



*ACTUAL SITE PHOTOS



In participation with Cole Valley Partners



COLE VALLEY PARTNERS

DUTCH BROS. COFFEE

ABSOLUTE NNN LEASE

2341 BOONVILLE RD, BRYAN, TX (COLLEGE STATION MSA)

OFFERING MEMORANDUM
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INVESTMENT OVERVIEW



This is the opportunity to purchase a newly constructed Dutch Bros. Coffee subject to an absolute NNN lease. This Dutch Bros. Coffee in Bryan, Texas (College Station MSA) has excellent visibility from Highway 6. The tenant has a new 15 year lease with 10% increases in rent every 5 years. The tenant has three, 5 year options to renew with increases at each option. The lease is corporately guaranteed by Dutch Bros. Coffee. Dutch Bros is currently the largest privately held drive-thru coffee chain with a goal of adding 500 new sites by 2023.

This site is an outparcel to Kroger and neighbors several other retailers including Taco Bell, Chase Bank, Walgreens, and many others. The site is in close proximity to Texas A&M University which has an enrollment of 71,100 students.

INVESTMENT HIGHLIGHTS

DUTCH BROS IS CURRENTLY THE LARGEST PRIVATELY HELD DRIVE-THRU COFFEE CHAIN WITH A GOAL OF ADDING 500 NEW SITES BY 2023

OUTPARCEL TO KROGER - KROGER RECENTLY SPENT \$16M ON UPDATING AND EXPANDING THE STORE SHOWING STRONG COMMITMENT TO THE SITE AND LOCATION

CLOSE PROXIMITY (5.5 MILES) TO TEXAS A&M UNIVERSITY - 71,100 STUDENTS ENROLLED

NEW 2021 CONSTRUCTION

VISIBILITY FROM HIGHWAY 6 - OVER 40,000 VPD

TEXAS IS INCOME TAX FREE

OFFERING SPECIFICATIONS

PRICE	\$2,735,632
CAP RATE	4.35%
NET OPERATING INCOME	\$119,000
SQUARE FOOTAGE	862
LOT SIZE	0.74 AC
MARKET	College Station MSA

FINANCIAL SUMMARY

DUTCH BROS. COFFEE • ABSOLUTE NNN LEASE

2341 BOONVILLE RD, BRYAN, TX 77808

\$2,735,632 • 4.35% CAP

SUMMARY

TENANT NAME	BB HOLDINGS TX, LLC
SQUARE FOOTAGE	862
LEASE START	5/1/2021
LEASE END	5/1/2036
ANNUAL RENT	\$119,000
OPTIONS	THREE, 5-YEAR
INCREASES	10% EVERY 5 YEARS

OFFERING SUMMARY

	ANNUAL RENT	MONTHLY RENT
YEARS 1-5	\$119,000	\$9,916.67
YEARS 6-10	\$130,900	\$10,908.33
YEARS 11-15	\$143,990	\$11,999.17
OPTION 1	\$158,389	\$13,199.08
OPTION 2	\$174,228	\$14,519.00
OPTION 3	\$191,651	\$15,970.92

LEASE ABSTRACT

TENANT	BB HOLDINGS TX, LLC
BUILDING SIZE	862 SF
LOT SIZE	0.74 AC
ADDRESS	2341 BOONVILLE RD, BRYAN, TX
LEASE START	MAY 1, 2021
LEASE END	MAY 1, 2036
RENEWAL OPTIONS	THREE, 5-YEAR
INCREASES	EVERY 5 YEARS
ROFR	NONE

OBLIGATIONS

REAL ESTATE TAXES	TENANT RESPONSIBILITY
INSURANCE	TENANT RESPONSIBILITY
REPAIR & MAINTENANCE	TENANT RESPONSIBILITY
LANDLORD OBLIGATIONS	NONE

RENTAL INCREASES

YEAR	RENT	CAP RATE
YEARS 1-5	\$119,000	4.35%
YEARS 6-10	\$130,900	4.79%
YEARS 11-15	\$143,990	5.26%
OPTION 1	\$158,389	5.79%
OPTION 2	\$174,228	6.37%
OPTION 3	\$191,651	7.01%



