14130 N. CABANA

CORPUS CHRISTI, TX 78418

Fully Renovated • STR Permitted • 9 Unit Complex

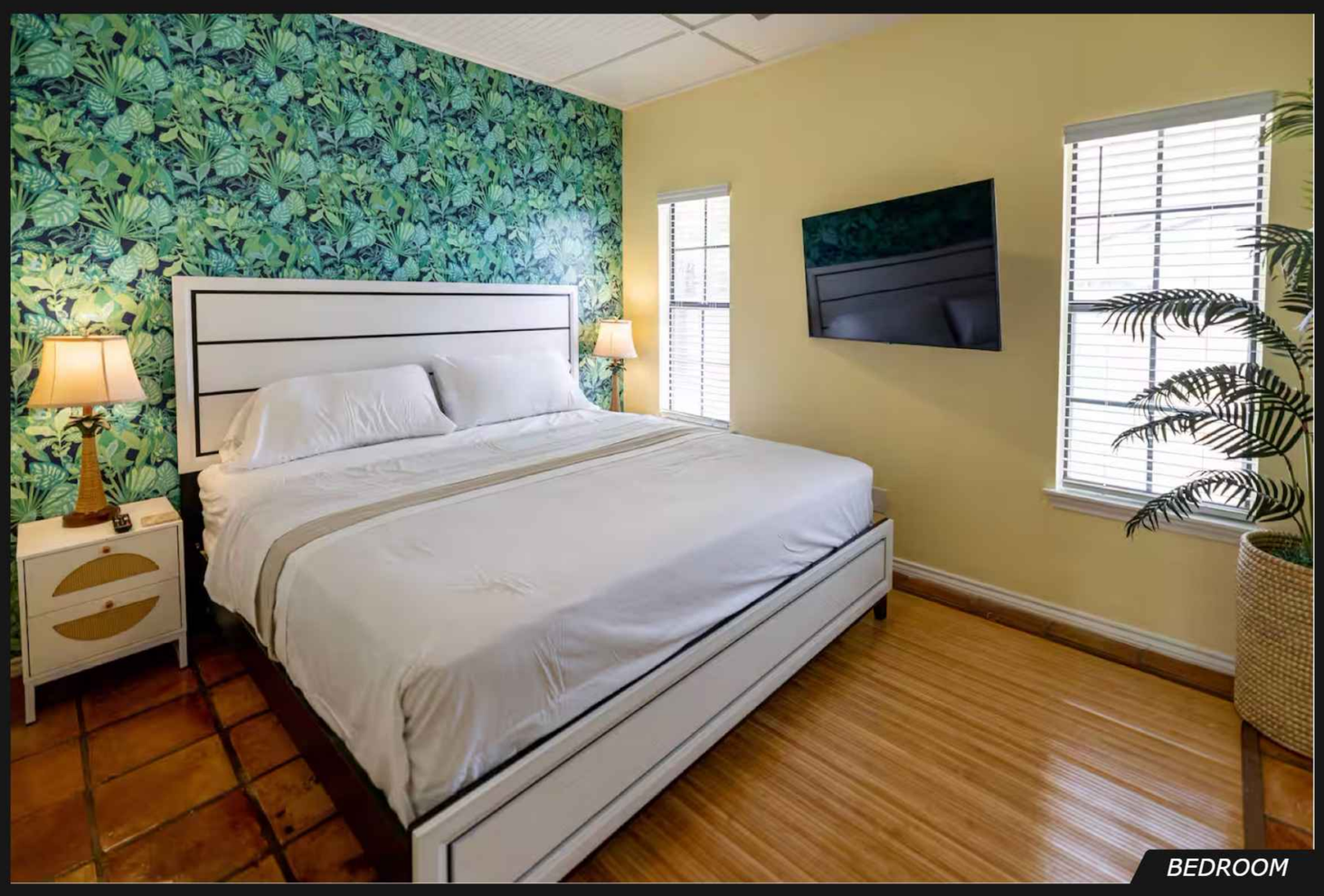
CABANA SUITES

Sample Single Bedroom - Overview

1 Bedroom | 1 Bathroom | 539 sf

Charming and Cozy, these (4x) single bedroom units offer the perfect combination of comfort & convenience, in a compact, well-designed space.

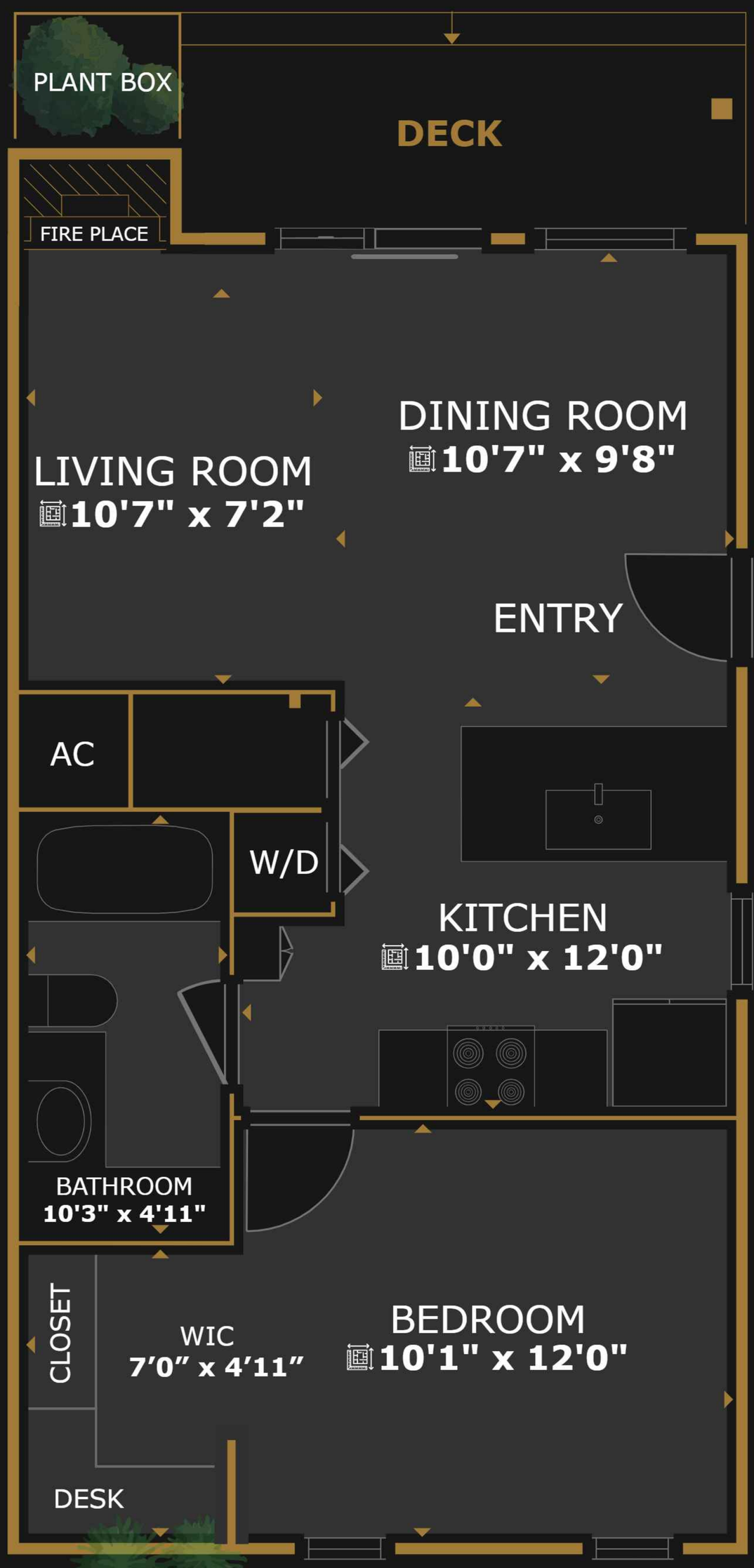
Ideal for individuals and couples, these units feature inviting, open kitchens with top quality quartz or granite countertops. The living rooms all have pull out soft beds and modern electric fireplaces. Kitchens, bathrooms, bedrooms were fully renovated and are unique with their own styling and maximize every inch of space.

