



Starbucks

S&P Rated BBB+

\$2,699,000 | 4.15% CAP

121 S LHS Drive, Lumberton, TX 77657

- ✓ New Construction Starbucks Property
- ✓ 10 Year Net Lease with No Early Termination
- ✓ 10% Rental Increases in Primary Term and Options
- ✓ Minimal LL Responsibilities with New Roof Warranty
- ✓ Highway Location Adjacent to Lumberton Middle School

Starbucks is the premier roaster and retailer of specialty coffee in the world. As of today, Starbucks is the largest coffeehouse company in the world with 32,660 stores across the globe in 2020.



INVESTMENT OVERVIEW

STARBUCKS LUMBERTON, TX

FILE PHOTO

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

\$2,699,000

4.15% CAP

NOI

\$112,000

Building Area

±2,105 SF

Land Area

±0.811 AC

Year Built

2022

Lease Type

*Corporate Net Lease

Occupancy

100%

- ✓ **New construction Starbucks property with drive thru:** featuring a new 10 year net lease with no early termination clause and 10% rental increases every five years.
- ✓ **Long Term Net Lease with Starbucks Corporation:** S&P Rated BBB+ | Ranked #125 on the Fortune 500 list | Over 26,000 locations globally
- ✓ **Minimal landlord responsibilities:** corporate net lease with new roof warranty. Landlord responsible for roof structure and parking lot.
- ✓ **High income demographics with average household incomes** over \$93,000, \$93,000 and \$94,000 within a one, three and five mile radius (respectively) of the subject property.
- ✓ **Excellent Location along South LHS Drive (Highway 287) with over 24,000 vehicles per day in front of the subject property** - located adjacent to Lumberton Middle School.
- ✓ **Subject Property is located in the Great State of Texas** which is the World's 9th largest economy with a state domestic product totaling \$1.9 trillion.
- ✓ **Texas ranks #1 in the United States in: job creation, population growth, corporate expansions/locations and exports**

*LL responsible for roof, structure and parking lot. New 20 Year Roof Warranty.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

STARBUCKS LUMBERTON, TX

Starbucks

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington.

REVENUE
\$23.5 B

CREDIT RATING
BBB+

LOCATIONS
32,000+

STOCK TICKER
SBUX



[Starbucks.com](https://www.starbucks.com)

As the **world's largest coffeehouse chain**, Starbucks is seen to be the main representation of the United States' second wave of coffee culture. As of early 2020, the company **operates over 30,000 locations worldwide** in more than 70 countries.

Starbucks locations serve hot and cold drinks, whole-bean coffee, microground **instant coffee known as VIA**, espresso, caffe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings are seasonal or specific to the locality of the store. Many stores **sell pre-packaged** food items, pastries, hot and cold sandwiches, and drinkware including mugs and tumblers. There are also several select **"Starbucks Evenings"** locations which offer beer, wine, and appetizers. Starbucks-brand coffee, ice cream, and bottled cold coffee drinks are also sold at **grocery stores** in the United States and other countries. In 2010, the company began its Starbucks Reserve program for single-origin coffees and high-end coffee shops. It planned to **open 1,000 Reserve coffee** shops by the end of 2017. Starbucks operates six roasteries with tasting rooms and **43 coffee bars as part** of the program. The latest roastery location opened on Chicago's Magnificent Mile in November 2019, and is the world's largest Starbucks.



IN THE NEWS

STARBUCKS LUMBERTON, TX

Starbucks Stock To Grow As Recovery Continues?

JULY 07, 2021 (FORBES)

Due to the coronavirus crisis, SBUX saw its revenue fall by 11% in 2020. The company started recovery in the Q4 2020 (ended September 2020) and Q1 2021 (ended December 2020).

The momentum continued in Q2 2021 (ended March 2021) as the company recorded revenue of **\$6.7 billion, up 11% y-o-y** while earnings improved to **\$0.58 per share compared to \$0.28** per share in the same period of the previous year. The revenue growth was driven by the International market as comparable store sales grew **by 35% y-o-y**. We expect this momentum to **continue in 2021** as the pace of vaccination increases.

At the current price of around \$115 per share, we believe Starbucks (NASDAQ: SBUX) has nearly 8% growth potential in the near term as per Trefis' Starbucks' valuation of \$124.

