



CLICK HERE FOR PROPERTY VIDEO:



EXCELLENT VISIBILITY &
EASY ACCESS FROM US-180

LOCATED IN FRONT OF
MINERAL WELLS HIGH
(917 STUDENTS)



SUBJECT PROPERTY

EXCLUSIVE OFFERING | \$1,881,000 – 5.25% CAP
STARBUCKS – CORPORATE NET LEASE



3703 E US 180, MINERAL WELLS, TX (DALLAS/FORT WORTH)

214.915.8890

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JOE CAPUTO
joe@trivanta.com

Property. New 2,100± SF building on ±0.74 acres.

Tenant. Starbucks Corporation | FY 2018 financials: \$24.7 billion in revenue and \$4.5 billion in net income | Over 29,000 locations worldwide.

Lease structure. New 10-year, corporate net lease with 10% rent increases every 5 years in primary term and option periods.

Location. Starbucks is strategically located along US-180 (26,000 VPD), just east of US-180's signalized intersection with Garrett Morris Pkwy. (9,000 VPD), in Mineral Wells, TX. US-180 is a local thoroughfare and the main retail corridor in Mineral Wells that leads to and through the town of Weatherford, and then into Hudson Oaks where it ends at I-20, which leads to downtown Fort Worth. The subject property will benefit from its close proximity to Mineral Wells High School (917 students), as well as 4 other schools (2,280 students). Additionally, the subject property is the only coffeehouse chain in Mineral Wells and only Starbucks in a 22-mile radius. Located across the US-180 & Garrett Morris Pkwy. intersection are 3 apartment complexes (219 units). National credit tenants in the area include, Walmart, Tractor Supply, AutoZone, O'Reilly, CVS, Walgreens, and many others. Starbucks is approx. 48-miles west from downtown Fort Worth, TX, and 80-miles west of downtown Dallas, TX.

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DISCLAIMER

Trivanta ("Agent") has been engaged as an agent for the sale of the property located at 3703 E. US-180, Mineral Wells, TX by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

3703 E US 180, MINERAL WELLS, TX (DALLAS/FORT WORTH)

PRICE CAP RATE:	\$1,881,000 5.25%
NET OPERATING INCOME:	\$98,750
BUILDING AREA:	2,100± Square Feet
LAND AREA:	0.74± Acres
YEAR BUILT:	2019
LANDLORD RESPONSIBILITY:	Roof, Structure, & Parking Lot
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Lease Term:	10-Years, Plus (4), 5-Year Options to Extend
Rent Commencement:	April 2019
Lease Expiration:	April 2029
Lease Type:	Corporate Net Lease
Rent Increases:	10% Every 5 Years In Primary Term & Options
Annual Rent Yrs 1-5:	\$98,750
Annual Rent Yrs 6-10:	\$108,625
Option 1 Yrs 11-15:	\$119,487
Option 2 Yrs 16-20:	\$131,436
Option 3 Yrs 21-25:	\$144,579
Option 4 Yrs 26-30:	\$159,037

TENANT OVERVIEW

Starbucks Corporation, a Washington Corporation.



STARBUCKS | www.starbucks.com | NASDAQ: SBUX

Starbucks Corporation is an international coffee and coffeehouse chain based in Seattle, Washington, United States. Starbucks is the largest coffeehouse company in the world, with over 29,000 stores globally, including over 14,500 in the United States, followed by over 3,500 in China and more than 1,500 in Canada. Starbucks sells drip brewed coffee, espresso-based hot drinks, other hot and cold drinks, snacks, and items such as mugs and coffee beans. Through the Starbucks Entertainment division and Hear Music brand, the company also markets books, music, and film. Many of the company's products are seasonal or specific to the locality of the store. Starbucks-brand ice cream and coffee are also offered at grocery stores.

Starbucks retail stores are located in high-traffic, high-visibility locations. Its stores are located in or near a variety of settings, including downtown and suburban retail centers, office buildings and university campuses.

