



WHITECAP

NORTH PADRE ISLAND



DIAMONDBEACH
HOLDINGS LLC
A WHOLLY OWNED SUBSIDIARY OF
IBC BANCSHARES CORP.



CORPUS CHRISTI'S MOST STRATEGIC INTERSECTION FOR GROWTH



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Welcome to Whitecap North Padre Island

Corpus Christi's Most Strategic Intersection for Growth

A VIBRANT COASTAL DESTINATION FOR LIVING, LEISURE & LEGACY INVESTMENT

Whitecap NPI is a transformative mixed-use development located at the most connected and visible point of North Padre Island — where tourism traffic, residential demand, and long-term city growth intersect.

This rare opportunity blends lifestyle, commerce, and return-driven potential, offering investors a front-row seat to a bold new era in coastal community development. From premium residential neighborhoods and curated retail to hospitality, recreation, and community-minded amenities, Whitecap is designed to elevate every aspect of island life.

Backed by in-depth market research, experienced development leadership, and a prime location just minutes from downtown Corpus Christi, this offering combines strategic land, lasting demand, and a master-planned vision built for performance.





Strategically Positioned for Growth, Access & Demand

Whitecap NPI sits at the nexus of coastal living and metropolitan access. Located just 20 minutes from downtown Corpus Christi and the region's international airport, Whitecap is uniquely positioned to serve both residents and millions of Gulf-bound visitors annually. The community offers seamless connections to regional healthcare, higher education, shopping, recreation, and Texas' third-largest port economy — making it one of the few master-planned island destinations with both lifestyle appeal and market reach.

WHY CORPUS CHRISTI POWERS THE WHITECAP OPPORTUNITY



MAJOR HUB IN SOUTH TEXAS' ECONOMY

More than \$50B in new business investment between 2009 & 2019.



CORPUS CHRISTI'S DYNAMIC ECONOMY

Spans aerospace, aviation, manufacturing, and more.



\$57.4B IN REGIONAL INVESTMENT

\$50B+ IN RECENT INVESTMENT. AND GROWING.

Corpus Christi isn't just a neighbor — it's the economic engine that makes Whitecap a uniquely powerful investment. With port dominance, rising tourism, and major infrastructure, the region delivers scale and momentum few coastal markets can match.

MARKET INDICATORS THAT DRIVE LONG-TERM VALUE



#3 LARGEST US PORT BY TOTAL REVENUE TONNAGE



#2 LARGEST US CRUDE OIL EXPORT GATEWAY



\$23.3B CORPUS CHRISTI MSA GDP (2001-2023)



\$1.5B ANNUAL TOURIST SPENDING & \$50M ANNUAL SALES TAX REVENUE



753,345 PASSENGERS THROUGH THE CORPUS CHRISTI INTERNATIONAL AIRPORT (2024)



472,593 GROSS MARKET AREA POPULATION (Corpus Christi, North Padre Island, & Port Aransas) 611K+ 2026 Population forecast



\$103,202 MEDIAN HOME INCOME (North Padre Island & Port Aransas)



\$197,100 MEDIAN VALUE OF OWNER-OCCUPIED HOUSING (2019-2023)



Where the Coastline Becomes a Marketplace



10M
Annual Visitors

North Padre Island
& Corpus Christi



\$1.5B
Annual Tourist
Spending

\$50M Annual Sales
Tax Revenue

CONNECTIVITY THAT DRIVES VALUE



Walkable streets. Gulf and bay access. Canals, parks, and pathways all woven into a lifestyle-first masterplan.



A Vibrant Mixed-Use Destination on the Texas Gulf Coast

Whitecap is redefining coastal living on North Padre Island with a thoughtfully planned community that blends residential, retail, dining, hospitality, and recreation. Designed to serve both locals and the island's millions of annual visitors, this mixed-use hub offers a dynamic environment to live, stay, and experience the best of Texas' Gulf Coast lifestyle.



93 ACRES

Residential District

A coastal neighborhood with single-family homes, townhomes, and multifamily living. Walkable, connected, and steps from parks and the waterfront—modern island life at its best.



