

BRAND NEW CONSTRUCTION DRIVE-THRU QSR

Single Tenant NNN Investment Opportunity

Grand Opening Q1 2021



100 E. End Boulevard South

MARSHALL TEXAS

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, corporate guaranteed, Starbucks investment property located in Marshall, TX. The tenant, Starbucks Corporation, recently executed a brand new 10-year lease with 4 (5-year) option periods to extend. The lease features 10% rental increases in 2025 and at the beginning of each option period, growing NOI and hedging against inflation. The lease is corporate guaranteed by Starbucks Corporation, an investment grade (S&P: BBB+), globally recognized and established tenant, with over 25,000 locations. The lease is NNN with landlord responsibilities limited to roof, structure, and foundation. The property is currently under construction and is slated to open in Q1 2021. The building will feature an outdoor patio area and be equipped with a drive-thru, providing ease and convenience to customers.

Starbucks is strategically located at the signalized, hard corner intersection of E Houston St and East End Blvd N. East End Blvd N / U.S. Highway 59 (21,900 VPD) is a primary north/south commuter thoroughfare that provides direct access to multiple interstates and highway systems within the surrounding area. The asset is also located directly across from a Big Lots anchored shopping center with other notable tenants Tractor Supply Co., Aaron's, and Super 1 Foods Pharmacy, thereby benefitting from crossover traffic. Moreover, the subject property is located within a retail corridor and with several national/credit tenants nearby, including Walmart Supercenter, Lowe's, Kroger, Walgreens, CVS Pharmacy, and more, further increasing consumer draw to the subject property. The 5-mile trade area is supported by a population of more than 26,400 residents with an average household income of \$56,605.

CONSTRUCTION OCTOBER 2020



OFFERING SUMMARY



OFFERING

Pricing	\$1,750,000
Net Operating Income	\$87,500
Cap Rate	5.00%
Guaranty	Corporate
Tenant	Starbucks Corporation
Lease Type	NNN
Landlord Responsibilities	Roof, Structure, & Foundation
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	2,000 SF
Land Area	0.49 Acres
Property Address	100 E. End Boulevard South Marshall, TX 75670
Year Built	Slated to Open Q1 2021
Parcel Number	03030.00710.000000.000000
Ownership	Fee Simple (Land & Building)

INVESTMENT HIGHLIGHTS



Brand New 10-Year Lease | Corporate Guaranteed | Rental Increases | Investment Grade Tenant (S&P: BBB+)

- Corporate guaranty by Starbucks Corporation, an investment grade (S&P: BBB+), globally recognized and established tenant with over 25,000 locations
- The tenant recently executed a brand new 10-year lease with 4 (5-year) option periods to extend
- Features a 10% rental increase in 2025 and at the beginning of each option, growing NOI and hedging against inflation

NNN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof, structure, and foundation
- Ideal, low-management investment for a passive investor

New Build To Suit Property | Slated To Open Q1 2021 | Drive-Thru Equipped

- The property is currently under construction and is slated to open Q1 2021
- Will be equipped with a drive-thru, providing ease and convenience to customers
- Additionally, the site will be completed with an outdoor patio area

Signalized, Hard Corner Intersection | Along U.S. Highway 59

- Strategically located at the signalized, hard corner intersection of E Houston St and East End Blvd N
- East End Blvd N / U.S. Highway 59 (21,900 VPD) is a primary north/south commuter thoroughfare that provides direct access to multiple interstates and highway systems within the surrounding area

Across From Big Lots Anchored Center | Strong Retail Corridor

- The asset is located directly across from a Big Lots anchored shopping center with other notable tenants Tractor Supply Co., Aaron's, and Super 1 Foods Pharmacy
- Nearby national/credit tenants include Walmart Supercenter, Lowe's, Kroger, Walgreens, CVS Pharmacy, and more
- Strong tenant synergy promotes consumer traffic and crossover shopping to the site

Local Demographics in 5-Mile Trade Area

- More than 26,400 residents and 15,000 employees support the trade area
- \$56,605 average household income

PROPERTY OVERVIEW



Location



Marshall, TX
Harrison County

Parking



There are approximately 21 parking spaces on the owned parcel.
The parking ratio is approximately 14.89 stalls per 1,000 SF of leasable area.