The Company sells whole bean and ground coffees, including the Starbucks and Seattle's Best Coffee brands, as well as VIA and other related products, to institutional foodservice companies that service business and industry, education, healthcare, office coffee distributors, hotels, restaurants, airlines and other retailers.

From Starbucks founding in later forms as a local coffee bean roaster and retailer, the company has expanded rapidly. In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-'90s, and overseas stores now constitute almost one third of Starbucks stores.

In fiscal 2018, the company reported revenues of \$24.7 billion (10% increase from prior year) and net income of \$4.52 billion (up from \$2.88 billion in 2017)

3703 E US 180, MINERAL WELLS, TX (DALLAS/FORT WORTH)

[CLICK HERE FOR Q2 FY19 EARNINGS STATEMENT](#)

TODAY*

+30,100 STORES

78 COUNTRIES

up to 91m OCCASIONS
PER WEEK

+350,000 WEAR THE
GREEN APRON

*AS OF Q2 FY19

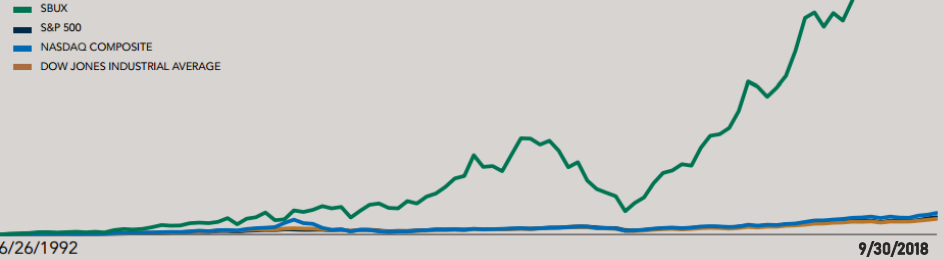


FORTUNE
WORLD'S MOST
ADMIRED
COMPANIES

1. APPLE
2. AMAZON.COM
- 3. STARBUCKS**
4. BERKSHIRE HATHAWAY
5. DISNEY
6. ALPHABET
7. GENERAL ELECTRIC
8. SOUTHWEST AIRLINES
9. MICROSOFT
10. FACEBOOK

TOTAL SHAREHOLDER
RETURN SINCE IPO
TSR %

+19,000 %



Source:starbucks.com

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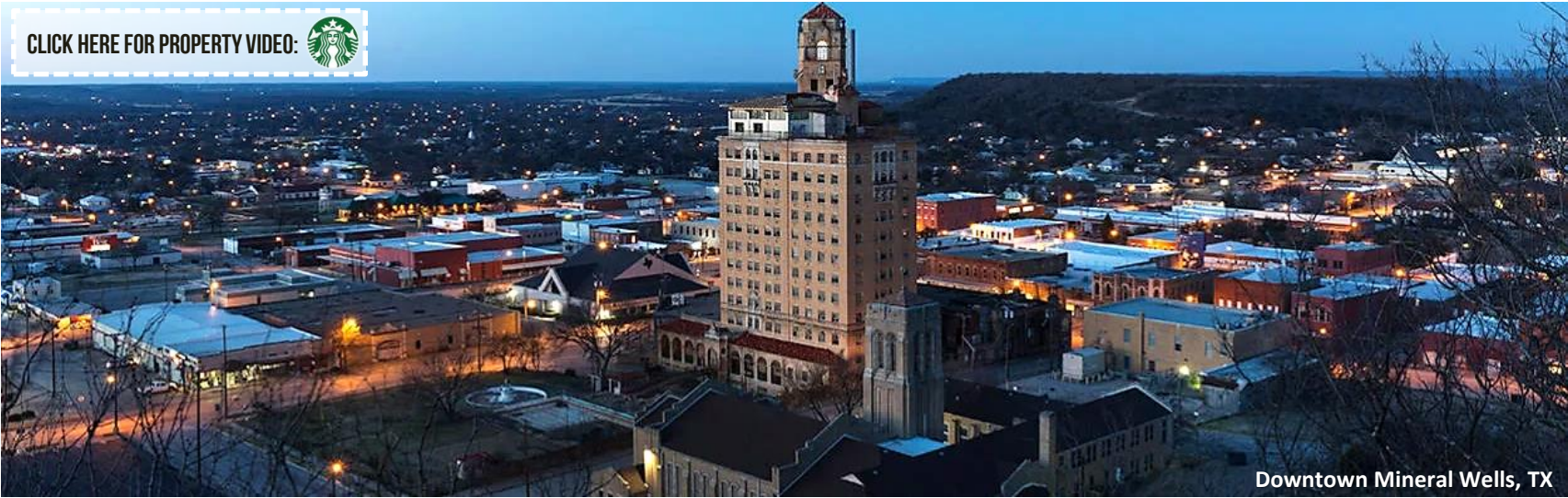
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IMMEDIATE TRADE AREA