20 ACRES

Marina District

A destination for boaters, locals, and visitors to gather and explore, this lively waterfront hub is planned to feature a modern marina with dry-stack boat storage, Yacht Club with dockside dining, pool bar and club amenities.



30 ACRES

Nature Preserve

A protected coastal landscape with trails, boardwalks, and wildlife viewing. A peaceful escape that connects the community to nature and supports conservation.



30 ACRES

Retail & Entertainment District

The island's go-to destination for shopping, dining, and events with a vibrant mix of local flavor, year-round activity, and social energy



13 ACRES

Hospitality District

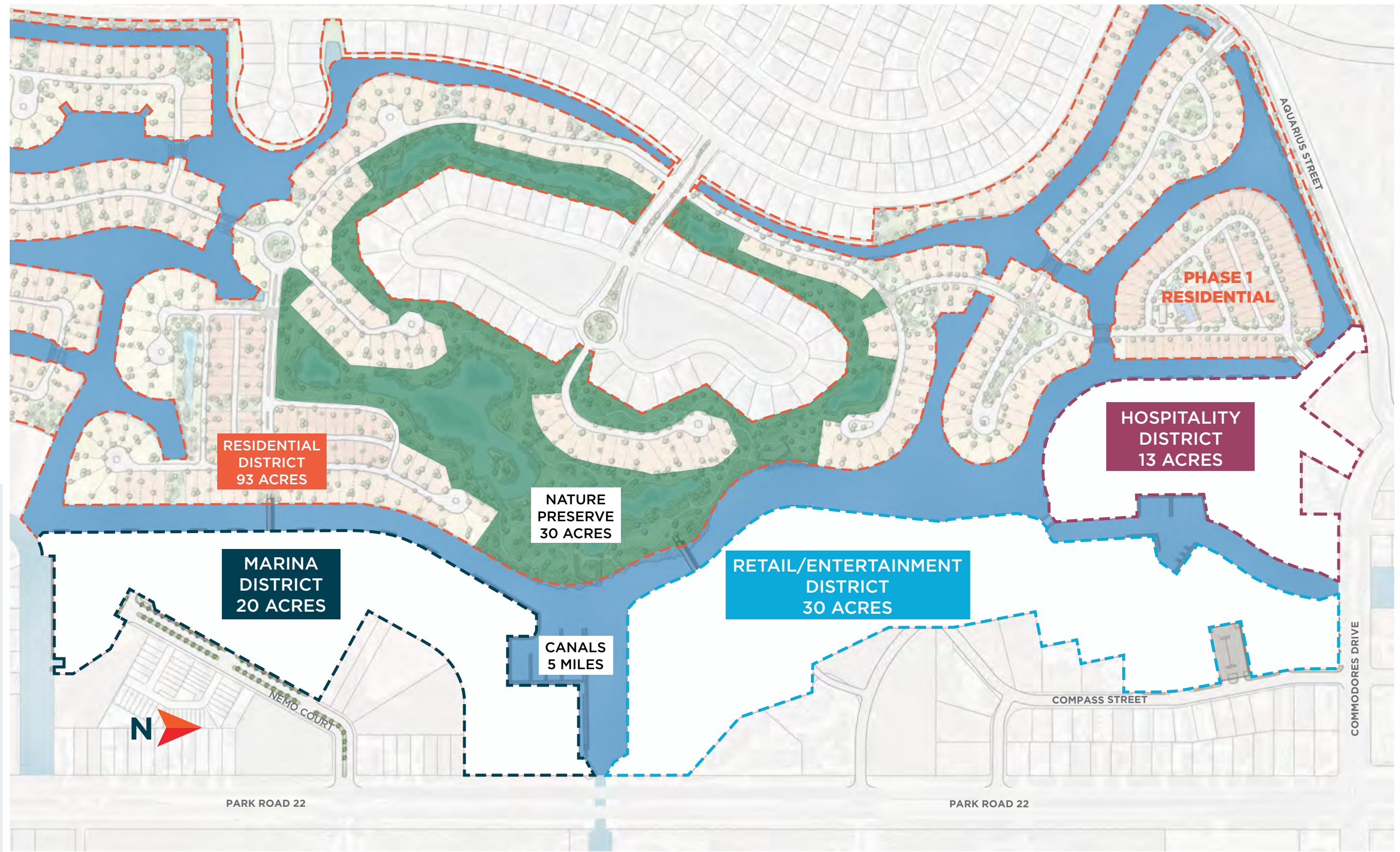
Envisioned as North Padre Island's premier destination, this planned waterfront district will feature a boutique hotel, spa, pool, conference center, branded residences, and a curated mix of shops, boat slips, and coastal dining.