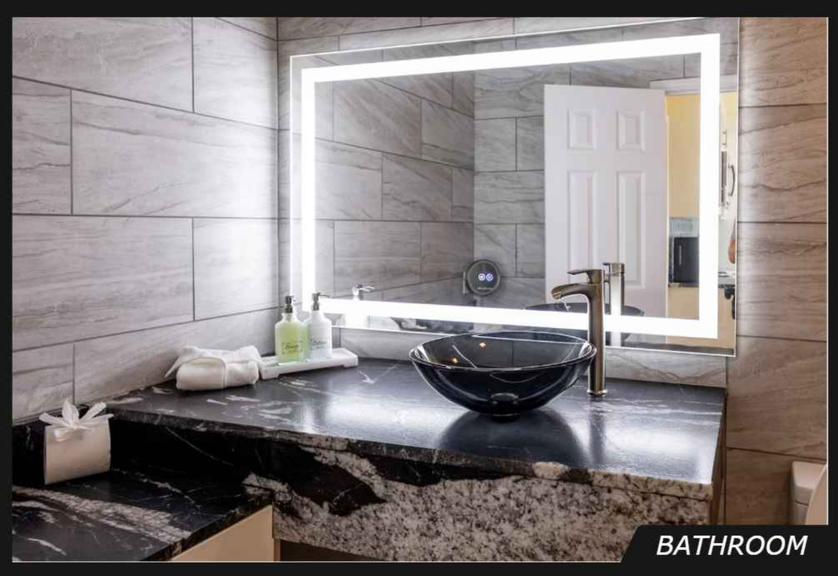


BEDROOM

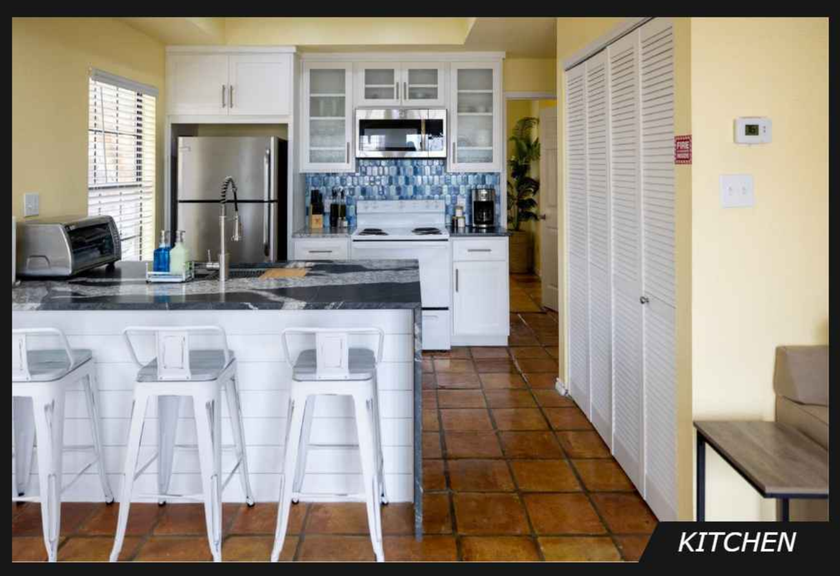


LIVING ROOM





BATHROOM



KITCHEN



PORCH

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Sample Double Bedroom - Overview

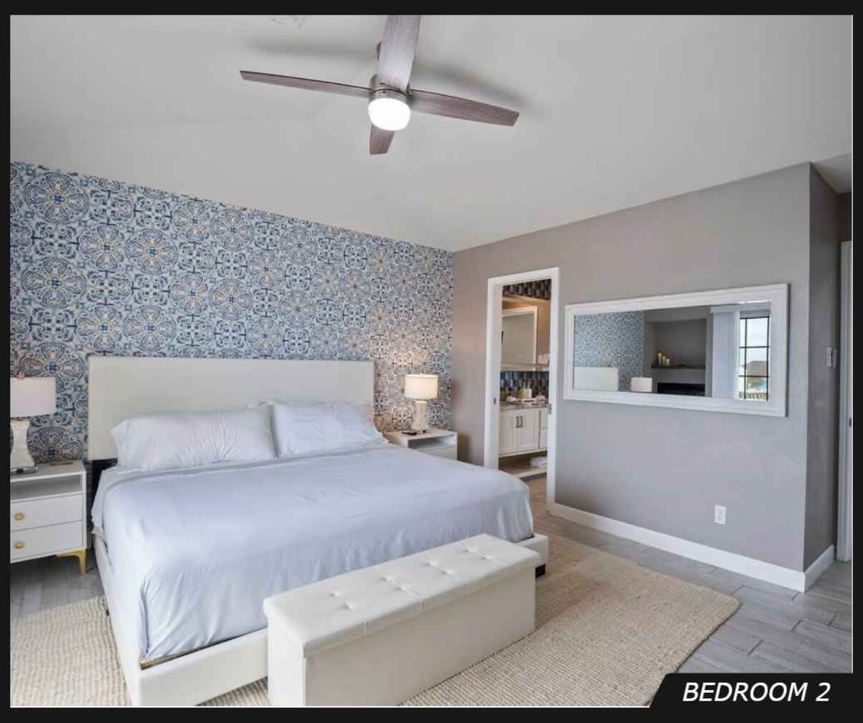
2 Bedroom | 1.5 Bathroom | 1,377 sf

Bright and Beachy, these (5x) 2 bedroom units capture that Wow factor! Designed to cater to short term beach vacationers these gorgeous units offer the perfect place to unwind.