Access



East End Blvd N: 1 Access Point
E. Houston Street: 1 Access Point

Parcel



Parcel Number: 03030.00710.000000.000000
Acres: 0.49
Square Feet: 21,562 SF

Traffic Counts



East End Blvd: 21,900 Vehicles Per Day
U.S. Highway 80: 16,800 Vehicles Per Day

Construction



Slated to Open Q1 2021

Improvements



There is approximately 2,000 SF of existing building area

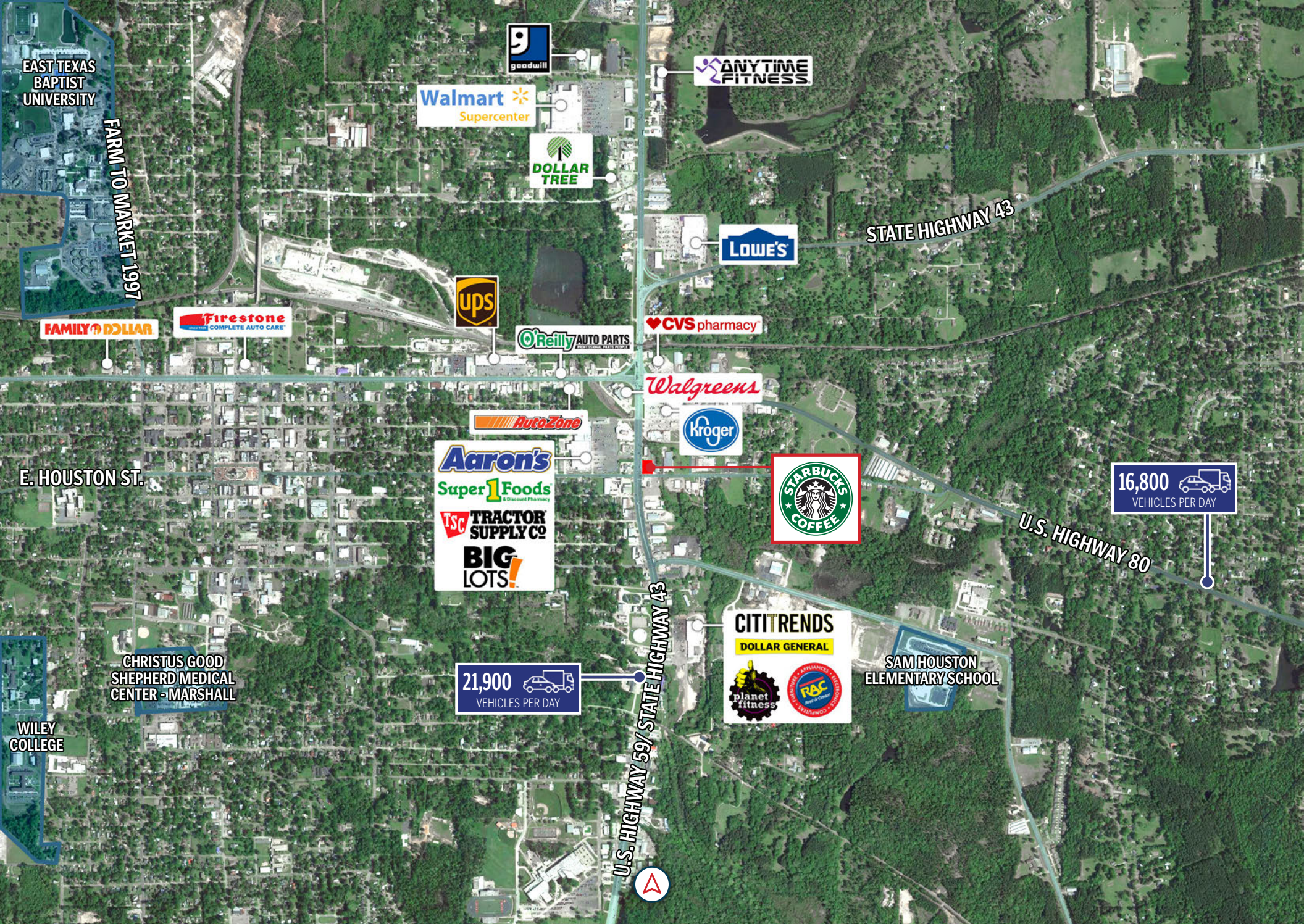
Zoning



C3: General Business

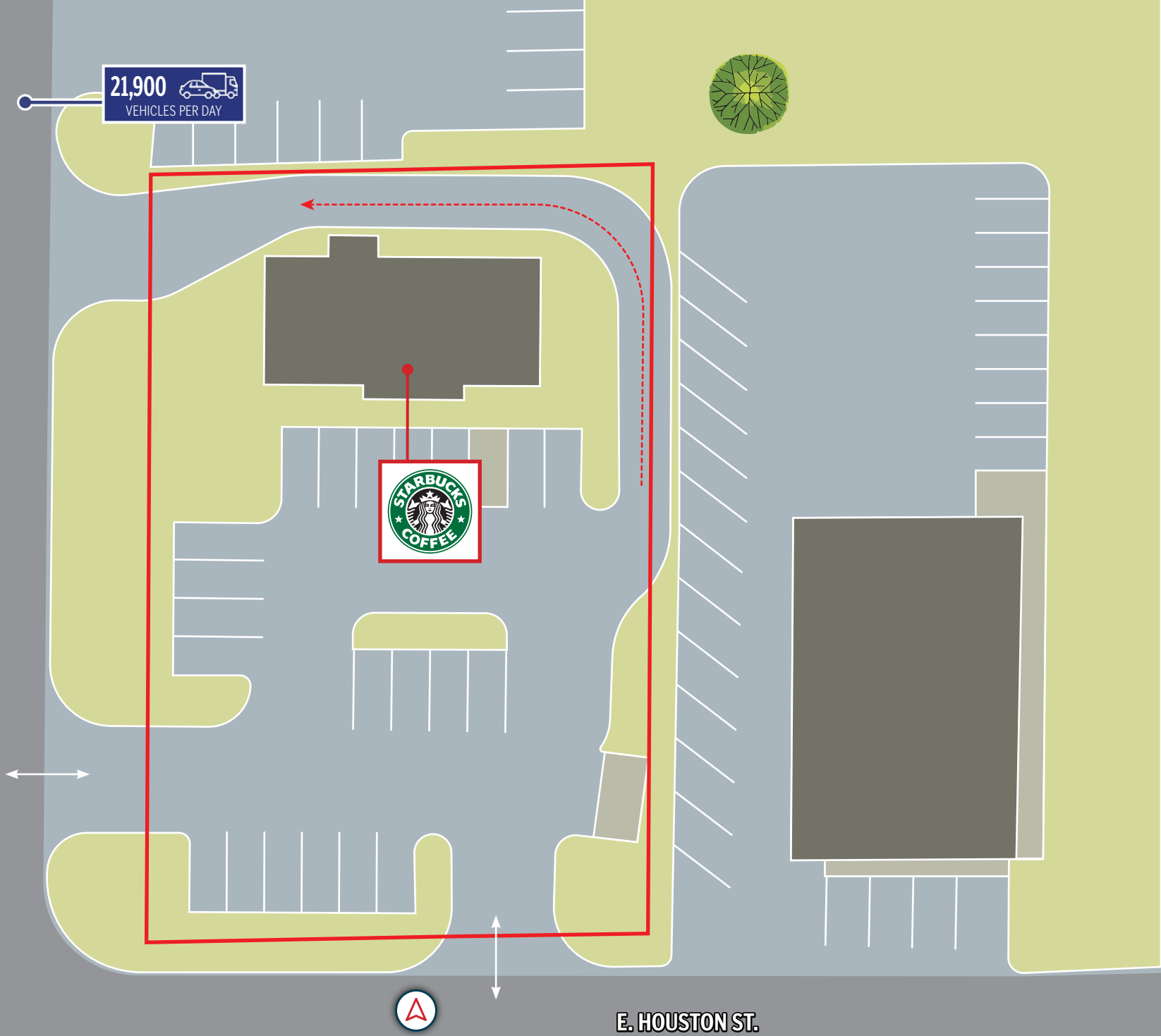




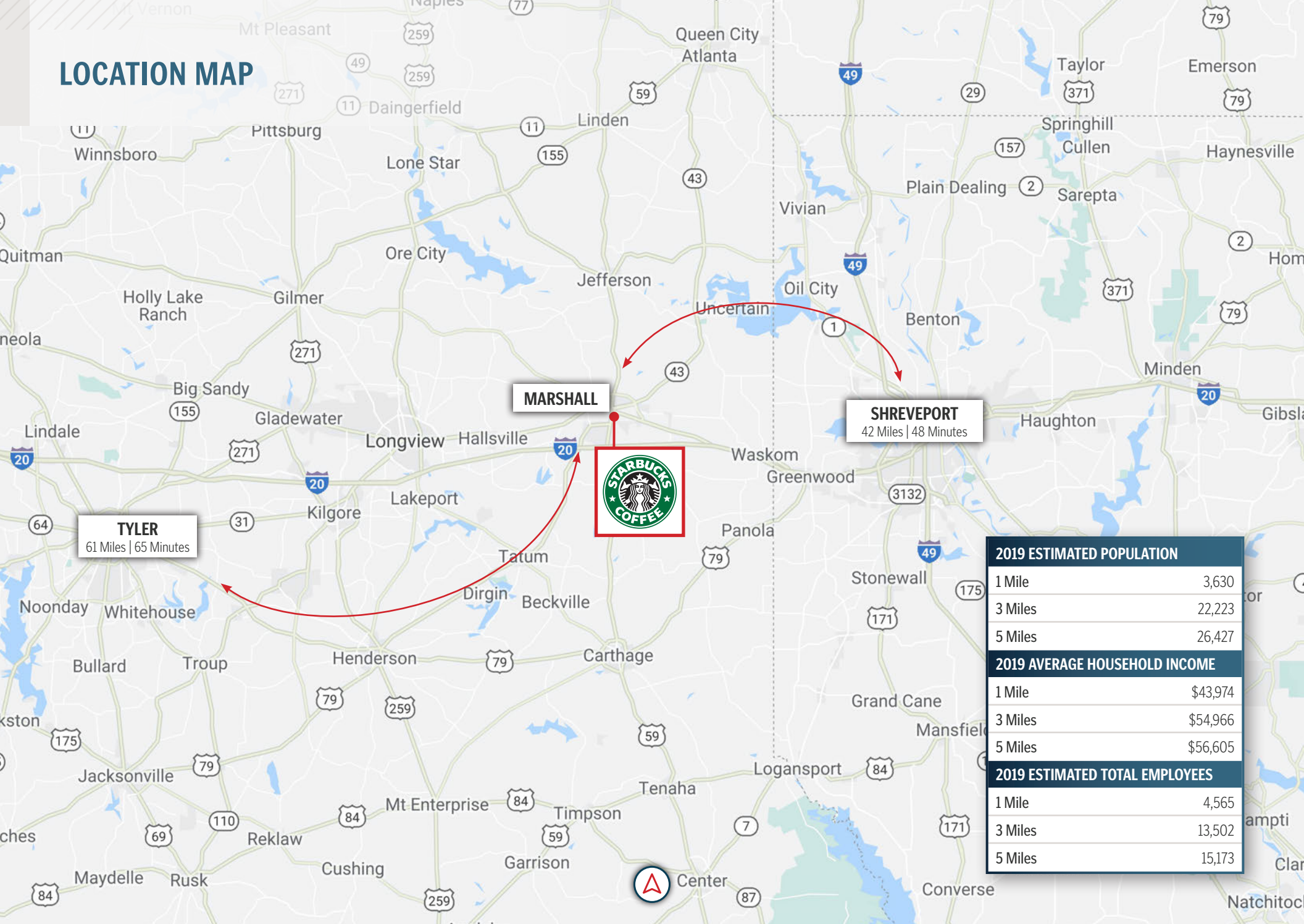




43 TEXAS
59
EAST END BLVD. N.



LOCATION MAP



2019 ESTIMATED POPULATION	
1 Mile	3,630
3 Miles	22,223
5 Miles	26,427
2019 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$43,974
3 Miles	\$54,966
5 Miles	\$56,605
2019 ESTIMATED TOTAL EMPLOYEES	
1 Mile	4,565
3 Miles	13,502
5 Miles	15,173

AREA OVERVIEW



MARSHALL, TEXAS

Marshall is a city in and the county seat of Harrison County in northeastern Texas in the United States. The City of Marshall had a population of 23,444 as of July 1, 2018. Marshall ranks in the upper quartile for Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Texas. Marshall was a political and production center of the Confederacy during the Civil War. Later, it was a major railroad center of the T&P Railroad from the late 19th century until the mid-20th century. Activists in the city's large African-American population worked to create social change through the Civil Rights Movement, with considerable support from the historically black colleges and universities here. The city is known for holding one of the largest light festivals in the United States, the "Wonderland of Lights". It identifies as the self-proclaimed "Pottery Capital of the World", for its sizable pottery industry.