5 MILES

Canals

A waterfront lifestyle zone built around a series of scenic canals. With dockside homes, pedestrian pathways, and direct ocean access, it's made for relaxed, connected coastal living.





Bordering Whitecap, this protected coastal landscape is part of the world's longest undeveloped barrier island. Home to rare sea turtle nesting grounds, over 380 bird species, and native coastal prairie, it offers unmatched biodiversity and year-round outdoor experiences.



Life on the Water

Whitecap's five miles of navigable canals offer private dockside living with direct access to the Gulf, scenic views, and a relaxed, walkable environment. Whether you're casting off for a day of fishing, kayaking at sunrise, or cruising home by boat, life here flows naturally between water, home, and horizon.

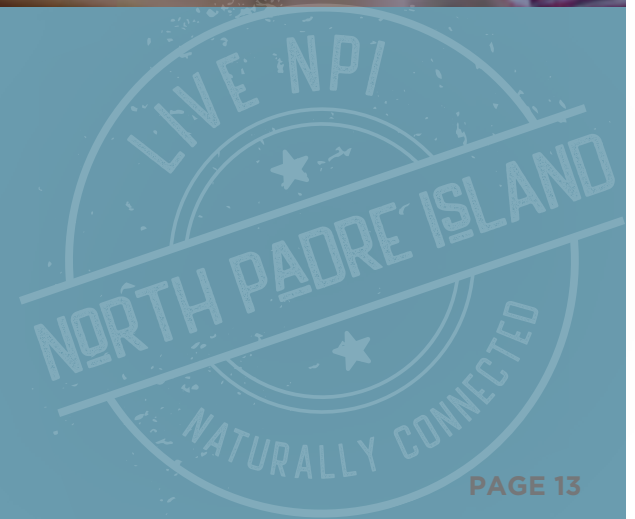


Whitecap's 240-acre master plan reimagines North Padre Island as a connected coastal community built around water, nature, and walkability.

A network of navigable canals, green spaces, and trails links homes to retail, dining, and resort-style amenities — designed to elevate everyday life on the island.



MIXED-USE | GUIDING PRINCIPLES





HUMAN SCALE

Establish a pedestrian- and multi-modal-oriented, walkable community.



VILLAGE SETTING

Create activated town centers within distinct villages that are interconnected by pathways and pockets of open space.



MIXED USES

Provide a wide variety of mixed uses from commercial and hospitality to high density residential.



CREATE VALUE OFF OF WATER

Activate street frontages and other areas outside of canal and water frontages.



ENHANCE CONNECTIVITY

Improve canal connections to the Gulf and between neighborhoods. Improve golf cart and pedestrian connections in the region.



MULTIPLE DESTINATIONS

Develop a web of regional destinations and special places that become cornerstones for the broader community.



CIVIC & RETAIL AS AN AMENITY

Use a wide variety of civic, commercial, and retail spaces as community amenities for both residents and regional visitors.



PHASED MATURATION

Phase development and value of the project over time. Create opportunities that do not currently exist in the region.



MAXIMIZE WATER FRONTAGE

Activate canal and water frontages. Maximize the public realm along canal and water frontages. Design spaces that engage the water.