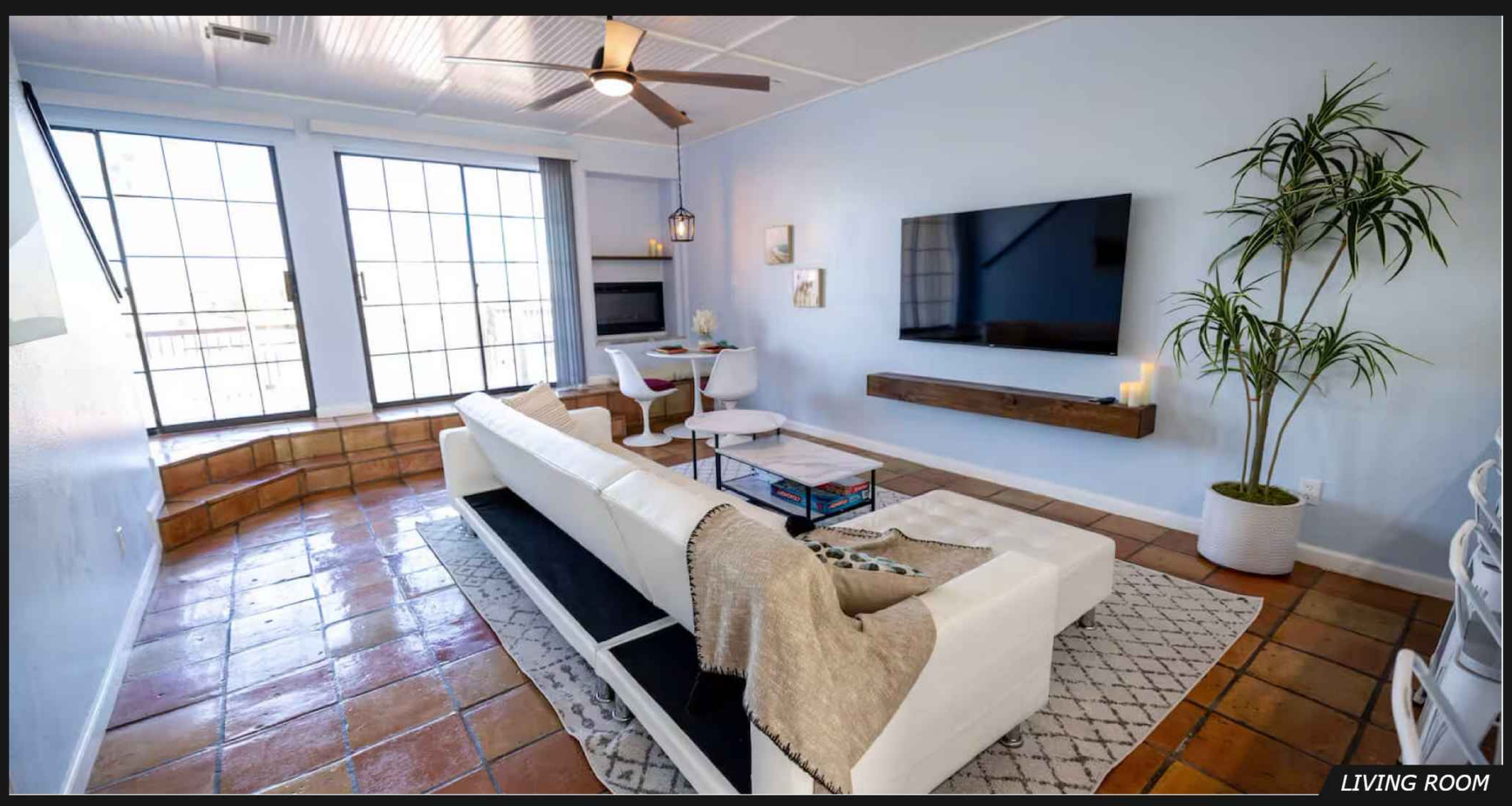
Both bedrooms have custom built-in granite desks for WFH vacationers. The master bedrooms have modern fireplaces. All chimneys were rebuilt throughout the complex. Each unit has great natural light and large windows. The well appointed kitchens are brand new and feature sleek countertops and ample cabinetry. Bathrooms were renovated with new tiles and shower benches. All ACs are brand new.