TENANT OVERVIEW



DUTCH BROS. COFFEE

Dutch Bros. Coffee founded in 1992 and headquartered in Grants Pass, Oregon is the country's largest privately held drive-thru coffee chain with company-owned and franchise locations throughout the Western United States. Dutch Bros has over 400 locations throughout seven states and over 12,000 team members. In 2017, Forbes names Dutch Bros one of its Small Giants: Best Small Companies. Dutch Bros, its owner/operators and the Love Abound Foundation remain committed to the community, donating millions of dollars annually to nonprofit organizations and local causes.



\$494M IN SALES



400+ LOCATIONS

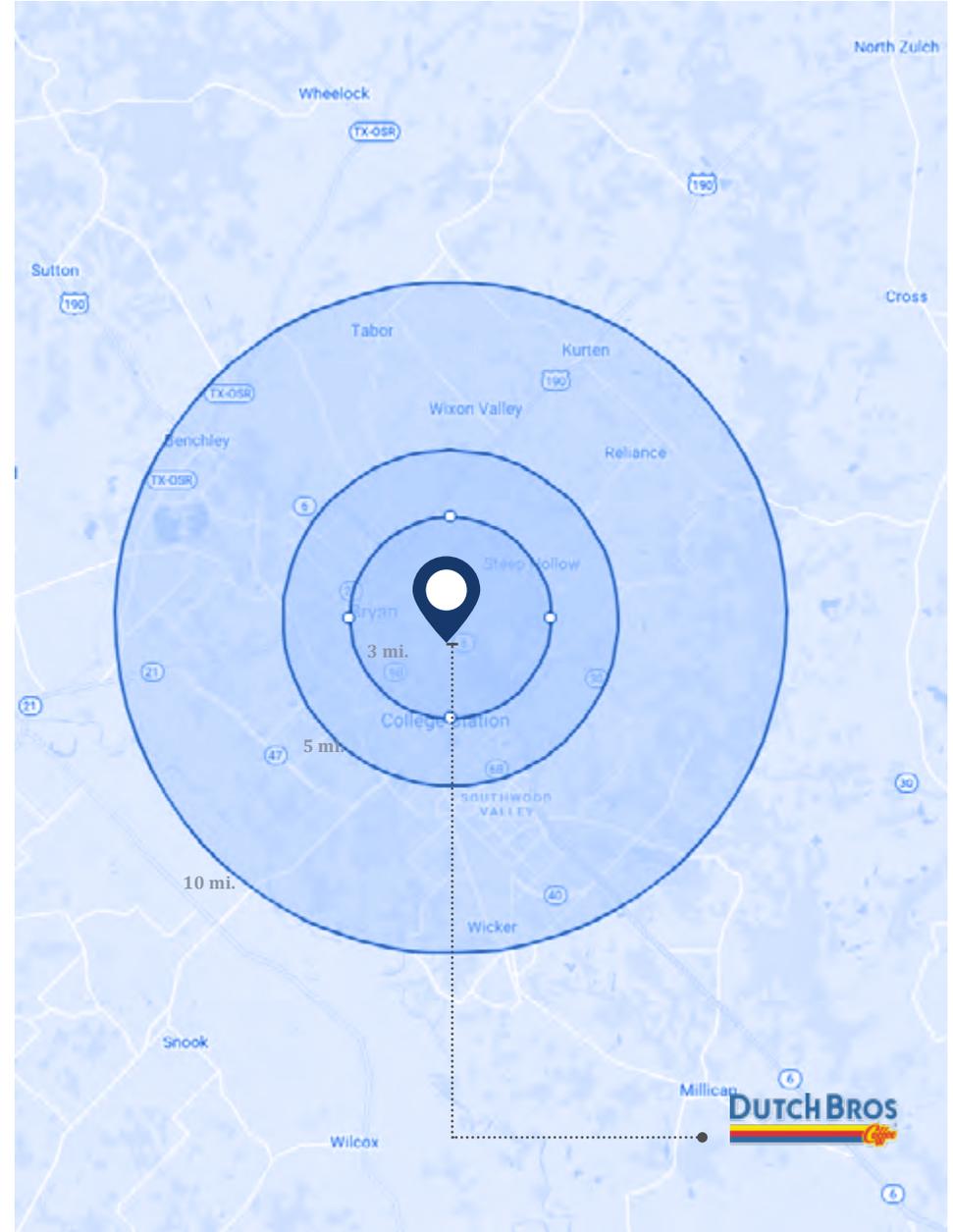
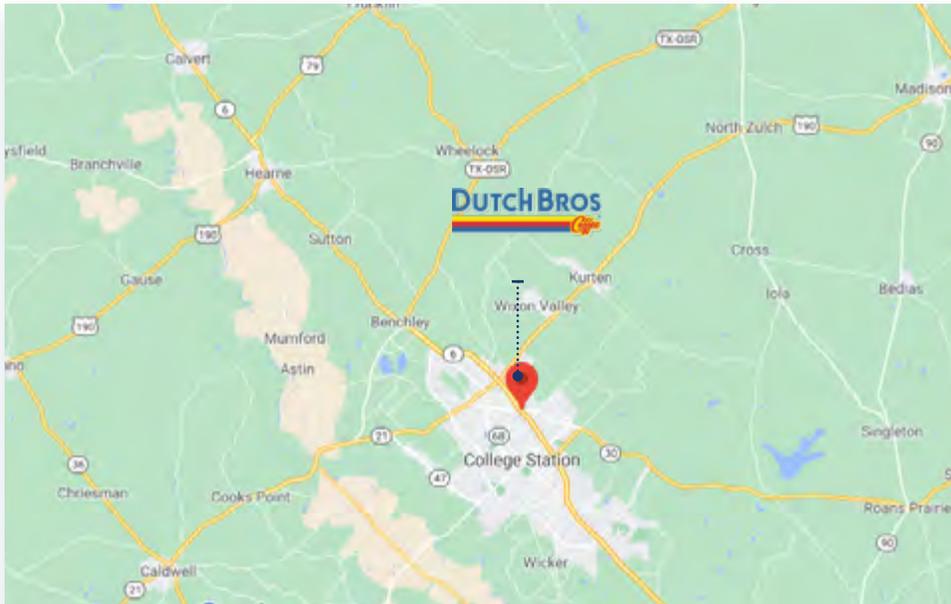