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The subject property is located directly across from a Walmart Supercenter. Other national credit tenants in the immediate trade area include, CATO, Tractor Supply, ACE, AutoZone, O’Reilly Auto Parts, Anytime Fitness, Bealls, Hibbett Sports, Rent-A-Center, CVS, Walgreens, IGA, Aaron’s, Family Dollar, Dollar General, Save a lot, Chili’s, Shell, Exxon, Domino’s, Pizza Hut, Dairy Queen, Chicken Express, McDonald’s, Whataburger, Taco Bell, Sonic, Burger King, Jack in the Box, Braums, Subway and many others.

MINERAL WELLS, TX

The City of Mineral Wells is located in Palo Pinto and Parker counties in the U.S. state of Texas. The population was 14,826 as of 2016. Mineral Wells 1st stand-alone community west of the Dallas-Fort Worth Metroplex. Only 45 minutes from downtown Fort Worth, Mineral Wells has easy access in all directions with thoroughfares going north-south and east-west. On the edge of the North Texas Hill Country and surrounded by lakes the city boasts scenic views. The City of Mineral Wells has a rich history of supporting aviation and business activities, serving as the home to the military and general aviation communities. Accordingly, the city possess the facilities and skilled labor force to support everything from concept to manufacture and delivery of aerospace and aviation products.

Mineral Wells is home to Palo Pinto General Hospital. Palo Pinto General Hospital is a ninety-nine bed acute care hospital with a \$100,000,000 budget, that is accredited by The Joint Commission. Palo Pinto General Hospital has sixty-six registered nurses and over thirty local physicians representing all major disciplines. A state of the art emergency room plus specialty clinics, a physical therapy / fitness center, a dialysis center and elder care facilities make this an outstanding regional health center. A new medical office / professional services building is currently under construction.



