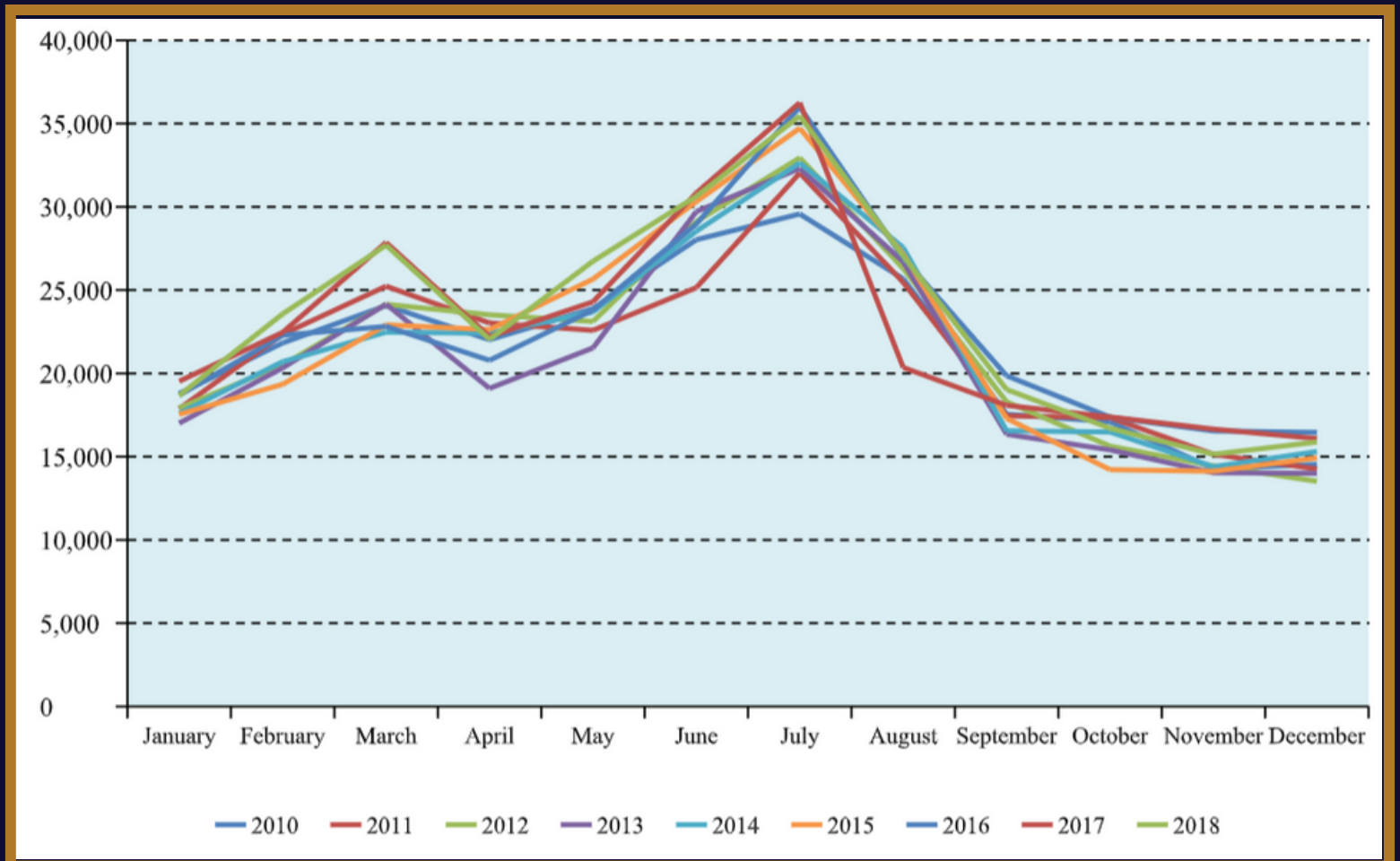
Source: Aaron Economic Consulting 2019 Resort Market Analysis -southpadreislandedc.com

Queen Isabella Causeway Daily Crossings By Month



Historical Data from Queen Isabella crossings from 2010 - 2019 shows March-August to be busier months for the island, with slower months September - February. March is a peak month due to South Padre Island's popularity as a spring break destination. July is the busiest month for the Island, along with other summer months.