PRIVATELY HELD

CONSTRUCTION PHOTOS



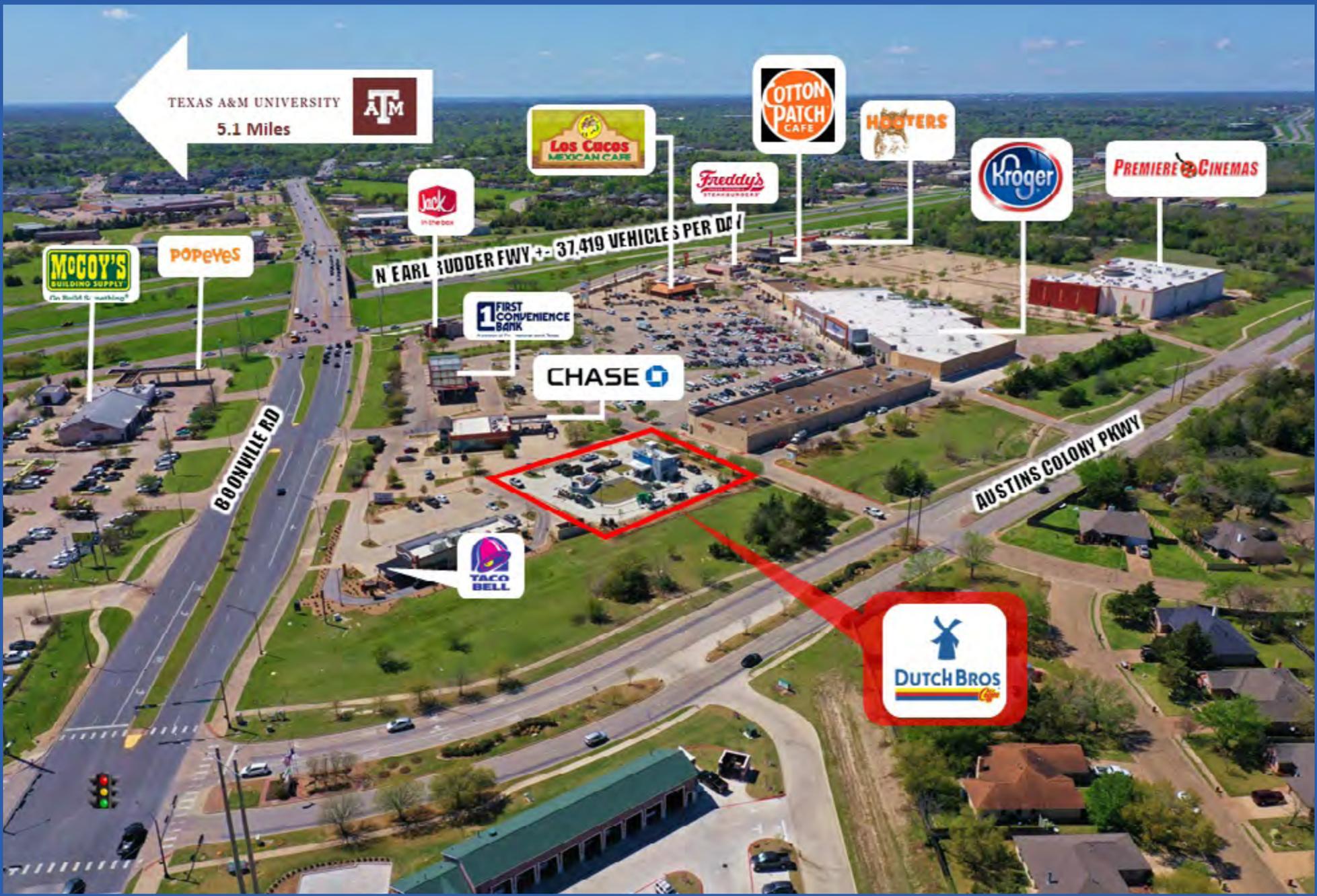
REGIONAL OVERVIEW