DALLAS - FORT WORTH - ARLINGTON MSA

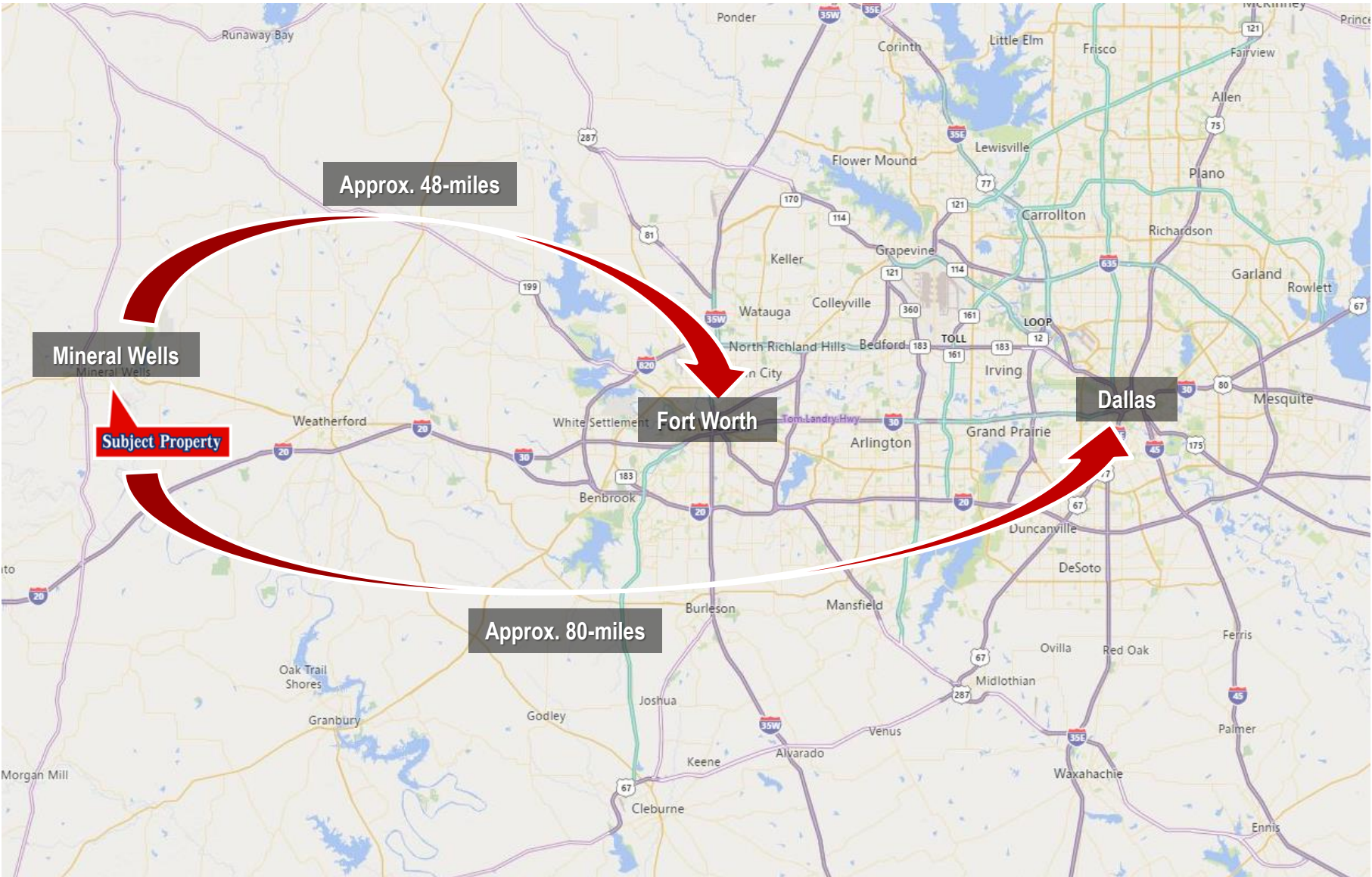
The Dallas – Fort Worth – Arlington Metropolitan Statistical Area (MSA) encompasses 13 counties within the U.S. state of Texas. It is the economic and cultural hub of the region commonly called North Texas or the Metroplex and is the largest land-locked metropolitan area in the United States.

The projected Dallas-Fort Worth Metroplex population for 2017 was 7,399,662. During the 12-month period from July 2008 to July 2009, the Dallas-Fort Worth-Arlington metropolitan area gained 146,530 new residents, more than any other metropolitan area in the United States. The area's population has grown by about 1 million since the last census was administered in 2000. The Dallas–Fort Worth–Arlington MSA is, by population, the largest metropolitan area in Texas, the largest in the South, the 4th largest in the United States, and the 10th largest in the Americas. The metropolitan area has the 4th largest gross metropolitan product (GMP) in the United States, and approximately 10th largest by GMP in the world.