We expect Starbucks' revenues to rise by **21% to \$28.5 billion** for FY 2021 (ends September 2021). Further, its net income is likely to increase to \$3.7 billion, increasing its EPS figure to **\$3.17 in 2021**, which coupled with the P/E multiple of 39.1x will lead to Starbucks' valuation of \$124, which is 10% higher than the current market price.

Having gained more than **73%** since the March bottom, Starbucks' stock (NASDAQ: SBUX) is close to its near term potential. Our conclusion is based on a detailed comparison of SBUX's performance against the S&P 500 now as well as during the 2008 downturn in our interactive dashboard analysis.

In FY 2020, Starbucks reported an earnings beat with EPS of \$0.79 and total revenues at **\$23.5 billion**, down **11% y-o-y**. Further, the company reported **\$1.6 billion in cash** inflows from operating activities for the year.

EXPLORE ARTICLE



Starbucks Is Testing A Cashierless Cafe In NYC & This Could Be The Future Of Coffee

SAMEEN CHAUDHRY, DECEMBER 20, 2021 (NARCITY)

The coffee chain is testing out a new store concept in New York City called Starbucks Pickup with Amazon Go.

A press release by the **coffee brand** explained how the store uses a combination of features like the Starbucks app to order ahead and **Amazon Go's** walk-out technology, which allows you to pick up a coffee without speaking to a cashier or standing in line.

The store opened on **November 18** and the reviews are already coming in from those who've tried it. It's located on 59th Street, between Park and Lexington Avenue.

It may not be too long before you walk into your local Starbucks and grab a coffee without speaking to a single person.

For those who want to go to a coffee shop to get some work done or chat with a friend, the store also has a **fully updated lounge** that features individual workspaces and more extensive work tables. You also don't need to worry about finding **power outlets** and USB ports because this store has you covered in that department.

The store will also feature items from the **Amazon Go market**, including fresh salads and sandwiches in addition to the Starbucks menu.

Ordering drinks is pretty **straightforward** as the process isn't that different from using the Starbucks app for **in-store pickup**.