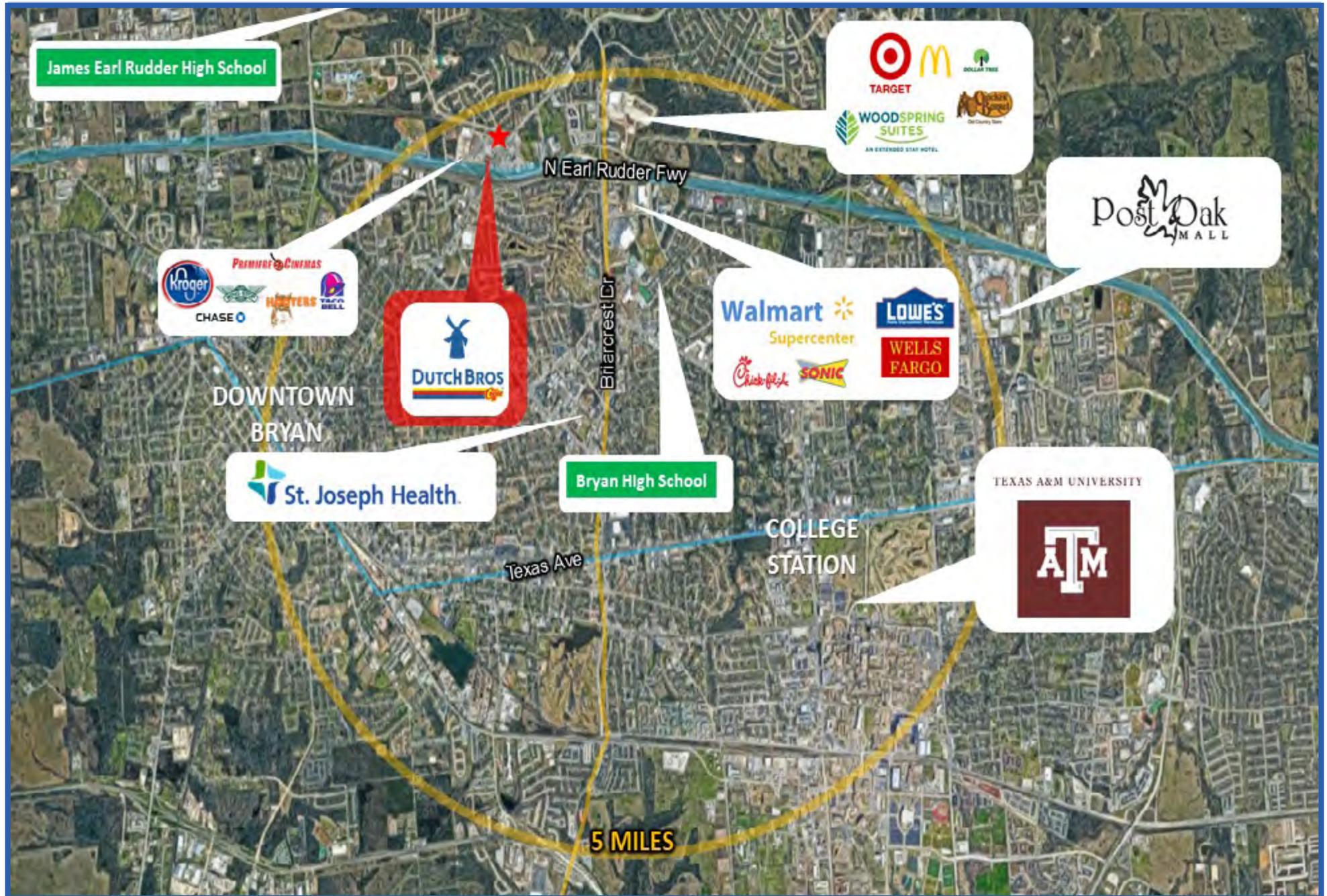
LOCATION AERIAL



