Corpus Christi's Growth Future

An Application of GeoRED

South Texas Economic Development Center
July 1, 2022
Most Promising City

Coming out of the pandemic, Corpus Christi is now the most exciting city in Texas.

Simply because of its future.
Water's Edge

But growth in the Sparkling City by the Sea is limited by, of course, the sea.

Nearly 25 percent of the land and 12 percent of the existing building structures in the region lie in a FEMA flood zone.

Swipe the slider to show areas subject to flooding risk.
Today, roughly 14 percent of the city's land parcels are available for future development, either for residential or commercial purposes.
Much of Corpus Christi's city core is fully developed.

So are its Westside and Bayside areas.

3 **Southside**

Most of Southside is also fully built out without annexing new divisions.
This newly developed community has already expanded beyond Oso Creek, which challenges low-lying properties with flooding risk.

4 North Padre Island

With nearly 6,000 land lots, or 62 percent, available for development, the Island has the most potential to grow further.

But most homes there will likely submerge in a 100-year flood.

According to Climate Central, the entire Island will virtually disappear in 200 years should the sea level continue to rise at the current pace.
Beyond the City Limit

In a nutshell, Corpus Christi is surrounded mostly by water bodies that will continue to define its growth future.
Don't Look Up

Local community planning is also complicated by airspace.

Naval Air Station Corpus Christi's airfield operations entail land use and flight clearance requirements for its surrounding areas.
**Mañana Is Now**

Corpus Christi's best should **not** rest on its future, but now.

Now is your turn to use the following GeoRED tool to explore growth opportunities in this community.

This tool is built under the [Regional Resilience Partnership](https://storymaps.arcgis.com/stories/0640de64759a41bea087509b9d5fab49) and it will updated over time with your input.
GeoRED WebMapApp Flood Impact, Beta Snapshot 05/12/2022

GeoRED
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