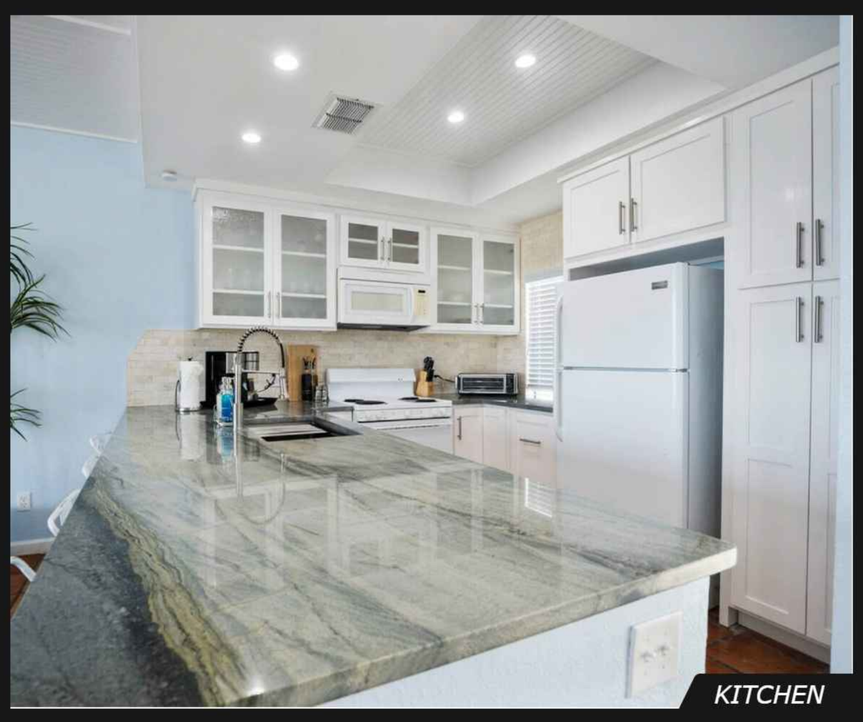
BEDROOM 1



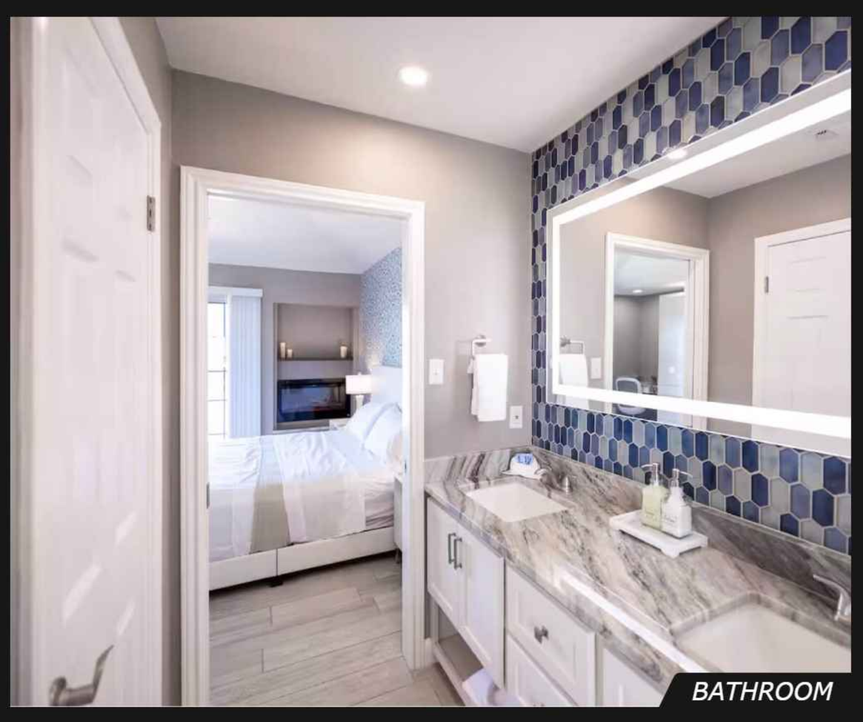
BEDROOM 2



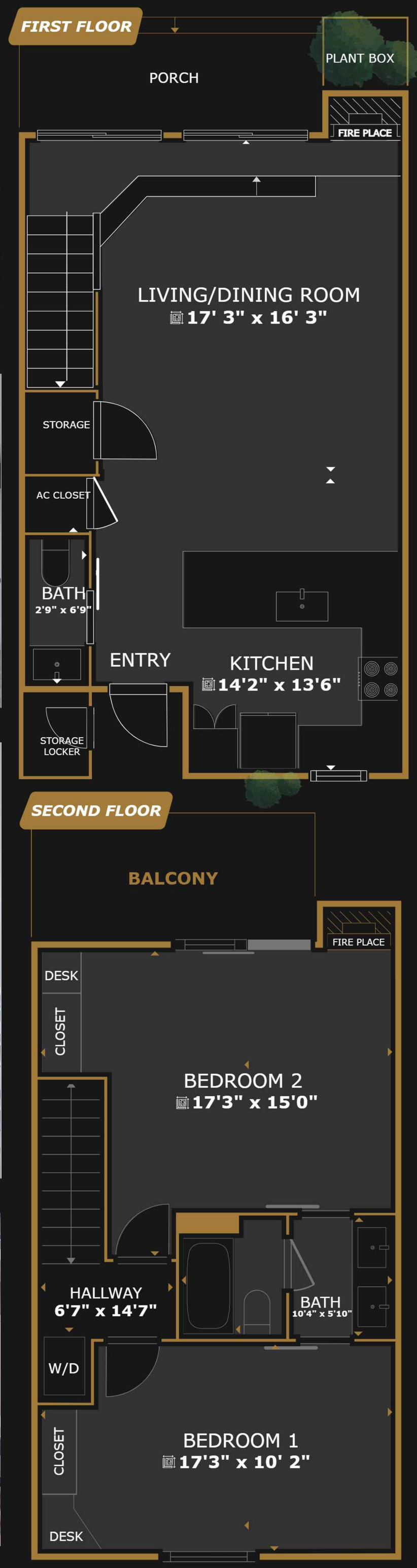
LIVING ROOM



KITCHEN



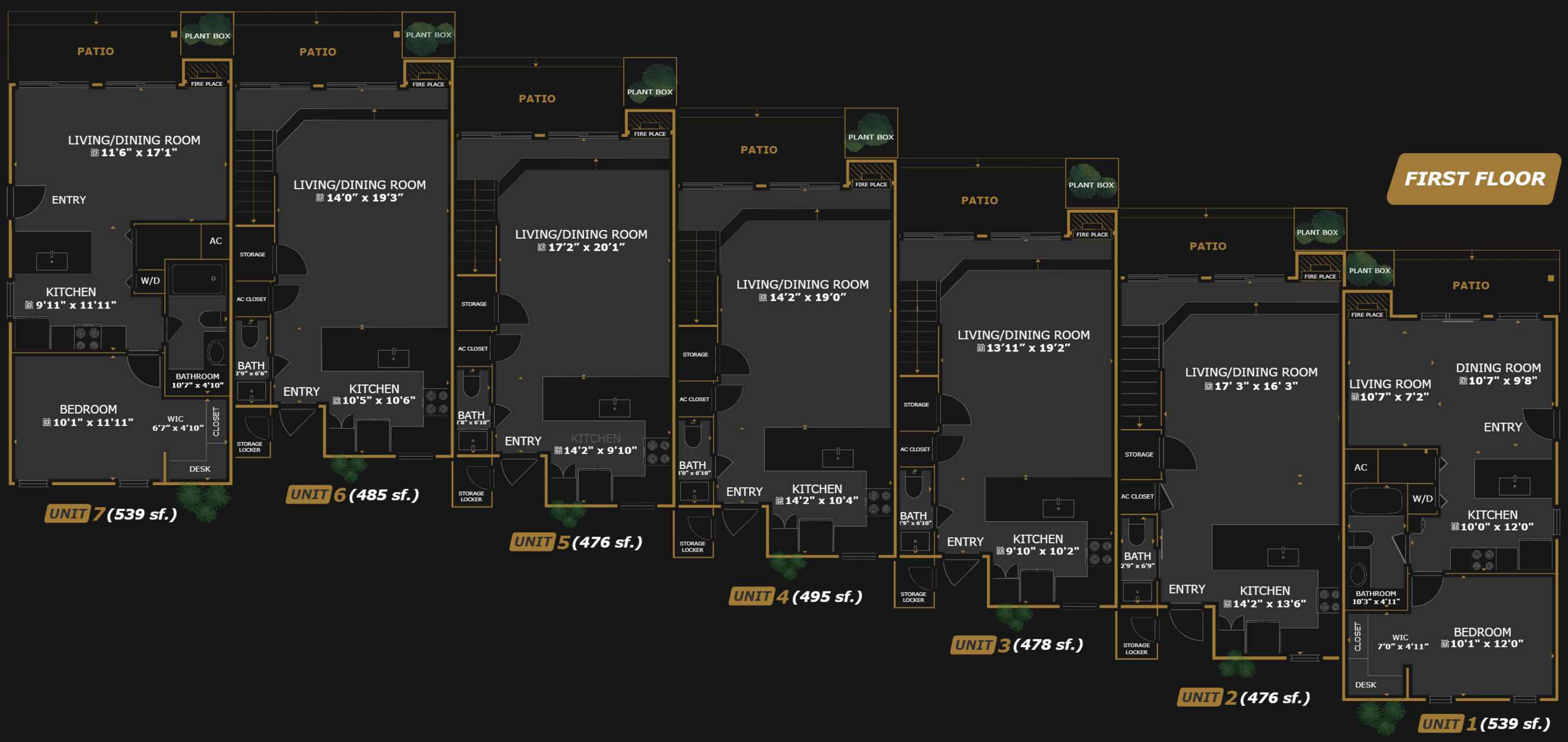