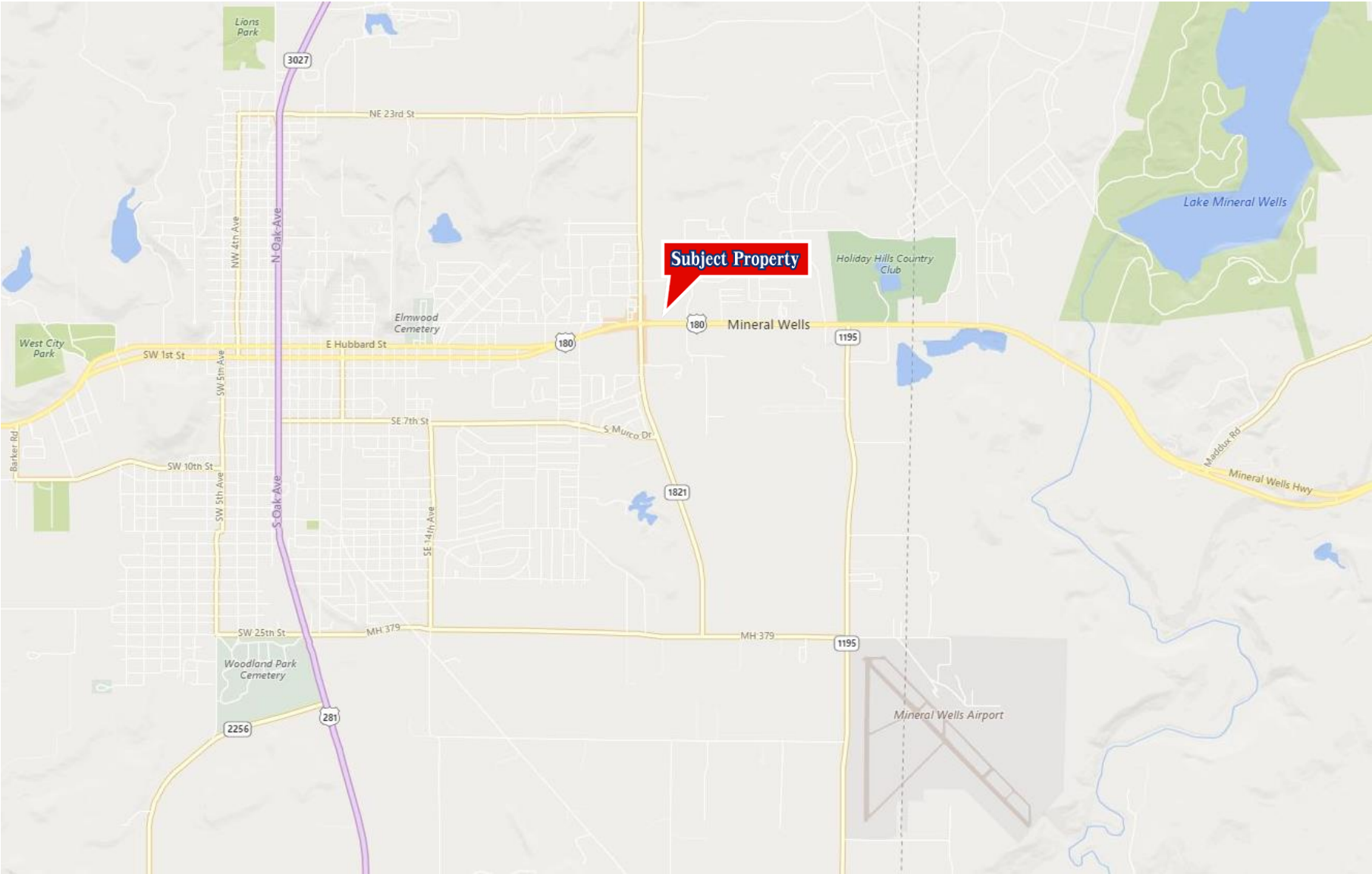
The Metroplex has one of the highest concentrations of corporate headquarters in the United States. 20 Fortune 500 companies are headquartered in the area. The city of Dallas alone has the 3rd largest concentration of Fortune 500 headquarters in the country. The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor), due to the large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms. The Telecom Corridor located just north of Dallas in Richardson is home to more than 5,700 companies including Texas Instruments which employs over 10,000 people at its headquarters.

