
Commercial Real Estate Market - Fourth Quarter 2018

<u>Corpus Christi</u>	<u>SF(000)</u>	<u>Vacancy</u>	<u>Rate/SF</u>
<u>Office Market</u>			
Total Market	11,136	7.8%	\$13.50
Class A	1228	9.3%	\$17.00
Class B	7,140	8.2%	\$14.16
Class C	2,768	6.1%	\$10.42
CBD Market	4,627	9.4%	\$14.23
South Side Market	2,269	6.4%	\$16.09
Mid-City Market	1,714	9.2%	\$9.73
West Side Market	903	1.7%	\$13.36
<u>Industrial Market</u>			
Total Market	25,863	4.5%	\$7.87
Warehouse Space	24,509	4.1%	\$7.47
Flex Space	1,354	11.1%	\$10.43
CBD Market	1,496	7.0%	\$6.23
West Side Market	9,442	5.4%	\$7.55
Northwest Market	5,887	4.6%	\$8.59
South Side Market	1,668	2.5%	\$8.46
Southwest Market	2,054	3.2%	\$9.30
<u>Retail Market</u>			
Total Market	27,135	2.9%	\$13.37
General Retail	17,087	2.4%	\$11.04
Mall Market	2,392	0.0%	N/Av
Power Center	355	0.0%	N/Av
Shopping Center	6,712	4.8%	\$14.52
CBD Market	1,445	1.2%	\$11.97
Mid-City Market	6,731	2.6%	\$11.97
South Side Market	6,964	2.4%	\$15.83
West Side Market	1,801	2.8%	\$7.68
Northwest Market	2,919	4.2%	\$18.94
Flour Bluff/Padre Is.	1,738	1.8%	\$14.96
Portland/Ingleside	2,160	6.8%	\$13.37

Source: CoStar Group and Burbach & Associates, Inc., Corpus Christi, TX

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**McAllen/
Edinburg/Pharr**

Office Market

	SF(000)	Vacancy	Rate/SF
Total Market	11,442	6.2%	\$14.78
Class A	446	10.3%	\$23.55
Class B	8,058	6.5%	\$13.20
Class C	2,939	4.9%	\$12.48
CBD McAllen	449	4.6%	\$15.78
Greater McAllen	5,534	5.0%	\$17.35
Edinburg	2,025	6.3%	\$10.64
Pharr	972	6.9%	\$14.10

Industrial Market

Total Market	28,546	6.5%	\$5.55
Warehouse Space	27,507	6.3%	\$5.43
Flex Space	1,039	11.8%	\$8.95
CBD McAllen	41	0.0%	\$5.54
Greater McAllen	14,345	5.0%	\$5.84
Edinburg	2,552	2.3%	\$5.10
Pharr	4,723	9.8%	\$5.14

Retail Market

Total Market	37,166	4.9%	\$18.02
General Retail	22,547	4.3%	\$15.70
Mall Market	2,094	0.0%	N/Av
Power Center	2,446	8.6%	\$28.66
Shopping Center	9,138	6.0%	\$17.60
CBD McAllen	1,384	6.5%	\$9.75
Greater McAllen	16,931	5.7%	\$20.02
Edinburg	4,557	3.2%	\$17.52
Pharr	2,889	4.7%	\$17.56

Source: CoStar Group and Burbach & Associates, Inc., Corpus Christi, TX

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<u>Brownsville /Harlingen</u>	<u>SF(000)</u>	<u>Vacancy</u>	<u>Rate/SF</u>
<u>Office Market</u>			
Total Market	4,670	6.7%	\$16.22
Class A	125	18.3%	\$21.96
Class B	2,963	7.0%	\$15.12
Class C	1,582	5.1%	\$12.34
CBD Brownsville	541	3.9%	\$14.72
CBD Harlingen	386	13.1%	\$17.48
Greater Brownsville	1,769	6.8%	\$18.61
Greater Harlingen	1,494	7.6%	\$14.01
<u>Industrial Market</u>			
Total Market	16,225	6.5%	\$4.78
Warehouse Space	15,998	6.6%	\$4.77
Flex Space	227	0.0%	\$5.21
CBD Brownsville	379	3.3%	\$7.10
CBD Harlingen	42	70.8%	N/Av
Greater Brownsville	8,677	4.1%	\$6.89
Greater Harlingen	2,650	12.1%	\$4.94
<u>Retail Market</u>			
Total Market	19,149	4.6%	\$14.00
General Retail	12,528	3.6%	\$13.05
Mall Market	1,426	0.5%	N/Av
Power Center	1,071	5.8%	\$18.94
Shopping Center	4,125	9.1%	\$14.58
CBD Brownsville	1,248	5.2%	\$10.57
CBD Harlingen	237	15.1%	\$5.29
Greater Brownsville	8,978	4.4%	\$15.90
Greater Harlingen	5,620	5.3%	\$14.02

Source: CoStar Group and Burbach & Associates, Inc., Corpus Christi, TX