EXPLORE ARTICLE



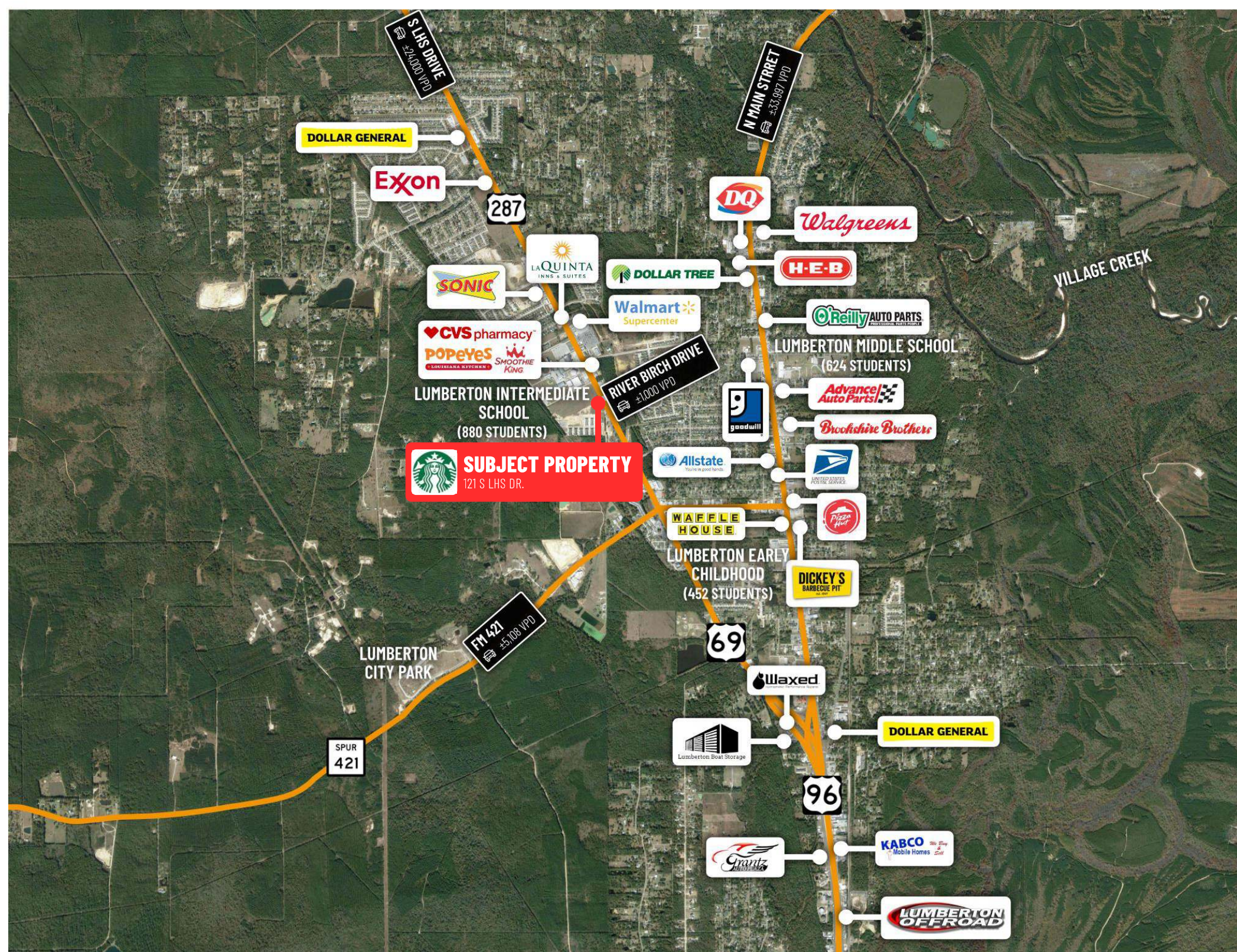
LEASE OVERVIEW

STARBUCKS LUMBERTON, TX

Initial Lease Term	10-Years, Plus (4), 5-Year Options to Extend
Rent Commencement	Approx. 4/1/22
Lease Expiration	Approx. 3/31/32
Lease Type	Corporate Net Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$112,000.00
Annual Rent YRS 6-10	\$123,200.00
Option 1	\$135,520.00
Option 2	\$149,072.00
Option 3	\$163,979.20
Option 4	\$180,377.12

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





S LHS DRIVE
±24,000 VPD

N MAIN STREET
±33,697 VPD

DOLLAR GENERAL

Exxon

287

SONIC

LA QUINTA
INNS & SUITES

DOLLAR TREE

Walmart
Supercenter

DQ

Walgreens

H-E-B

O'Reilly AUTO PARTS

CVS pharmacy
POPEYES
SMOOTHIE KING

LUMBERTON INTERMEDIATE
SCHOOL
(880 STUDENTS)

RIVER BIRCH DRIVE
±1,000 VPD

LUMBERTON MIDDLE SCHOOL
(624 STUDENTS)

goodwill

Advance
Auto Parts

Brookshire Brothers

Starbucks
SUBJECT PROPERTY
121 S LHS DR.

Allstate
We're in good hands.

UNITED STATES
POSTAL SERVICE

Waffle
House

LUMBERTON EARLY
CHILDHOOD
(452 STUDENTS)