HP Enterprises Services, Dell Services, i2, AT&T, Ericsson, CA and Verizon also have headquarters or major operations in and around Dallas. The Texas farming and ranching industry, based in Fort Worth adds to the economic diversification of the area. Several major defense manufacturers, including Lockheed Martin, Bell Helicopter Textron, and Raytheon, maintain significant operations in the Metroplex. ExxonMobil, the #1 corporation on the Fortune 500 listings, is headquartered in Irving, Texas.

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3703 US-180				
Mineral Wells, TX 76067				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	2,896	15,646	19,408
	2023 Projected Population	3,081	16,831	20,808
	2010 Census Population	2,747	17,199	20,899
	2000 Census Population	2,731	17,308	20,777
	Projected Annual Growth 2018 to 2023	1.3%	1.5%	1.4%
	Historical Annual Growth 2000 to 2018	0.3%	-0.5%	-0.4%
HOUSEHOLDS	2018 Estimated Households	1,201	6,084	7,540
	2023 Projected Households	1,200	6,161	7,598
	2010 Census Households	1,084	5,865	7,211
	2000 Census Households	1,104	6,143	7,423
	Projected Annual Growth 2018 to 2023	-	0.3%	0.2%
	Historical Annual Growth 2000 to 2018	0.5%	-	-
AGE	2018 Est. Population Under 10 Years	14.7%	14.7%	13.8%
	2018 Est. Population 10 to 19 Years	14.2%	14.2%	13.8%
	2018 Est. Population 20 to 29 Years	14.4%	14.5%	13.8%
	2018 Est. Population 30 to 44 Years	17.1%	17.3%	17.1%
	2018 Est. Population 45 to 59 Years	15.7%	17.6%	18.3%
	2018 Est. Population 60 to 74 Years	15.2%	14.4%	15.4%
	2018 Est. Population 75 Years or Over	8.7%	7.3%	7.7%
	2018 Est. Median Age	34.7	34.8	36.6
MARITAL STATUS & GENDER	2018 Est. Male Population	48.4%	49.2%	49.4%
	2018 Est. Female Population	51.6%	50.8%	50.6%
	2018 Est. Never Married	32.8%	31.8%	28.6%
	2018 Est. Now Married	30.5%	37.3%	40.8%
	2018 Est. Separated or Divorced	27.4%	23.6%	23.3%
	2018 Est. Widowed	9.3%	7.3%	7.4%
INCOME	2018 Est. HH Income \$200,000 or More	1.3%	1.7%	1.9%
	2018 Est. HH Income \$150,000 to \$199,999	1.9%	2.4%	2.7%
	2018 Est. HH Income \$100,000 to \$149,999	6.1%	8.7%	10.3%
	2018 Est. HH Income \$75,000 to \$99,999	8.5%	10.1%	11.0%
	2018 Est. HH Income \$50,000 to \$74,999	14.6%	15.3%	15.8%
	2018 Est. HH Income \$35,000 to \$49,999	21.9%	16.3%	16.3%
	2018 Est. HH Income \$25,000 to \$34,999	12.7%	14.4%	13.3%
	2018 Est. HH Income \$15,000 to \$24,999	18.3%	12.6%	11.8%
	2018 Est. HH Income Under \$15,000	14.7%	18.5%	16.9%
	2018 Est. Average Household Income	\$55,570	\$53,828	\$57,109
	2018 Est. Median Household Income	\$39,331	\$41,705	\$45,560
	2018 Est. Per Capita Income	\$23,041	\$21,121	\$22,438
	2018 Est. Total Businesses	212	719	862
	2018 Est. Total Employees	2,231	6,558	7,366

