



Corpus Christi, Texas

330 Opportunity Drive

Corporate NNN Lease | Leading Global CX Tenant | Mission-Critical Operations | 2% Annual Rent Increases



Offering Memorandum



The subject property is a single-tenant facility fully occupied by **Alorica, one of the world's largest customer experience (CX) and business process outsourcing (BPO) operators**. The asset consists of 58,843 SF on approx. 9.97 acres in Corpus Christi, TX with extensive on-site parking supporting large-scale workforce operations.

Alorica has demonstrated a long-term commitment to the site, including **over \$4 million in tenant-funded capital improvements since 2019**. The lease is structured as a **corporate guaranteed triple-net (NNN) lease**, with the tenant responsible for real estate taxes, insurance, utilities, and interior maintenance. Landlord responsibilities are limited to roof and structure; the roof was replaced in 2019 and carries a 15-year warranty.

The lease has approximately **6.5 years remaining on the base term**, with **2% annual rent increases** and **two, five-year renewal options**.



alorica

LIST PRICE

\$11,215,000

CAP RATE

8.00%

NET OPERATING INCOME

\$897,356

GROSS LEASABLE AREA:

58,843 SF +/-

LOT SIZE:

9.97 Acres +/-

YEAR BUILT/ RENOVATED :

1994/ 2019

PARCEL NUMBER:

200084567

* Roof replaced in 2019 and carries a 15-year warranty.



Tenant:	Alorica, Inc.
Guarantor:	Corporate
Credit Type:	Private
Lease Type:	Triple-Net (NNN)
Type of Ownership:	Fee Simple
Lease Commencement:	10/01/2019
Lease Expiration:	12/31/2032
Lease Term Remaining:	Approx. 6.5 Years
Rental Increases:	2% Annually
Renewal Options:	Two, Five-Year Periods
Landlord Responsibilities:	Roof & Structure*

Single-Tenant Investment Opportunity:

- Corporate Triple-Net (NNN) Lease
- Approx. 6.5 Years Remaining on Base Term with 2% Annual Increases
- Two, Five-Year Renewal Options
- Limited Landlord Responsibilities (Roof and Structure Only)

Mission-Critical Call Center:

- 58,843 SF Customer Experience/ Back-Office Facility
- Purpose-Built for Large-Scale Workforce Operations
- Tenant Invested Over \$4 Million in CapEx in 2019
- Extensive Parking with Approx. 750 Spaces

About Alorica:

- One of the Largest Global CX/ BPO Platforms
- Supports Major Enterprise Clients Worldwide, Including Fortune 500 Companies
- Record-Setting 2025: Highest EBITDA and Gross Margin in Company History
- Serving 250+ Global Brands Across 16 Countries
- Provides Customer Care, Back-Office Support, and AI-Enabled Operations

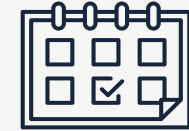
Prime Real Estate Fundamentals with Excellent Accessibility:

- Positioned Along South Padre Island Drive with 90K+ Vehicles Per Day
- Strong Regional Access to State Route 358 and Interstate 37
- Near Corpus Christi International Airport, Downtown Corpus Christi, and the Port
- Major Energy, Logistics, and Industrial Investment Reinforces Demand for Large-Scale Employment and Operations Facilities
- No State Income Tax, Ideal for Out-of-State Investors Seeking Higher Net Returns



#1

Client-Rated CX Provider Industry-Wide



6.5 Yrs

Remaining on Base Term, 2% Annual Increases



\$4M+

Tenant CapEx Invested Since 2019



90K+

Vehicles Per Day on South Padre Island Drive



\$57B+

New Energy & Industrial Investment Since 2014



0%

State Income Tax

ALORICA OVERVIEW

INTRODUCTION

Alorica is one of the largest U.S.-based global customer experience and business process outsourcing platforms, serving major enterprise clients across customer care, digital engagement, back-office support, analytics, automation, and AI-enabled operations. With more than 100,000 employees, 130+ locations, and long-standing relationships with leading global brands, Alorica provides mission-critical services that large companies rely on daily. Its continued investment in AI and cloud-based contact center solutions supports efficiency, client performance, and long-term relevance in the evolving customer experience industry.



2025: A RECORD-BREAKING YEAR

Alorica closed 2025 with the **highest EBITDA and gross margin in company history**, while reducing financial leverage. **EBITDA grew 15% year over year, CCaaS sales increased 64%, AI analytics implementations tripled**, and clients using Alorica IQ **more than doubled their performance improvement rates**. Nearly all of its Fortune 1000 clients now rank Alorica first or second among their CX providers.



COMPANY OVERVIEW

Year Founded:	1999
Industry:	Customer Experience & Business Process Outsourcing
Type of Company:	Privately Held
Global Locations:	130+
Countries:	16
Employees:	100,000+
Headquarters:	Irvine, California
2025 EBITDA Growth:	+15% (Record High)
CCaaS Growth (2025):	+64% Year-over-Year
Key Clients:	Leading enterprise brands across multiple industries incl. AT&T, CVS, Walmart, Kohl's



Coca-Cola **at home** **AMC**
The Home Décor Superstore THEATRES
Walmart **HOMWOOD SUITES** by Hilton **AutoNation**