	Jan.	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
2019	19,818	20,740	24,384	25,086	24,490	34,139	34,467	28,290				
2018	18,677	23,573	27,696	22,043	26,734	30,632	35,454	27,050	19,032	16,705	15,141	15,881
2017	19,527	22,464	27,861	22,207	24,295	30,831	36,255	20,354	18,079	17,382	16,653	16,086
2016	18,688	22,289	22,820	20,785	23,796	28,975	35,998	26,939	19,858	17,370	16,544	13,522
2015	17,542	19,346	22,915	22,626	25,659	30,323	34,722	27,160	17,296	14,220	14,124	14,927
2014	17,594	20,702	22,475	22,409	23,682	28,541	32,639	27,555	16,554	16,480	14,396	15,303
2013	17,011	20,331	24,157	19,099	21,529	29,716	32,307	26,707	16,344	15,407	14,038	13,997
2012	17,925	20,502	24,147	23,518	23,120	29,117	32,946	26,299	18,292	15,632	14,445	13,522
2011	17,876	22,345	25,234	23,026	22,584	25,149	32,031	25,465	17,450	17,344	15,140	14,253
2010	18,789	21,828	24,069	22,022	23,884	28,027	29,571	25,680	17,547	17,094	14,278	14,532



Source: Aaron Economic Consulting 2019 Resort Market Analysis -southpadreislanddc.com

Queen Isabella Causeway Traffic by Market Segment



Market Segment		# of Crossings	# of Visitors
<i>Permanent Residents</i>		2,808	
		1,590,816	
<i>Employment/General Business Travel</i>			
Cameron County Tourism Jobs		14,208	
SPI Tourism Jobs		4,197	
Commuters to SPI Tourism Jobs		4,019	
SPI Residents Commuting to Outside Jobs		430	25,319
Commuting Vehicles		3107	
Commuter Crossings			1,559,217
Misc. Business/Truck Crossings			31,958
<i>Lodging/Rental Condo/RV Visitors</i>			
Units/Spaces		4,041	
Units/Spaces Occupied Daily		2,552	
Total "Room Nights"		918,653	
Average Length of Stay		2.7	
Number of Traveling Parties		340,242	
Average Party Size		3.2	
Number of Overnight Visitors		1,088,774	1,088,774
<i>Seasonal Unit Visitors</i>			
Units/Spaces		3,475	
Units/Spaces Occupied Daily		514	
Total "Room Nights"		229,138	
Average Length of Stay		7.1	
Number of Traveling Parties		32,273	
Average Party Size		4.3	
Seasonal Visitor Crossings		138,774	138,774
<i>Day Visitors</i>			
Day Visitors Crossings			4,044,759
Total		8,479,617	5,272,307