BATHROOM



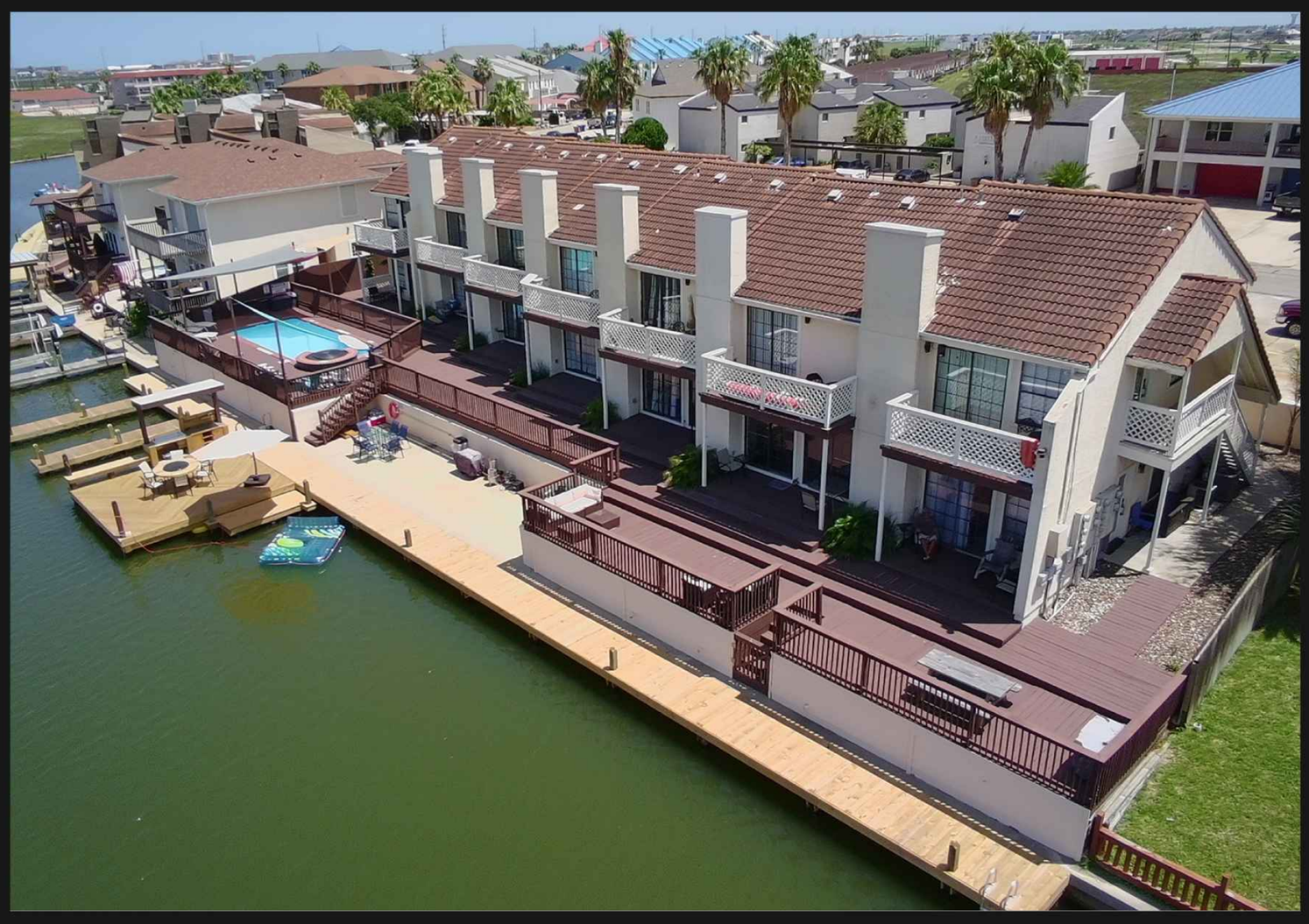
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Floor Plan

This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own sources.