Comfort SUITES

Fairfield
BY MARRIOTT

BURGER KING **WHATABURGER** **HARLEY-DAVIDSON MOTORCYCLES**

SUMMIT
ELECTRIC SUPPLY



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Not included

Not included

Not included

South Padre Dr - 90,500 VPD

South Enterprise Parkway

Opportunity Drive





Port of Corpus Christi



Industrial Region

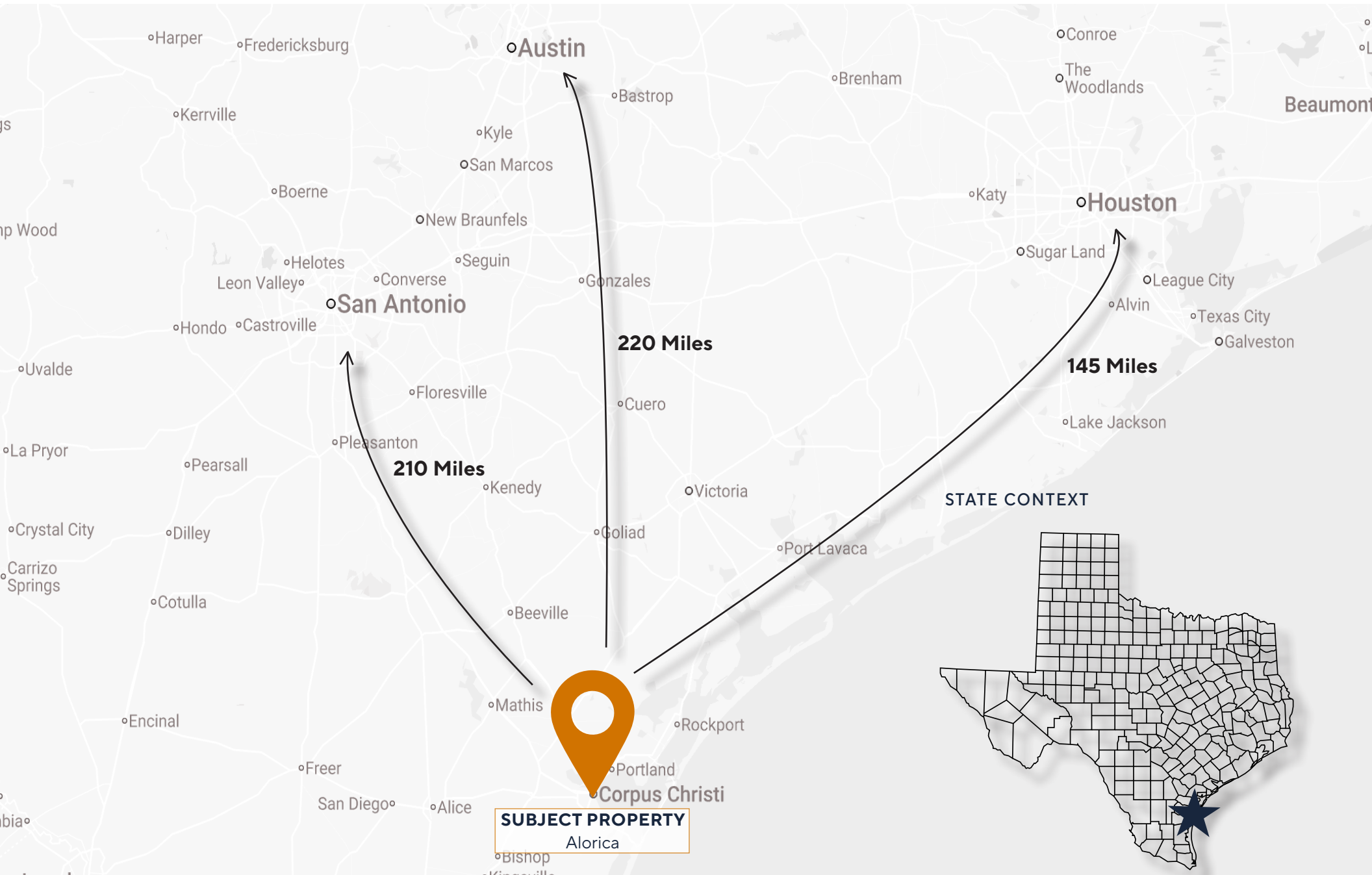
West Oso Highschool



Not included

Not Included

Opportunity Drive



LOCATION OVERVIEW

The subject property is located within Corpus Christi’s established commercial and employment base, offering convenient access to major regional thoroughfares, workforce housing, and key employment centers throughout the Coastal Bend. The location supports Alorica’s high-capacity customer experience operations by providing access to a broad labor pool and proximity to the city’s primary residential neighborhoods.

Corpus Christi has long served as a strategic Gulf Coast market, anchored by energy, logistics, healthcare, education, government, and port-related employment. For a large-scale customer experience and back-office facility, the market offers an attractive combination of workforce availability, lower operating costs, and regional economic stability compared to larger Texas metros.



Source: CoStar Research	1 Mile	3 Miles	5 Miles
2025 Population	2,866	42,533	114,955
2025 Households	948	14,627	41,487
Avg. HH Income	\$53,030	\$53,511	\$65,487
Median HH Income	\$35,875	\$43,765	\$50,116



MARKET OVERVIEW

Corpus Christi is one of South Texas’ most important economic centers, supported by the Port of Corpus Christi, Naval Air Station Corpus Christi, CHRISTUS Spohn Health System, Corpus Christi Army Depot, Texas A&M University-Corpus Christi, H-E-B, Valero, CITGO, Flint Hills Resources, and other major public and private employers. The region’s economy is driven by a diverse mix of energy, port logistics, healthcare, education, government, industrial, and service-sector employment.

The Port of Corpus Christi remains one of the region’s most important economic engines. Recent infrastructure investment, record cargo activity, and continued energy export growth reinforce the market’s long-term role as a critical Gulf Coast logistics and industrial hub. These fundamentals support continued employment and population stability.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>-----N/A-----</u>			
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date