



Subject Property

Starbucks

Houston, TX



Price:
\$3,500,000



Cap Rate:
4.00%

The Property is a brand new build-to-suit Starbucks slated to open March 1, 2022 in the affluent downtown Houston, TX district of Post Oak. Upon opening, Starbucks will operate under a 10-year NN lease structure with renewal options extending through 2052. This prototype features both indoor cafe service and a drive-thru lane.

Within 1-mile of the Property there are more than 16,000,000 SF of office space, 2,900,000 SF of retail space, and more than 5,000,000 SF of hotel accommodations. Additionally the Property is located directly across the street from River Oak's newest multi-family development, Reverie at River Hollow.

HIGHLIGHTS



**Dense and Affluent
Live, Work, Play
Location**

**Build-to-Suit with
Drive-Thru Lane**



**Adjacent to High-
End River Oaks
Neighborhood**

**Signage Visible
from 610 Loop
(300,000+ VPD)**



**Click Here For
Offering Memorandum**



Stan Johnson Co.

Ryan Butler
Managing Director & Partner
rbutler@stanjohnsonco.com

Brad Moulder
Senior Director & Partner
bmoulder@stanjohnsonco.com

Anne Perrault
Director
aperrault@stanjohnsonco.com

David Annett
Associate Director
dannett@stanjohnsonco.com

Brandon Sherrill
Associate
bsherrill@stanjohnsonco.com

Jacob Ryan
Investment Analyst
jryan@stanjohnsonco.com

In Association With:
Brett Daniel Butler
TX Broker #558227