Marshall's economy is diversified and includes services such as insurance claims processing at Health Care Service Corporation, also known as BlueCross BlueShield of Texas, education at several institutes of higher learning, manufacturing such as wood kitchen cabinets at Republic Industries and pottery at several manufacturers. Tourism is also an important industry, with about one million tourists visiting the city each year.

More than 3,500 students annually attend colleges in the city: East Texas Baptist University, Wiley College, Texas State Technical College-Marshall, and Panola College-Marshall. Wiley College is one of the oldest historically black institutions in the United States. It was the setting of the film *The Great Debaters*, which depicted Wiley College's debate team's struggle for racial equality. They challenged the Harvard University debating team on the national circuit. In reality, Melvin Tolson's 1935 debate team, which included civil rights leader James L. Farmer, debated and defeated that year's Pi Kappa Delta Forensic Society's national champions, the University of Southern California.

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimated Population	3,630	22,223	26,427
2024 Projected Population	3,590	22,252	26,499
2010 Census Population	3,710	22,209	26,310
HOUSEHOLDS & GROWTH			
2019 Estimated Households	1,330	8,094	9,640
2024 Projected Households	1,310	8,075	9,634
2010 Census Households	1,375	8,138	9,662
RACE & ETHNICITY			
2019 Estimated White	50.23%	51.39%	53.82%
2019 Estimated Black or African American	29.92%	35.47%	33.87%
2019 Estimated Asian or Pacific Islander	2.04%	1.03%	0.98%
2019 Estimated American Indian or Native Alaskan	1.32%	0.70%	0.75%
2019 Estimated Other Races	21.71%	13.84%	13.49%
2019 Estimated Hispanic	33.09%	22.11%	21.57%
INCOME			
2019 Estimated Average Household Income	\$43,974	\$54,966	\$56,605
2019 Estimated Median Household Income	\$29,578	\$38,865	\$40,318
2019 Estimated Per Capita Income	\$16,063	\$19,941	\$20,821
DAYTIME POPULATION			
2019 Estimated Total Businesses	435	1,163	1,297
2019 Estimated Total Employees	4,565	13,502	15,173



RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Starbucks Corporation	2,000	Feb. 2021	Jan. 2031	Year 1	-	\$7,292	\$3.65	\$87,500	\$43.75	NNN	4 (5-Year)
(Corporate Guaranty)		(est.)		Year 6	10%	\$8,021	\$4.01	\$96,250	\$48.12		10% Increase at Beg. of Each Option

¹There is a 105% cap on Operating Expenses from prior years expenses.

²Combined Administrative and Management Fees may not exceed 10%

FINANCIAL INFORMATION

Price	\$1,750,000
Net Operating Income	\$87,500
Cap Rate	5.00%
Lease Type	NNN

PROPERTY SPECIFICATIONS

Year Built	Slated to Open Q1 2021
Rentable Area	2,000 SF
Land Area	0.49 Acres
Address	100 E. End Boulevard South Marshall, TX 75670



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



STARBUCKS

Starbucks.com

Company Type: Public (NASDAQ: SBUX)

2019 Employees: 346,000

2019 Revenue: \$26.51 Billion

2019 Net Income: \$3.60 Billion

2019 Assets: \$19.22 Billion

Credit Rating: S&P: BBB+

Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Starbucks stores offer coffee and tea beverages, Handcrafted Beverages, Merchandise and Fresh Food. Through their unwavering commitment to excellence and guiding principles, the company bring the unique Starbucks Experience to life for every customer through every cup. Today, with more than 30,000 stores around the globe, Starbucks is the premier roaster and retailer of specialty coffee in the world. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.



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in North America
exclusively dedicated
to retail

2K+

RETAIL
TRANSACTIONS
company-wide
in 2020

485

NET LEASE
PROPERTIES SOLD
in 2020

\$1.5B

NET LEASE
TRANSACTION VALUE
in 2020

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