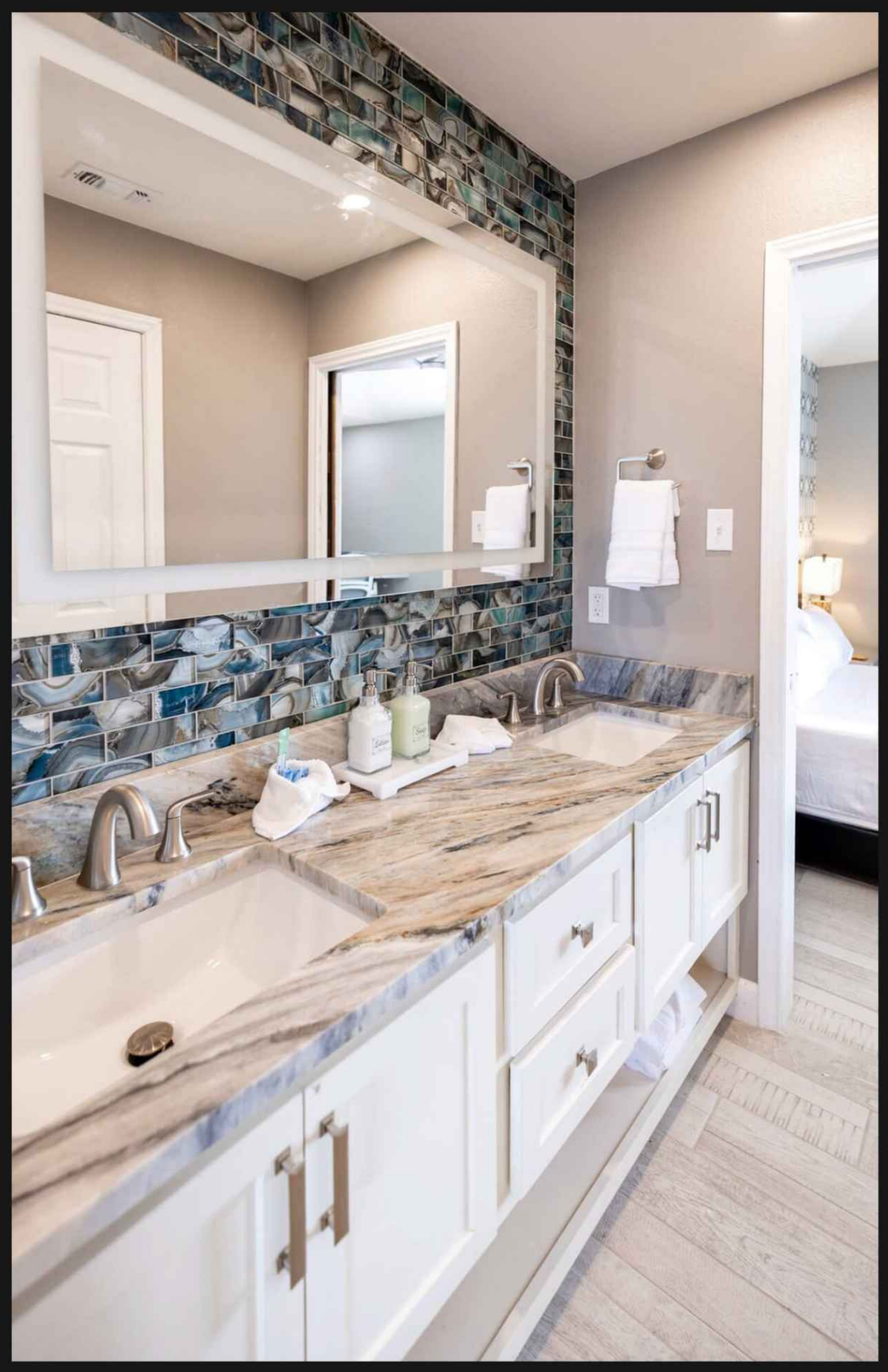


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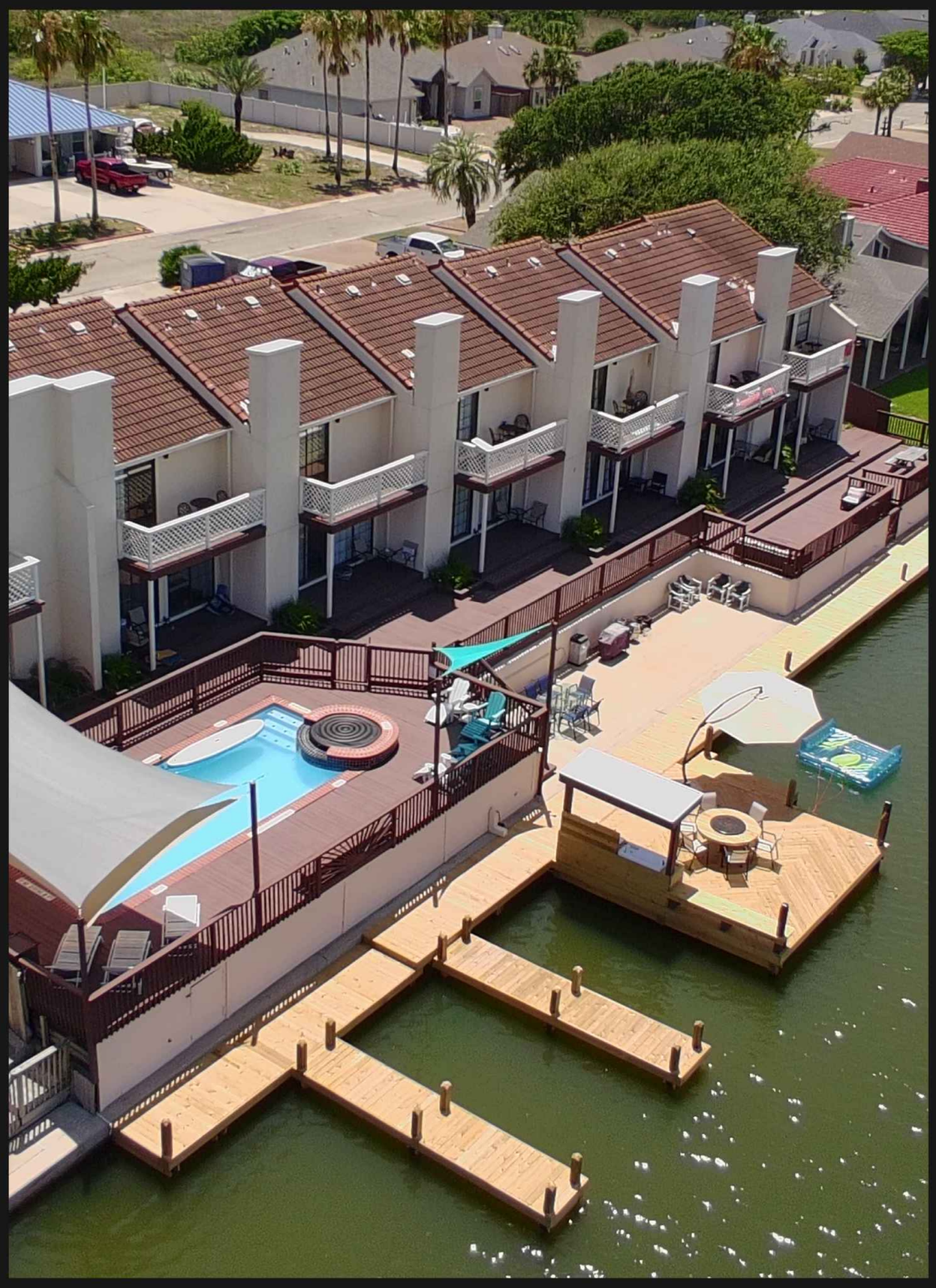


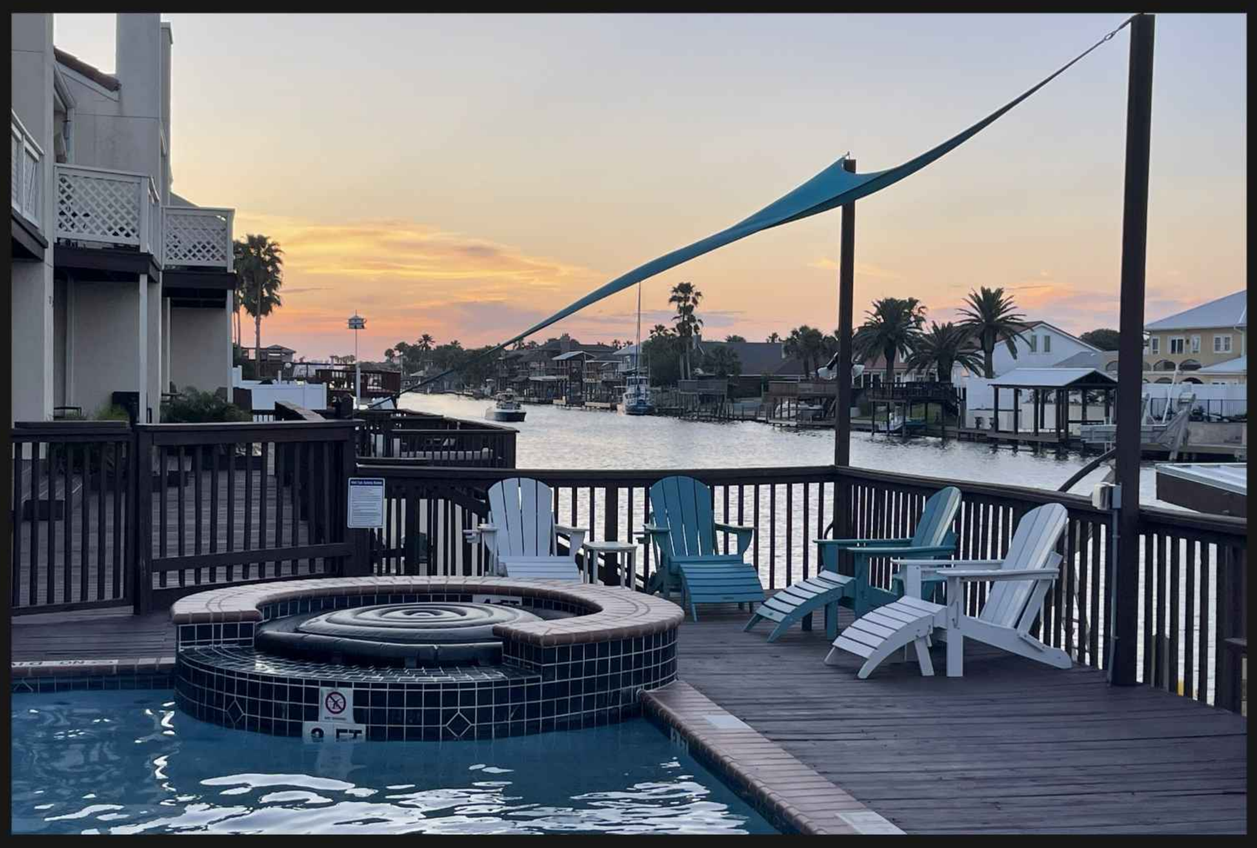






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Property Specification

14130 N. Cabana St. is a beautiful Multi-family Complex. Zoned R3 and permitted for STR. The property boasts unobstructed views down the commodores canal. Growth in Central Texas has fueled growth here on the 3rd coast. North Padre Island is the closest beach for the Austin / San Antonio region. As they say, Location, Location, Location; this property, on this canal, in this condition, is poised for strong and growing revenues year after year.

The Cabana Suites is the prime, turn key STR complex in NPI. Designed for beach vacationers, families, fishing folks and military personnel needing a top-quality short term stay. Please contact us to learn more about this wonderful investment property.