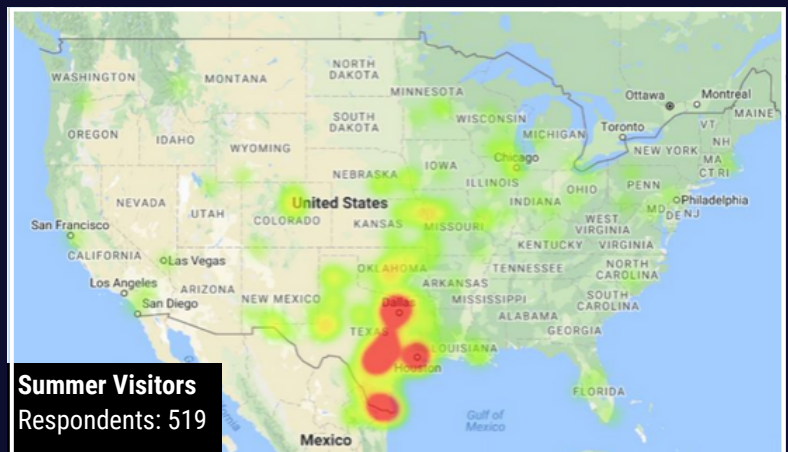
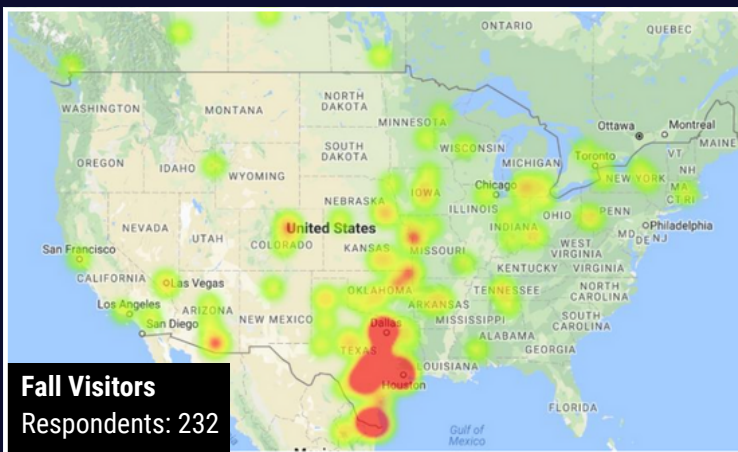
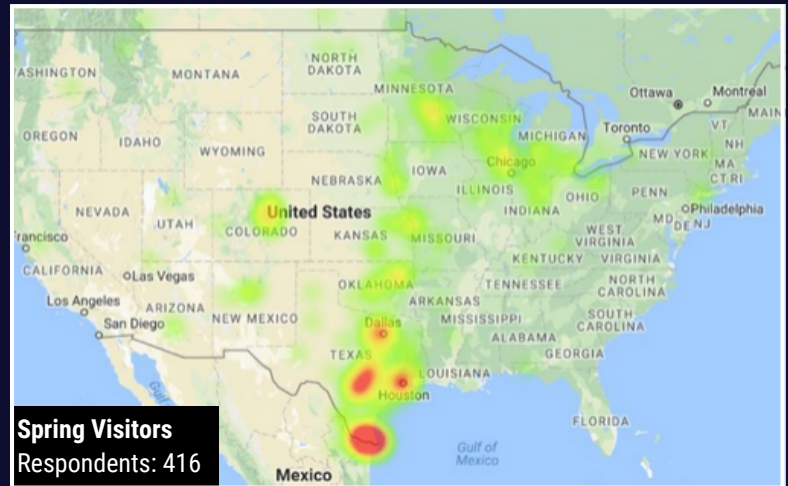
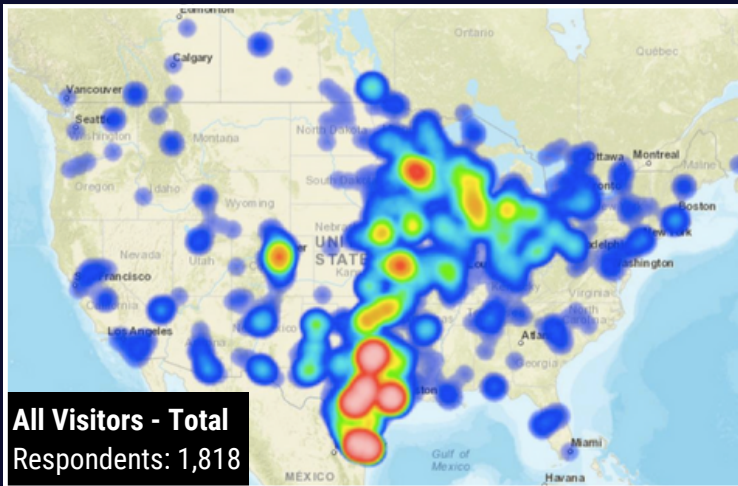
Source: Aaron Economic Consulting 2019 Resort Market Analysis -southpadreislandedc.com

2017-2018 Visitor Point of Origin Survey



The below 'heat-maps' present data gathered from respondents during a survey conducted from November 2017 - May 2018. The results show heavy visitation from nearby regions in the Rio Grande Valley, and major Texas metropolises of Houston, San Antonio, Austin, and Dallas/Fort Worth.