Pizza
Hut

DICKEY'S
BARBECUE PIT

LUMBERTON
CITY PARK

FM 421
±5,108 VPD

69

Waxed

Lumberton Boat Storage

DOLLAR GENERAL

SPUR
421

96

Grants

KABCO
Mobile Homes

LUMBERTON
OFFROAD

VILLAGE CREEK

SITE OVERVIEW

STARBUCKS LUMBERTON, TX



Year Built

2022



Building Area

±2,105 SF



Land Area

±0.811 AC

NEIGHBORING RETAILERS

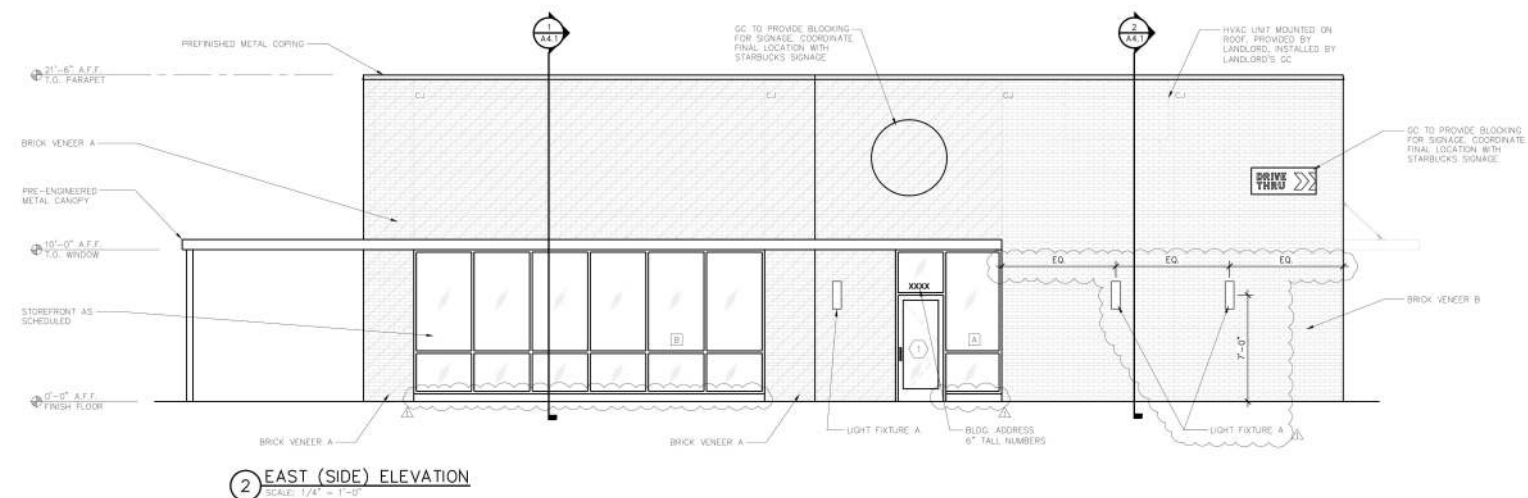
- Walmart Supercenter
- Dollar Tree
- Dollar General
- Advance Auto Parts
- Walgreens
- CVS
- O'Reilly Auto Parts
- Goodwill
- H-E-B
- Dairy Queen



FILE PHOTO

ELEVATIONS

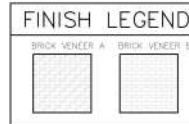
STARBUCKS LUMBERTON, TX



EXTERIOR FINISH SCHEDULE

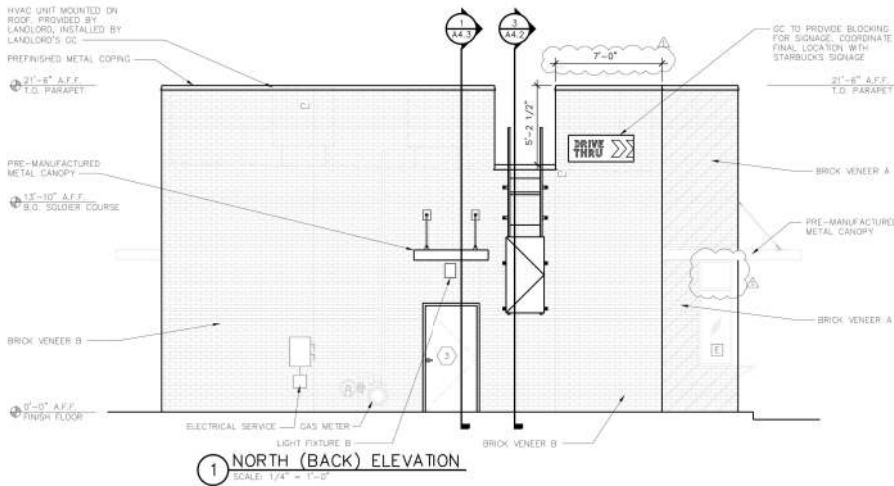
ITEM	COLOR	MANUFACTURER	REMARKS
BRICK VENEER A	CHARCOAL GRAY	ACME	MODULAR BRICK
BRICK VENEER B	GALENA	ACME	MODULAR BRICK
METAL GATES AT TRASH ENCLOSURE	TO MATCH BUILDING BRICK COLOR	SHERWIN WILLIAMS	—
REFINISHED METAL COPING	"BLACK FGR" SW 7020	SHERWIN WILLIAMS	—
BRICK VENEER AT TRASH ENCLOSURE	DARK BRONZE	BLACKSON BRICK CO.	MODULAR BRICK
PRE-ENGINEERED METAL CANOPY	ARCHITECTURAL FABRICATION	—	COLOR TO BE REVIEWED AND APPROVED BY STARBUCKS DESIGNER.
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAMMEER	REFER TO WINDOW AND DOOR SCHEDULE. TREAS-451T.
HARDWARE	SATIN CLEAR FINISH	SHERWIN WILLIAMS	REFER TO HARDWARE LEGEND.
GLOW METAL DOOR AND FRAME	"BLACK FGR" SW 7020	SHERWIN WILLIAMS	—
DOWNSPOUTS	TO MATCH BUILDING BRICK COLOR	REF. SPAN	FACTORY APPLIED DURABLE FINISH.
MISCELLANEOUS METALS	"BLACK FGR" SW 7020	SHERWIN WILLIAMS	—
LIGHT FIXTURE A	BLACK	KICKLE	LED (REFER TO ELECT.)
LIGHT FIXTURE B	DARK BRONZE	LUMINANCE	LED (REFER TO ELECT.)

** COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL IN ACCORDANCE WITH DIRECTIONS IN SPECIFICATIONS.



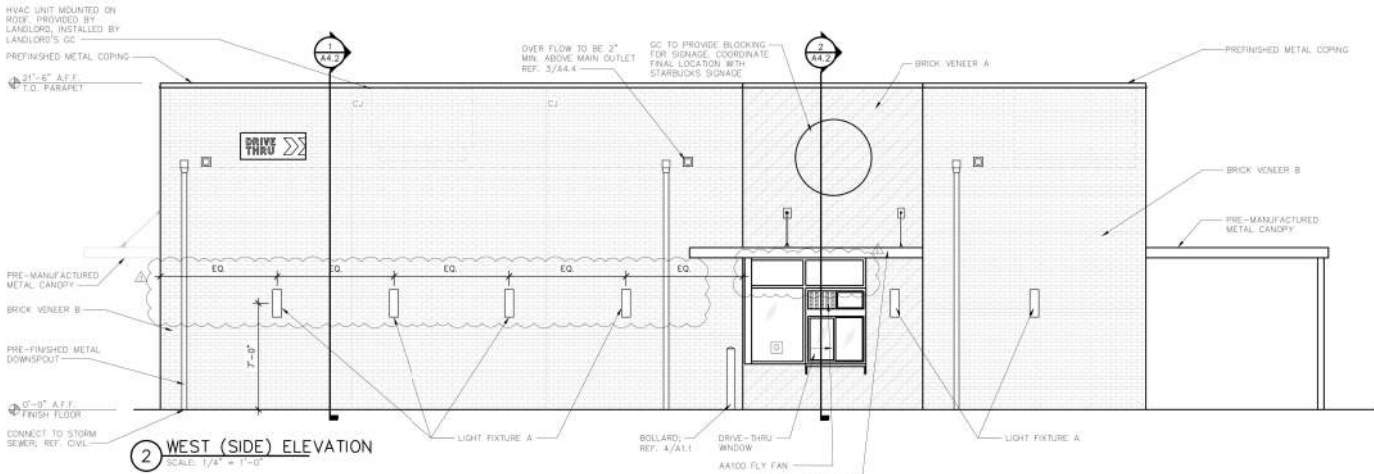
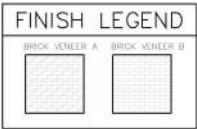
ELEVATIONS