PRICE: $2,475,000

STRUCTURE:

7,092 Square Feet | Built 1986 | 9 Units | 14 Bedrooms & 9 Bathrooms, 5 ½ Bathrooms | 2 Stories

- Main level: Kitchens, living rooms, ½ baths, porches, 2 end unit singles
- 2nd level: Bedrooms, Washer / dryers, Jack and Jill Bathrooms, 2 end unit singles, decks for the 2 bedroom units
- Stucco walls, Spanish tile roof, large parking lot, all rebuilt chimneys with new aluminum caps
- New tile floors upstairs, new kitchens, new bathrooms, and enhanced stairs
- Brand new docks and slips and custom fish cleaning station / outdoor kitchen
- Brand new floating dock for kayaks, paddleboarding
- Dock piling have a protective wrap to increase their longevity

UTILITIES & CONNECTIONS

Water Connections:

- The structure is connected to the city of Corpus Christi for water and waste water
- The property also contains multiple timers used for irrigation of the planter boxes and landscaping
- The property has no gas line

Electricity:

- Electricity is provided by Gexa Energy under a muli-year contract
- Every unit has its own electric meter. There is also a pool / exterior meter
- There is a brand new secondary electrical panel at the pool plumbing prewired for boat lifts

Internet:

- The complex has 2 broadband lines on each side of the complex. The complex uses a mesh system to cover all units and exterior

MECHANICALS

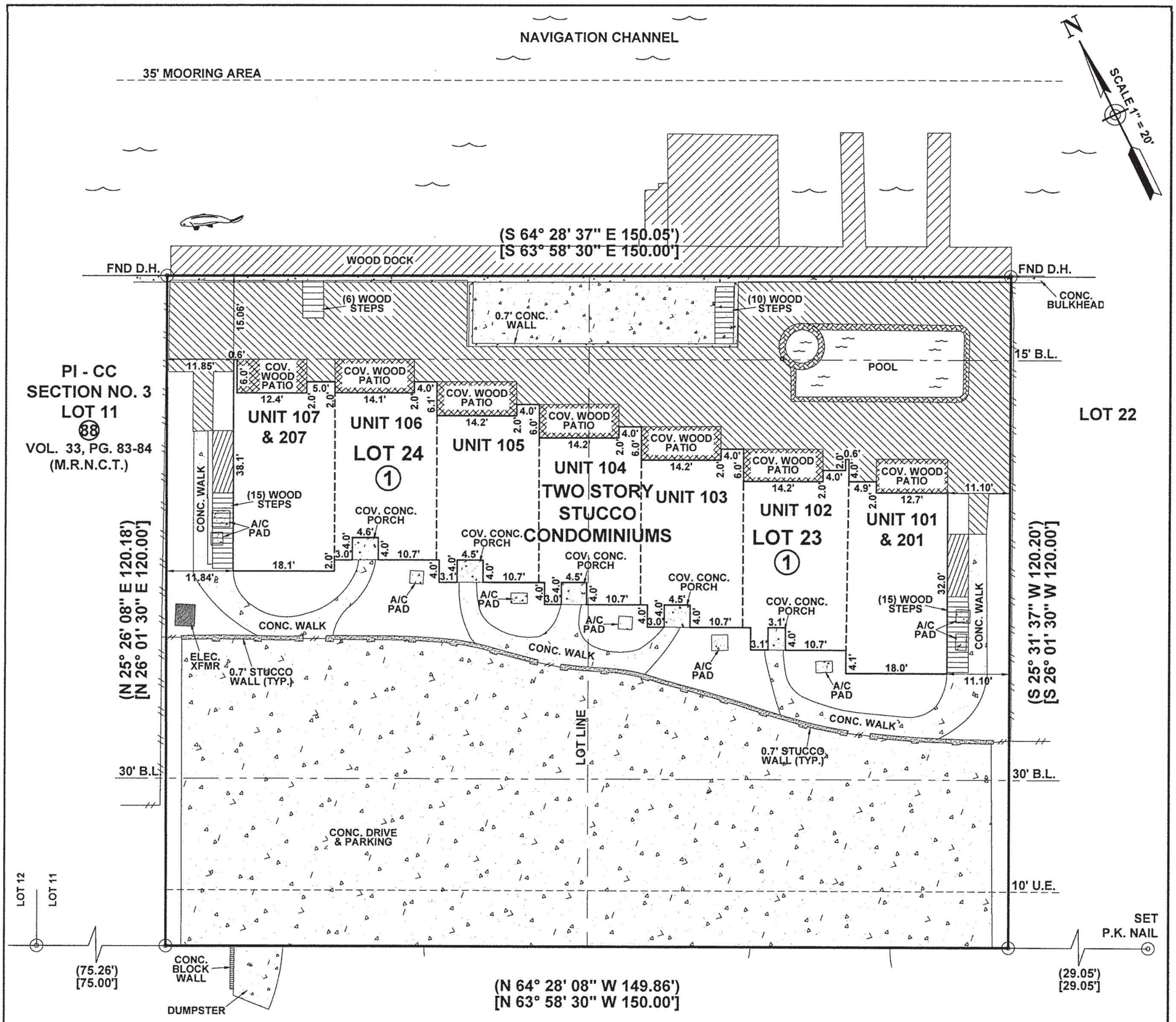
The property has 9 HVAC units:

- 6 are brand new 2024 / 2025 and under warranty and the rest have all been recently cleaned and are in perfect working order
- All units have new or recently serviced water heaters
- New pool pump • New hot tub pump and filter • New hot tub heater
- All units have new combo washers and dryers purchased 2023

Additional Details:

- No internal HOA
- Member of the PIPOA $1,800 a year
- 2 lots each at 75’x120’
- Total Lot Square footage 17,998
- Zoned Rm-3
- Permitted with the city of Corpus Christi for STR

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14130 CABANA EAST STREET
(60' R.O.W.)

I, Ronald A. Voss, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property shown hereon under my direction and supervision; that it is my knowledge and belief; that there are no apparent encroachments or overlapping of improvements with the deed lines except as shown hereon. This Survey was performed without the benefit of a Title Policy or Title Opinion.

NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY, WHICH IS VOID AFTER SIX MONTHS FROM THE DATE OF THIS SURVEY.

BUYER:

STATE OF TEXAS
REGISTERED
RONALD A. VOSS
2293
PROFESSIONAL
LAND SURVEYOR

NOTES:
(1.) Found 5/8" I.R. @ all lot corners unless noted otherwise.
(2.) House Ties are to the foundation.
(3.) Bearings are based on NAD83-2011 Texas South 4205 Coordinate System.

This property lies within Zone AE (8'), according to FIRM 2022, which is within the 100 year Flood Plain.

