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# Corpus Christi Market Report

SUMMER EDITION



STAFFORD BARRETT  
COMMERCIAL BROKERAGE



10,599  
TOTAL  
ENROLLMENT



58%  
UNDERGRADUATE  
RETENTION RATE



2,597  
ON-CAMPUS  
BEDS



60%  
AVERAGE  
PURPOSE BUILT  
OCCUPANCY



\$569  
AVERAGE  
PURPOSE-BUILT  
RENT PER BED



7,964  
PURPOSE-BUILT  
BEDS

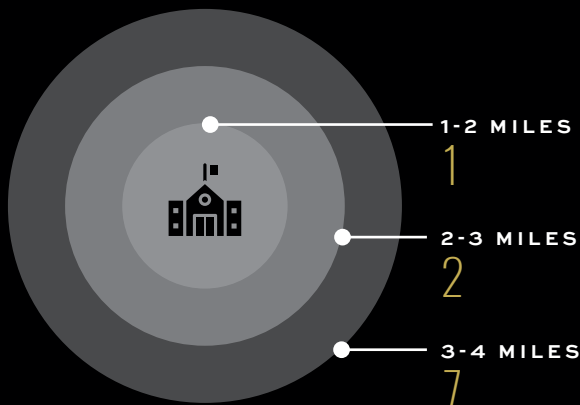


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DEVELOPMENT  
PIPELINE



52%  
MARKET  
PRE-LEASE

## PROPERTIES BY PROXIMITY TO CAMPUS



## MARKET CONVERSATION

The Corpus Christi student housing market is one of the few markets to breakout and overcome the trend of a declining enrollment rate for the 2021 spring semester and is projected to continue growth into the fall. Texas A&M Corpus Christi is increasingly becoming a strong play for stabilized assets and long term rental growth with an 11% increase in transfer population with over 75% of the student body seeking off-campus student housing. For the fall of 2020, TAMUCC boasted an overall enrollment of 10,599, with projections according to the Texas Higher Education Coordinating Board showing a 15% increase in students over the next 4 years. Positive growth from incoming freshmen classes, high transfer-in rates and returning in person classes highlight the potential for new developmental growth and existing asset investments for the Corpus Christi student housing market.



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ALL DATA IS REPRESENTATIVE OF Q2 2021.