STARBUCKS LUMBERTON, TX



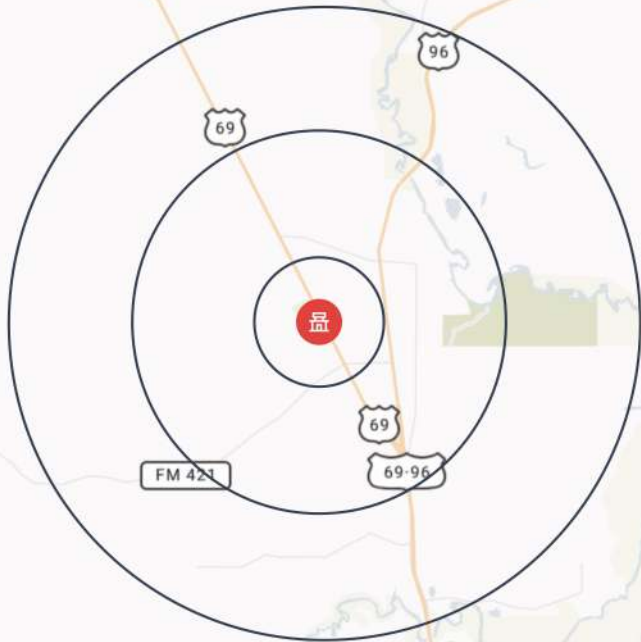
EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
BRICK VENEER A	CHARCOAL GRAY	ACME	MODULAR BRICK
BRICK VENEER B	GALENA	ACME	MODULAR BRICK
METAL GATES AT TRASH ENCLOSURE	TO MATCH BUILDING BRICK COLOR	SHERWIN WILLIAMS	-
PREFINISHED METAL COPING	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	-
BRICK VENEER AT TRASH ENCLOSURE	DARK BRONZE	FRANKSON BRICK CO.	MODULAR BRICK
PRE-ENGINEERED METAL CANOPY	DARK BRONZE	ARCHITECTURAL FABRICATION	COLOR TO BE REVIEWED AND APPROVED BY STARBUCKS DESIGNER
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE TRFAB.ASIT.
HARDWARE	SATIN CLEAR FINISH	FACTORY FINISHED	REFER TO HARDWARE LEGEND
HOLLOW METAL DOOR AND FRAME	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	-
DOWNSPOUTS	TO MATCH BUILDING BRICK COLOR	ROP SEAM	FACTORY APPLIED DURATECH FINISH
MISCELLANEOUS METALS	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	-
LIGHT FIXTURE A	BLACK	KICHES	LED (REFER TO ELECT.)
LIGHT FIXTURE B	DARK BRONZE	LUMARK	LED (REFER TO ELECT.)

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LOCATION OVERVIEW

STARBUCKS LUMBERTON, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	3,978	19,113	23,514
Households	1,490	7,185	8,888
Average Household Income	\$93,898	\$93,388	\$94,020
Total Household Expenditure	\$101.44 MM	\$486.87 MM	\$603.45 MM

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Lamar University (2,546)

2. Beaumont Independent School District (2,317)

3. ExxonMobil Corporation (2,189)

4. Christus St. Elizabeth Hospital (2,136)

5. Memorial Hermann Baptist Hospital (1,653)

6. City of Beaumont (1,293)
7. Port Arthur Independent School District (1,275)

8. Jefferson County (1,155)

9. Motiva Enterprises, LLC (1,096)

10.Christus St. Mary Hospital (900)

11.Valero Refining Group (825)

12.Walmart Super Center (816)
- 13.Burrow Global Services (785)

14.The Medical Center of Southeast Texas (785)

15.City of Port Arthur (659)

LOCATION OVERVIEW

STARBUCKS LUMBERTON, TX



Lumberton
Texas



12,692

Population



\$65,929

Median Household Income

Beaumont is the 4th most affordable city in the state of Texas

4th

\$54 billion- current projects and long-term investments in the Beaumont - Port Arthur area

\$54 B

Lumberton is a city in Hardin County, Texas.

Lumberton is the home of Village Creek State Park and is part of the Beaumont–Port Arthur metropolitan area.

Located just over an hour east of Houston, Beaumont-Port Arthur is a key player in the global energy sector.

Lumberton is a rapidly growing community and is the largest city in Hardin County. The Beaumont–Port Arthur metropolitan statistical area is defined by the United States Census Bureau as a three-county region in Southeast Texas.