'Winter Texans' is the term given to visitors from northern and midwestern states who live in South Padre Island and nearby areas during their harsh winter months. Data shows these states are also common throughout other parts of the year. Continuous direct flights from these areas to Valley International Airport in Harlingen make travel easier and more feasible.



Source: Young Strategies 2018 report - southpadreislandedc.com

Additional Incentives to Layer with Opportunity Zones

The City of South Padre Island and the South Padre Island Economic Development Corporation are proud to offer Business Incentives to new businesses locating onto the Island, as well as existing businesses expanding and creating new jobs to improve the economy on the Island.

Local Incentives

- Chapter 312 Property Tax Abatements
- Chapter 380 Economic Development Agreements
- *Sand Dollars for Success* Grants - Startups & Existing Business
- Façade Improvement Grants
- Kauffman FastTrac Entrepreneurship Scholarships
- Low Interest Loan Program
- Art Business Incubator Program for Artists

State Incentives

- Texas Enterprise Fund
- Texas Capital Fund Real Estate Development Program
- Skills Development Fund
- Product Development and Small Business Incubator Fund

Property Assessed Clean Energy Program (PACE)

Cameron County PACE helps businesses lower their operating costs with 100% Financing for Energy and Water Efficiency in Industrial, Commercial, or Nonprofit Real Estate.

Contact South Padre Island Economic Development Corporation for More Information on Each Incentive

Why Texas?

- No Personal or Corporate State Income Tax
- 10th largest economy among nations of the world
- 2nd Largest State Economy in the US
- Predictable Regulations
- Business Friendly Climate
- Home to 49 Fortune 500 Headquarters
- Diverse Skilled Workforce of 14 million
- Highest Population growth rate of all 50 states over past 10 years
- Low Unemployment rate
- Home to major growing metropolises: Austin, Houston, Dallas/Fort Worth, San Antonio
- Central US Location & Easy Access to Global Markets
- Diverse Economy
- Robust Infrastructure

For further information on South Padre Island and details within this prospectus, contact:

South Padre Island, Texas - Economic Development Corporation

6801 Padre Boulevard

South Padre Island, TX 78597

Office: 956-761-6805

info@southpadreislandedc.com

www.southpadreislandedc.com

References & Resources



City of South Padre Island - myspi.org
South Padre Island Convention & Visitors Bureau - sopadre.com
South Padre Island Chamber of Commerce - spichamber.com
Economic Innovation Group - eig.org
HUD Opportunity Zones - opportunityzones.hud.gov
South Padre Island Birding & Nature Center - spibirding.com
Accelerator for America - acceleratorforamerica.org
Cameron County - www.co.cameron.tx.us
National Parks Service - nps.gov
RGV Partnership - rgvpartnership.com
University of Texas Rio Grande Valley - utrgv.com
Friends of RGV Reef - rgvreef.com
Texas Economic Development Council - texasedc.org
SpaceX - spacex.com
National Oceanic and Atmospheric Administration - noaa.gov
City of Port Isabel - myportisabel.com
City of Brownsville - cob.us
City of Harlingen - myharlingen.us
The Shores - theshoresspi.com
South Padre Island Med Spa & Urgent Care Clinic - medspaspi.com
Valley International Airport - flythevalley.com
Maps Courtesy of Google Maps - maps.google.com

Disclaimer: The use of the words “ investment prospectus” for the purpose of the work contained herein is not to advertise about, endorse or in any other way to promote or offer specific investment opportunities in cities OR OTHERWISE.

This investment prospectus is a template designed to help unify city leaders around a plan, to show what might occur in a city and to use as a tool to promote the city and its plans. The prospectus has been prepared for discussion purposes only and not to induce anyone to enter into any agreement or transaction. For the avoidance of any doubt, the distribution of this prospectus does not constitute an offer to sell or a solicitation of an offer to buy any assets or equity securities or any investment of any kind.