POP-UP LAND USES

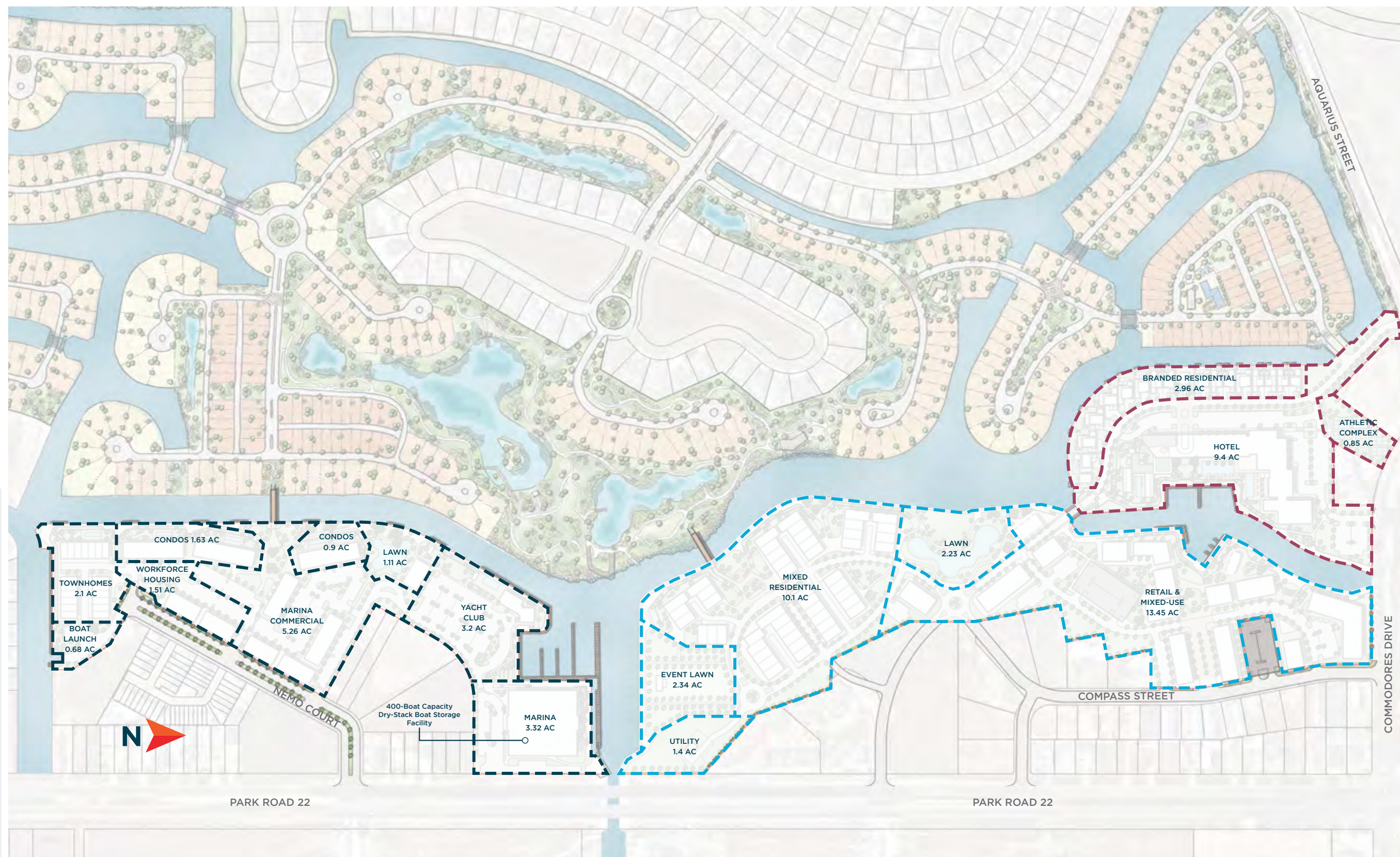
Create temporary, pop-up land uses to create value and interest now. Temporary uses to be integrated into the permanent fabric eventually.