6/5/25

Registered Professional Land Surveyor State of Texas No. 2293

DATE: 06/03/2025
REVISION:
CREW: RS & CM
OFFICE: RV & PP
GF#: -
JOB#: 25-5377

KEY:
(MEASURED)
[RECORDED]
WOOD FENCE
WIRE FENCE
VINYL FENCE

**Lot 23-24, Block 1, Mariner's Cay Unit 2A,
Volume 39, Pages 193-194 (M.R.N.C.T.)
Corpus Christi, Nueces County, Texas**

VOSS ENGINEERING
INCORPORATED

FIRM NO. F-166
6838 GREENWOOD DRIVE,
CORPUS CHRISTI, TEXAS 78415-9760
Phone: (361) 854-6202
FAX: (361) 853-4696

Profit and Loss Statement
2024 & 2025 / 2026

2024

Gross Revenue	$241,714.00
Total Income	$241,714.00
Association Fee	$ 1,850.00
STR Permits	$ 2,250.00
Laundry Supplies	$ 3,603.00
Housekeeping Services	$ 10,885.00
Insurance	
Insurance - Flood	$ 1,622.00
Insurance - General Liability	$ 1,782.00
Insurance - Property	$ 6,018.00
Insurance - Wind	$ 8,717.00
Utilities	
Grande Internet	$ 1,541.69
Gexa Energy	$ 12,900.56
City of Corpus Christi	$ 5,993.86
Waste Connection	$ 2,546.47
Taxes & Licenses	$ 28,138.71
Repairs & Maintenance	$ 9,692.82
Total Expenses	$ 97,541.11
Net Income	$ 144,172.89

2025 (2026 projection)

Gross Revenue	$214,200.00
Total Income	$214,200.00
Association Fee	$ 1,850.00
Insurance	
Insurance - Flood	$ 2,143.00
Insurance - General Liability	$ 1,621.18
Insurance - Property	$ 5,309.60
Insurance - Wind	$ 10,743.00
Utilities	
Grande Internet	$ 1,773.71
Gexa Energy	$ 3,040.53
City of Corpus Christi	$ 4,628.03
Waste Connection	$ 2,424.57
Taxes & Licenses	$ 27,357.39
Repairs & Maintenance	$ 10,393.90
Total Expenses	$ 71,284.91
Net Income	$ 142,915.10

*The property was under renovations in 2022 until June 2023. The property was listed for STR June 1, 2023

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STR vs. Long Term Rental ProForma Comparison Tool

Income	Monthly Rental	STR Nightly
Gross Potential Rents	$ 214,200	$ 492,750
Less: Vacancy 7% or 40%	$ 14,994	$ 197,100
Effective Gross Income	$ 199,206	$ 295,650
Operating Expenses		
Property Taxes		$ 27,357.00
$ 27,357.00 Insurance - Wind	$ 10,743.00	$ 10,743.00
Insurance - GL	$ 1,666.00	$ 1,666.00
Insurance - PL	$ 5,049.00	$ 5,049.00
Insurance - Flood	$ 2,143.00	$ 2,143.00
Water	$ 4,800.00	$ 4,800.00
Trash	$ 2,436.00	$ 2,436.00
Internet	$ 2,040.00	$ 2,040.00
Landscaping	$ 3,000.00	$ 3,000.00
Pool	$ 3,000.00	$ 3,000.00
Laundry / Supplies	-	$ 3,000.00
Housekeeping	-	$ 15,000.00
Electricity	$ 1,800.00	$ 14,700.00
PIPOA License	$ 1,800.00	$ 1,800.00
City Permit/STR Fees - $250 a unit	-	$ 2,250.00
Subtotal Expenses	$ 65,834.00	$ 98,984.00
Management Fee	$ 12,000.00	$ 12,000.00
Capital Expenditures	$ 12,000.00	$ 12,000.00
Total Expenses	$ 89,834.00	$ 122,984.00
Net Income	$ 109,372	$ 172,666
Expense Ratio	45%	41%

Assumptions

Vacancy - 7%	STR Nightly Rate $150 @ 60% Occupancy	Management Fee -$1,000 Monthly	CapX - $1,000 Monthly

***Rental Income based on 2026 rent rolls**

Monthly Expense Assumptions: 1x Weekly Pool cleaning service - $250, Pool Electricity$250, Complex Unit Electricity under STR $1,075, Complex Water $400 a month,Trash/Dumpster $203, Internet (2 lines Mesh System) $170,1x Weekly Landscaping Service $250

Future Area Developments

Up and coming changes and big deals to the Island

North Padre Island is undergoing significant developments aimed at enhancing our local infrastructure, fostering economic growth and improving our quality of life. These projects, many of which have already broken ground, will all contribute to our vibrant coastal community.

Our property is situated in a desirable location very close to the Packery Channel and the up and coming Whitecap Preserve Commercial District. You may view our website 14130cabana.com for additional information regarding these future community developments, which are summarized below.



Photo Credit: https://www.flourbluffisdbond.net/

Cabana Suites is in a prime location on the Commodores canal. We have a brand new bridge & no dead ends for great water flow & oxygenation. The property has quick access off the JFK causeway.

The greater Corpus Christi community is experiencing steady development and revitalization across several key sectors, including residential, commercial & tourism infrastructure.

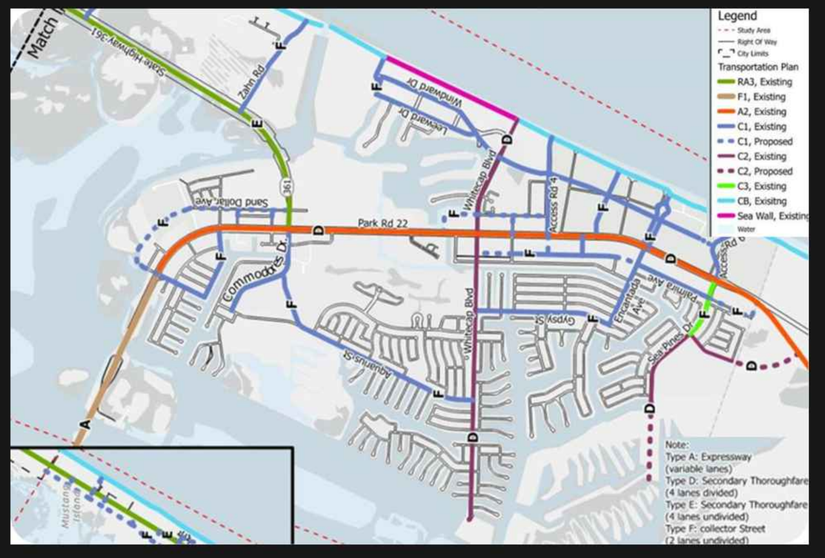
Here is a list of five major developments all either approved or in development:

- Commodores Park Update
- Island Mobility Plans Update
- Flour Bluff ISD Bonds Passed
- Lake Padre Developments
- White Cap Preserve Developments



Commodores Park

Estimated at $5 million, the new park is just across the street & within walking distance. It will feature the island's first pickleball court, walking trails, and an outdoor theater. Renovation is a key priority for the parks department and city council and should break ground soon.



Island Mobility Plans

The goal for the IMP is to offer safe & efficient movement for people walking, biking, golf carts, and access to watercraft throughout the island. The ISAC is a volunteer board that advises the city on development across Mustang & Padre island. The IMP is in the works.



Flour Bluff ISD Bonds Passed

3 major bonds passed to bring much needed enhancements to our local elementary and high schools. Major renovations are slated to begin which will help to keep the Flour Bluff Hornets as one of the top school districts in Texas. We will have new learning spaces, upgraded stadium and ROTC facilities among others.



Lake Padre Developments

The Lake Padre development is a $700 million planned mixed-use project featuring residential, retail, entertainment, a marina, and public access. Centered around Park Road 22 and State Route 361, it includes pedestrian and golf cart bridges over the new Don Patricio bridge.



White Cap Preserve Development

This development will be a stone's throw away from the complex. At the heart of Whitecap NPI, the Marina District will set the tone for coastal living. Planned to feature a full-service yacht club, dry stack boat storage, and an array of waterfront amenities. This will be the new hub for recreation, entertainment, and connections.

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