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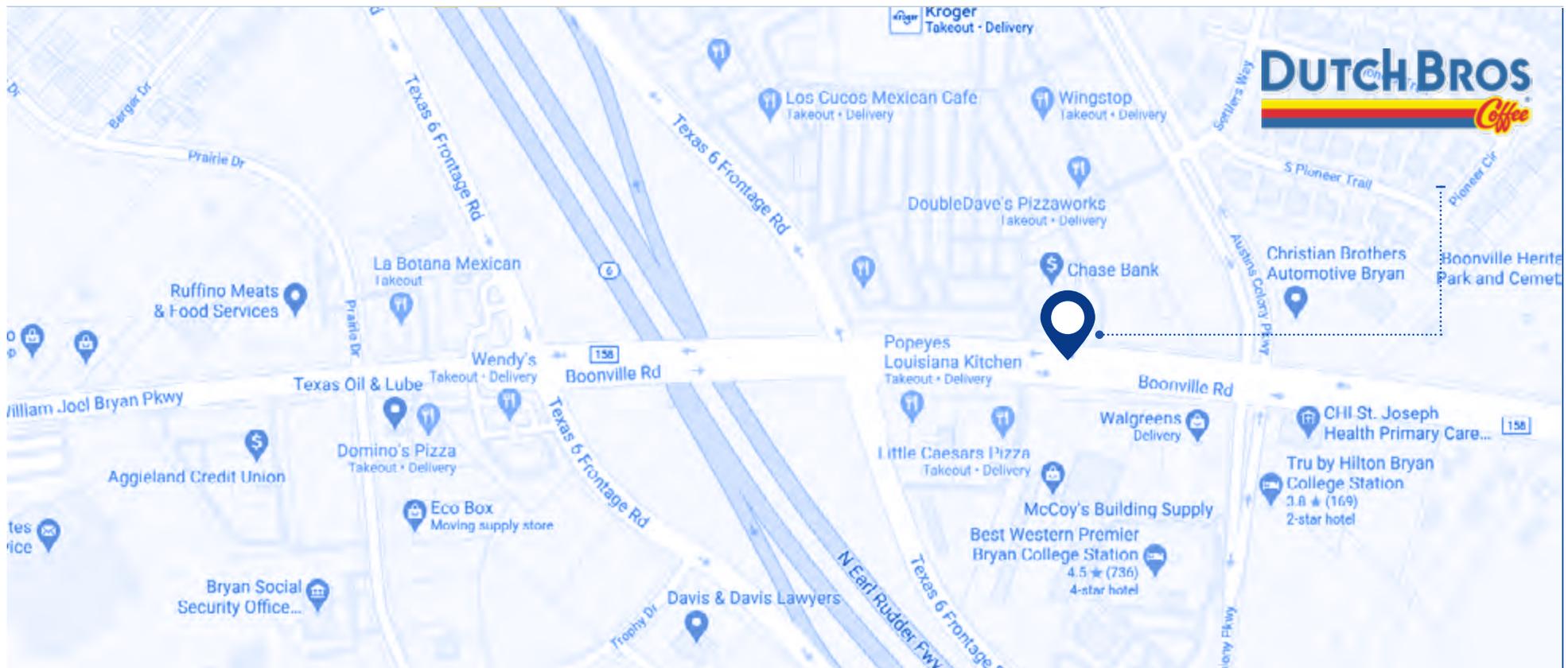
LOCATION AERIAL



