

More Information about the Montgomery Ward Building Site -

Located at the intersection of North Chaparral Street and Peoples Street, adjacent uses are:

- North – Corpus Christi Business Center, 4-story Commercial Office Building
- East - Nueces Lofts, a 10-story Historic Designated Mixed Use (64 residential units) & Nine Level (951 Space Parking Garage) managed by Laz Parking
- South - Vacant Building *For Sale* & Cosmopolitan of Corpus Christi *Under Construction* (\$24 million mixed-use project with 165 residential units and 3,800 sq. ft. of retail space)
- West - Asphalt Paved Parking Lot & Retail Buildings

The Site consists of Lots 1-4, Block 11, Beach Portion. The addresses are 501-521 N. Chaparral Street. Parcels included in the Site are:

Property ID	Geographic ID	Legal Description
191694	0540-0011-0010	BEACH LTS 1 & 2 BK 11
191695	0540-0011-0030	BEACH N70’ OF E105’ OF LTS 3 & 4 BK 11
191697	0540-0011-0035	BEACH S30’ OF E105 OF LT 3 BK 11
191698	0540-0011-0040	Beach W45’ OF LTS 3&4 BK 11

Lots 1, 2 and the western portion of Lots 3 & 4 contain 36 covered parking spaces, on a paved asphalt lot that was constructed in 2011. The parking lot is currently leased to Beach Center Corporation for Nueces Loft tenants.

On the eastern portion of Lots 3 & 4 sits the Montgomery Ward Building, on a rectangular-shaped, fully developed tract of land of approximately 15,000 sq. ft. The building was originally used as the Montgomery Ward & Company Department Store, and was closed in 1969. The structure is Second Renaissance Revival masonry construction with an exterior of both unfinished and painted face brick. The building has two stairwells to all three floors as well as an elevator shaft which previously served all three floors. The mezzanine has two additional staircases leading up to the second floor. The southern wall of the first and second floors was once part of a common party wall with another building that has since been demolished. This portion now has steel frame partitioning with the exterior covered with painted plywood siding. The interior has steel beams and columns with a concrete cover of the floor areas. The roof has a steel joist roof system. The total gross building area is approximately 21,973 sq. ft. Distribution of this space is as follows:

1 st Floor	approx 7,242 sq. ft. / 18 ft. clearance outside of the mezzanine area
Mezzanine	approx 2,900 sq. ft. / 8 ft. 4 in. clearance
2 nd Floor	approx 7,379 sq. ft. / 11 ft. clearance
3 rd Floor	approx 7,352 sq. ft. / 9 ft. clearance.

Zoning is Downtown Commercial (CBD). Multifamily and upper story residential units within commercial business structures are the residential uses permitted. Additional commercial uses allowed can be found in the Unified Development Code §4.5 *Commercial Districts*.

The City of Corpus Christi is currently accepting proposals for Montgomery Ward Building Site Redevelopment. For more information please visit www.ctexas.com/wardrfp.