3703 US-180				
Mineral Wells, TX 76067				
	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	2,227	12,028	15,125
	2018 Est. Civilian Employed	55.8%	55.7%	55.1%
	2018 Est. Civilian Unemployed	4.1%	2.5%	2.4%
	2018 Est. in Armed Forces	0.4%	0.2%	0.2%
	2018 Est. not in Labor Force	39.7%	41.6%	42.4%
	2018 Labor Force Males	47.6%	48.4%	48.8%
	2018 Labor Force Females	52.4%	51.6%	51.2%
OCCUPATION	2018 Occupation: Population Age 16 Years or Over	1,242	6,706	8,333
	2018 Mgmt, Business, & Financial Operations	8.3%	7.7%	8.1%
	2018 Professional, Related	9.4%	10.4%	12.3%
	2018 Service	22.3%	21.9%	20.8%
	2018 Sales, Office	23.4%	24.5%	23.8%
	2018 Farming, Fishing, Forestry	-	0.4%	0.4%
	2018 Construction, Extraction, Maintenance	14.7%	14.2%	14.1%
	2018 Production, Transport, Material Moving	21.8%	20.8%	20.5%
	2018 White Collar Workers	41.1%	42.7%	44.1%
	2018 Blue Collar Workers	58.9%	57.3%	55.9%
TRANSPORTATION TO WORK	2018 Drive to Work Alone	76.7%	82.6%	82.6%
	2018 Drive to Work in Carpool	10.1%	9.0%	9.1%
	2018 Travel to Work by Public Transportation	1.8%	0.5%	0.4%
	2018 Drive to Work on Motorcycle	-	0.1%	0.3%
	2018 Walk or Bicycle to Work	4.6%	2.4%	2.0%
	2018 Other Means	3.6%	2.3%	1.9%
	2018 Work at Home	3.1%	3.1%	3.7%
TRAVEL TIME	2018 Travel to Work in 14 Minutes or Less	59.5%	54.4%	51.1%
	2018 Travel to Work in 15 to 29 Minutes	12.6%	18.8%	20.6%
	2018 Travel to Work in 30 to 59 Minutes	20.1%	17.8%	17.8%
	2018 Travel to Work in 60 Minutes or More	3.8%	6.0%	7.4%
	2018 Average Travel Time to Work	11.7	14.1	14.7
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$56.29 M	\$278.41 M	\$359.3 M
	2018 Est. Apparel	\$1.93 M	\$9.66 M	\$12.46 M
	2018 Est. Contributions, Gifts	\$3.41 M	\$17.3 M	\$22.59 M
	2018 Est. Education, Reading	\$1.94 M	\$9.88 M	\$12.86 M
	2018 Est. Entertainment	\$3.1 M	\$15.33 M	\$19.84 M
	2018 Est. Food, Beverages, Tobacco	\$8.94 M	\$43.88 M	\$56.38 M
	2018 Est. Furnishings, Equipment	\$1.82 M	\$9.14 M	\$11.9 M
	2018 Est. Health Care, Insurance	\$5.22 M	\$25.34 M	\$32.54 M
	2018 Est. Household Operations, Shelter, Utilities	\$17.58 M	\$86.8 M	\$111.85 M
	2018 Est. Miscellaneous Expenses	\$866.67 K	\$4.18 M	\$5.38 M
	2018 Est. Personal Care	\$733.65 K	\$3.63 M	\$4.68 M
	2018 Est. Transportation	\$10.75 M	\$53.27 M	\$68.84 M



Approved by the Texas Real Estate Commission for Voluntary Use
*Texas law requires all real estate licensees to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)