LOCATION AERIAL



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	56,254	136,408	220,399
TOTAL HOUSEHOLDS	21,725	50,186	81,788
AVERAGE HOUSEHOLD INCOME	\$72,134	\$60,586	\$69,976
AVERAGE AGE	31.3	26.4	26.8

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	21,725	50,186	81,788
TOTAL POPULATION	56,254	136,408	220,399
PERSONS PER HOUSEHOLD	2.5	2.5	2.5
AVERAGE HOUSEHOLD INCOME	\$72,134	\$60,586	\$69,976
AVERAGE HOUSE VALUE	\$191,485	\$179,016	\$225,072
AVERAGE AGE	31.3	26.4	26.8
WHITE	44,763	105,017	174,203
BLACK	8,621	18,698	24,950
AMERICAN INDIAN/ALASKAN NATIVE	440	1,070	1,497
ASIAN	1,240	8,455	14,863
HAWAIIAN & PACIFIC ISLANDER	86	202	267
TWO OR MORE RACES	1,105	2,965	4,619
HISPANIC ORIGIN	18,752	44,441	58,796

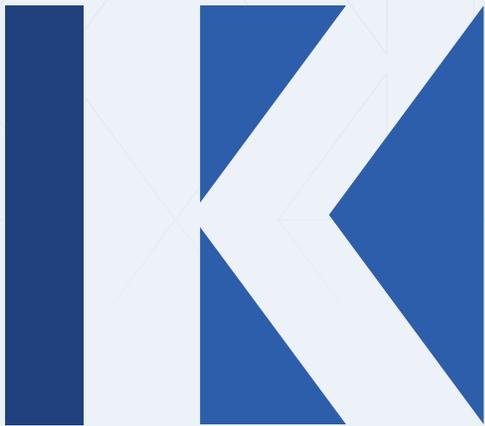
BRYAN, TEXAS

Bryan is a city and the county seat of Brazos County, Texas, United States. It is located in the heart of the Brazos Valley (East and Central Texas). As of the 2010 census, the city had a population of 76,201. As of July 2019, the estimated population was 86,276. Bryan borders the city of College Station, which lies to its south. Together they are referred to as the Bryan-College Station metropolitan area, which has a population of more than 250,069.

Just south of Bryan, Texas A&M College opened in 1876 in what later would be known as College Station.



BRYAN, TEXAS



The Kase Group

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