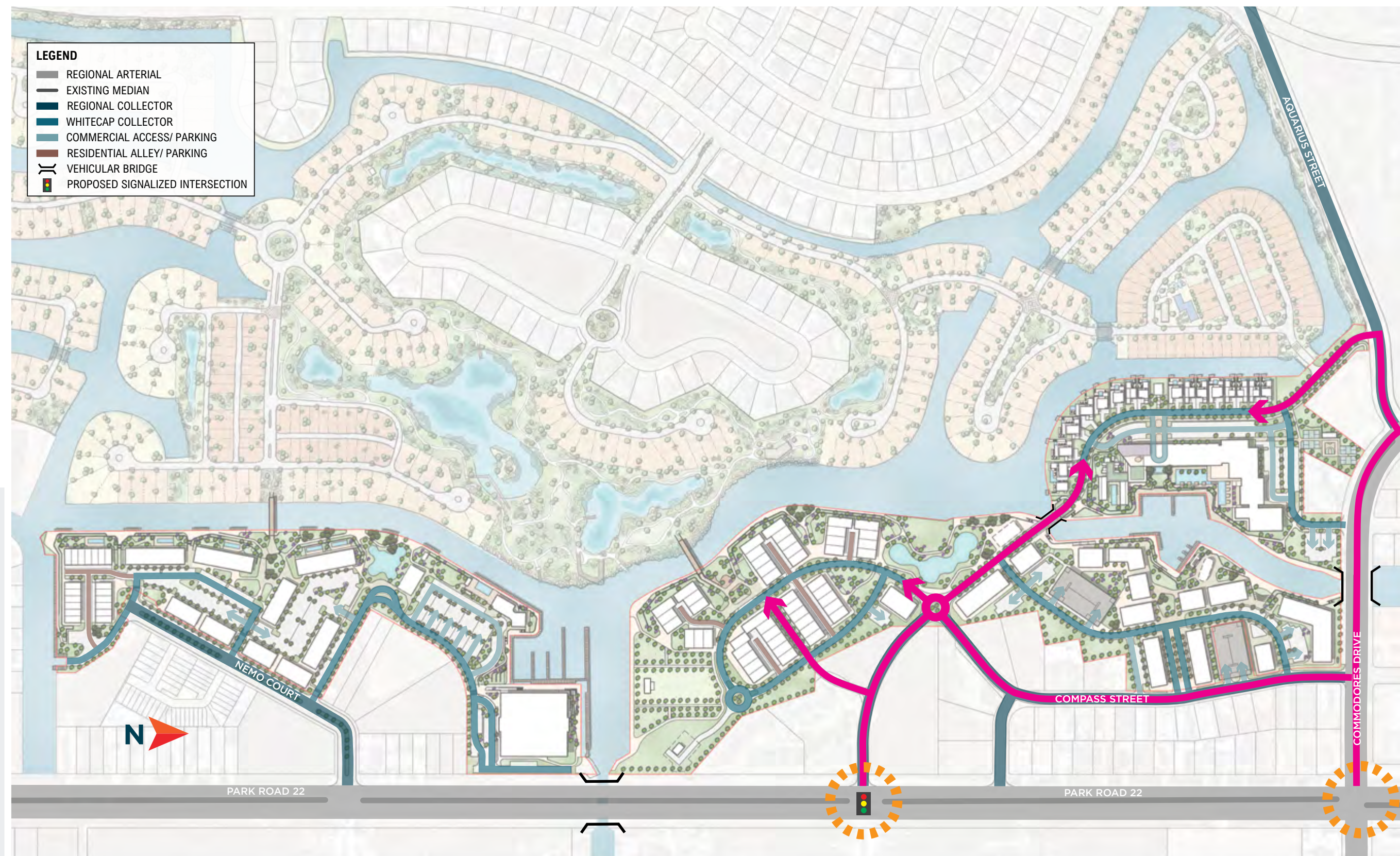


MIXED-USE | MASTER PLAN











MIXED-USE | CHARACTER





Whitecap's Mixed-Use Character

Designed for Coastal Living, Built for Commercial Momentum

At the key intersection of SH 361 and Park Road 22, Whitecap's mixed-use core introduces a new kind of island experience — fluid, vibrant, and shaped by the movement of people and water. Inspired by the curves of the surrounding canals, the district is designed to flow, with coastal contemporary architecture, open-air plazas, boutique retail, and waterfront dining that invites exploration. Pedestrian-first pathways, intuitive vehicular access, and generous parking work together to support daily convenience and destination appeal. With modern finishes, natural connectivity, and built-in residential energy, this is the commercial heart of Whitecap — and a rare opportunity to lead in North Padre Island's next chapter.