The metropolitan area shares borders with the Houston–The Woodlands–Sugar Land metropolitan area to the west and the Lake Charles metropolitan area to the east. Located just over an hour east of Houston, Beaumont-Port Arthur is a key player in the global energy sector. Beaumont-Port Arthur is home to the world’s largest oil refinery and some of the biggest industry names, including Exxon, Motiva Enterprises and Valero. Three Foreign Trade Zones, several major highways, a regional airport, rail service by multiple Class I carriers and proximity to the Port of Houston connect Beaumont-Port Arthur to global commerce quickly, reliably and affordably. **Beaumont** is a city in and the county seat of Jefferson County. The Port of Beaumont is the fourth largest port in the nation. It is a key transportation hub and major economic driver in the state of Texas, creating more 66,000 direct, indirect and related user jobs. With annual economic activity exceeding \$24.5 billion, the Port of Beaumont's economic impact can be felt on a national and global level. Beaumont is home to Lamar University, a four-year institution and a top-ranked public technical school, Lamar Institute of Technology. Downtown features the Crockett Street Entertainment Complex with entertainment options from dining, live music and five museums. **Port Arthur** is located 90 miles east of Houston and is home to the largest oil refinery in the United States.

IN THE NEWS

STARBUCKS LUMBERTON, TX

Perryman projects growth for area economy

MARCH 9, 2021 (BEAUMONT BUSINESS JOURNAL)

The most recent Perryman Economic Forecast for the U.S., Texas and the Beaumont-Port Arthur area calls for continued recovery from the COVID-19 pandemic and a return to growth through 2025, the Perryman Group reported March 8.

According to Dr. Ray Perryman, President and CEO of **The Perryman Group**, "While we are still dealing with the COVID-19 pandemic and timing remains uncertain, there is a plausible path forward with **ongoing vaccination programs** and better therapeutics. We aren't out of the woods yet, but over the **next few years** we should see **major improvement**."

For the Beaumont-Port Arthur area, The Perryman Group projects that about **17,658 jobs will be added by 2025, representing an annual rate of growth over the 2020-25 period of 2.14%.**

Output (real gross product) in the U.S. is forecast to grow at a **4.41% annual pace**, reaching a level of **\$22.9 trillion in 2025. About 17.4 million** net new jobs are forecast to be added, for a total 2025 employment of **160.4 million**.

The Texas economy is expected to expand at a faster pace than the national rate. "The COVID-19 pandemic did not spare Texas," Dr. Perryman said. "The state's largest export industry, oil and gas, was hit particularly hard as demand dropped in 2020, but has begun to recover. Many other industries are expanding, with manufacturing, technology and services businesses leading the way."

An estimated **1.6 million** net new jobs are projected for the Texas economy by 2025, representing a **2.39% annual rate of growth** over the period.

For the Beaumont-Port Arthur area, The Perryman Group projects that about 17,658 jobs will be added by 2025, representing an annual rate of growth over the **2020-25 period of 2.14%.**

EXPLORE ARTICLE



Port Arthur and Mid-County seeing exponential economic growth

VICTORIA DELEON, FEBRUARY 26, 2020 (12 NEWS)

"This is a great great advantage I would say for the city of Port Arthur as we try to basically revitalized the entire city. "

Over the last year, Port Arthur has seen new restaurants and **stores coming** to the area. Tia Juanitas, for example, opened up in April 2019. A new I Love Mac and Cheese is expected to open up next door soon. **"Restaurants, retail, and support business ventures... will be able to thrive because of the industrial growth."**, said Mayor Bartie.

Mayor Thurman Bartie attributes the economic growth in Port Arthur to the petrochemical industry.

Now, the mayor says Port Arthur will focus on re-modeling the city to attract more businesses to the area. "If we fast forward I would say to 12 months from now....God willing, there should be a great metamorphosis to the aesthetic appearance to the City of Port Arthur", he added.

Nederland is also seeing growth with local businesses. Kay Decuir, the Executive Director for the **Nederland Economic Development Corporation**, says they see new businesses opening up every month.

"Just this month alone, we've had more than **12 brand new businesses** open up.", said Decuir.

The most recent grand opening was for a new coffee shop on Boston Avenue. The Golden Cup opened their doors on Monday.

Decuir says as **more businesses come to the area**, more jobs will start to become available. This will increase traffic, but Decuir says the revenue will allow the city to improve their roads.

She says local mom and pop shops thrive in Nederland because of the support from the community.

EXPLORE ARTICLE



BEAUMONT-PORT ARTHUR-ORANGE MSA

STARBUCKS LUMBERTON, TX



CALL FOR ADDITIONAL INFORMATION

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Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

TEXAS DISCLAIMER

STARBUCKS LUMBERTON, TX

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 the owner knows.

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:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- May not disclose any confidential information or any information that a part 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.