A New Coastal Center for Connection, Commerce & Culture

Whitecap's retail and entertainment district brings a first-of-its-kind destination to North Padre Island — a walkable waterfront center with boutique shops, canal-side dining, event spaces, and public plazas. Linked by boardwalks and marina access, it's designed for residents, boaters, and visitors to gather, explore, and enjoy island life in motion.



Commercial Store Fronts

Walkable, Leasable, Ready to Activate

Whitecap's ground-level commercial storefronts invites daily use, social activity, and discovery — ideal for boutique retail, cafés, and essential services. Set within a waterfront, walkable district and supported by built-in residential and visitor demand, these spaces offer a rare opportunity to establish a business in a thoughtfully planned, design-forward coastal setting.



Commercial Street Plaza

The Central Gathering Space of the Downtown District

Located within Whitecap's emerging Downtown District, this open-air plaza is designed for activation — a flexible public space framed by restaurants, shops, and entertainment. From live music and weekend markets to everyday gatherings, the plaza creates a lively, walkable environment where locals and visitors come together to experience the coastal rhythm of Whitecap.



Resort Hotel & Conference Center

Boutique Hospitality by Design

This boutique-style hotel will offer guests a front-row experience of the Whitecap lifestyle with spa services, an athletic facility, pool, and conference center. Integrated into the walkable community, it's designed to connect visitors with nearby shopping, dining, and marina access while anchoring the hospitality vision of Whitecap.



Branded Residential Luxury Waterfront Living with Hospitality Appeal

These canal-side residences offer a premium coastal lifestyle — combining modern architecture, private pools, and optional rental flexibility. Located within the Hospitality District and envisioned as part of a branded residential program, they reflect the next level of island living: design-forward, service-ready, and steps from dining, entertainment, and the marina.



Marina & Dry-Stack Storage

**High-tech storage. Full-service access.
Gulf-ready convenience.**

Whitecap's Marina District features one of the most advanced marine facilities on the Gulf Coast. The fully automated dry stack system — only the second in the U.S. — offers secure, on-demand storage and quick launch access just steps from the water. The marina will offer fueling, maintenance, and dockside service, with direct access to the Gulf and Intracoastal Waterway.



Yacht Club

Part of a Connected Coastal Experience

The Whitecap Yacht Club reflects the community's vision for modern island living — offering refined dining, dockside arrival, event space, and a direct connection to life on the water. As a central amenity within the Marina District, the club is designed to welcome both residents and visitors reinforcing Whitecap's identity as a destination for elevated Gulf Coast living.



Waterfront Condos

Flexible Living, Canal-Side Setting

These canal-side residences offer live/work flexibility in the heart of the Marina District — combining elevated design with the freedom to live, create, or operate a small business. With walkable access to trails, retail, and waterfront amenities, they're made for modern island life.



Live/Work Townhomes

Modern, Flexible, Built for Coastal Creators

These canal-side townhomes bring a modern, live/work option to the Marina District — ideal for entrepreneurs, creatives, or anyone looking to blend business and lifestyle in a vibrant waterfront setting. Designed to complement Whitecap’s coastal aesthetic, they offer flexibility, walkability, and direct access to trails, retail, and recreation.



SALES CENTER

14353 Commodores Drive, Corpus Christi TX 78418

WhitecapLivingNPI.com



WHITECAP
NORTH PADRE ISLAND

**Retail & Development
Opportunities Available**

**For More Information,
Call Terence Johnson**

361-300-5833

tjohnson@ashlardev.com



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