

BRAND NEW CONSTRUCTION QSR

Single Tenant NN Investment Opportunity

Estimated Grand Opening Q3 2022



STARBUCKS

(S&P: BBB+)



3120 W. Stan Schlueter Loop

KILLEEN TEXAS

REPRESENTATIVE PHOTO



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, corporate signed, drive-thru equipped, freestanding, Starbucks investment property located in Killeen, Texas. The tenant, Starbucks Corporation (S&P: BBB+), recently signed a brand new 10-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and 8% increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is NN with landlord responsibilities limited to roof, structure, making it an ideal, low-management investment opportunity for a passive investor. Founded in 1971, Starbucks is the premier roaster and retailer of specialty coffee in the world currently operating over 33,000 stores around the globe. The building, which is scheduled to open for business by Q3 2022, will feature a state-of-the-art design using high quality materials.

The subject property is strategically located near the signalized, hard corner intersection of W Stan Schlueter Loop and Bunny Trail, averaging more than 41,500 vehicles passing by daily. The building is complete with a drive-thru, providing ease and convenience for customers. On average, stores with drive-thrus experience higher sales than those without. The site is ideally situated as an outparcel to a Walmart-anchored shopping center, significantly increasing consumer draw to the immediate trade area and promoting crossover store exposure for the site. The 5-mile trade area is supported by more than 144,000 residents and 33,800 daytime employees with an average household income of \$60,302.

OFFERING SUMMARY



OFFERING

Pricing	\$3,195,000
Net Operating Income	\$127,800
Cap Rate	4.00%
Guaranty	Lease Signature is Corporate
Tenant	Starbucks Corporation
Lease Type	NN
Landlord Responsibilities	Roof and Structure
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	1,950 SF
Land Area	1.03 Acres
Property Address	3120 W. Stan Schlueter Loop Killeen, Texas 76549
Year Built	Under Construction (Opening Q3 2022)
Parcel Number	460295
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



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

- The tenant recently signed a brand new 10-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- Lease is signed by Starbucks Corporation (S&P: BBB+)
- 10% rental increases every 5 years throughout the initial term and 8% increases at the beginning of each option period, growing NOI and hedging against inflation
- Founded in 1971, Starbucks is the premier roaster and retailer of specialty coffee in the world currently operating over 33,000 stores around the globe

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Landlord responsibilities limited to roof and structure
- Ideal, low-management investment for a passive investor

Signalized, Hard Corner Intersection | Drive-Thru Equipped | 2022 Construction | Outparcel to Walmart Supercenter

- Located near the signalized, hard corner intersection of W Stan Schlueter Loop and Bunny Trail, averaging more than 41,500 vehicles passing by daily
- Complete with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus receive higher sales than those without
- The building, which is scheduled to open for business by Q3 2022, will feature a state-of-the-art design using high quality materials
- Situated as an outparcel to a Walmart-anchored shopping center, significantly increasing consumer draw to the immediate trade area and promoting crossover store exposure for the site

Strong Demographics in 5-Mile Trade Area

- Just over 144,000 residents and 33,800 employees support the trade area
- \$60,302 average household income

PROPERTY OVERVIEW



Location



Killeen, Texas
Bell County

Parking



There are approximately 37 parking spaces on the owned parcel.
The parking ratio is approximately 18.97 stalls per 1,000 SF of leasable area.

Access



W. Stan Schlueter Loop: 1 Access Point
Bunny Trail: 1 Access Point

Parcel



Parcel Number: 460295
Acres: 1.03
Square Feet: 44,819

Traffic Counts



W. Stan Schlueter Loop: 30,500 Vehicles Per Day
Bunny Trail: 11,100 Vehicles Per Day

Construction



Year Built: Under Construction
Grand Opening: Q3 2022

Improvements

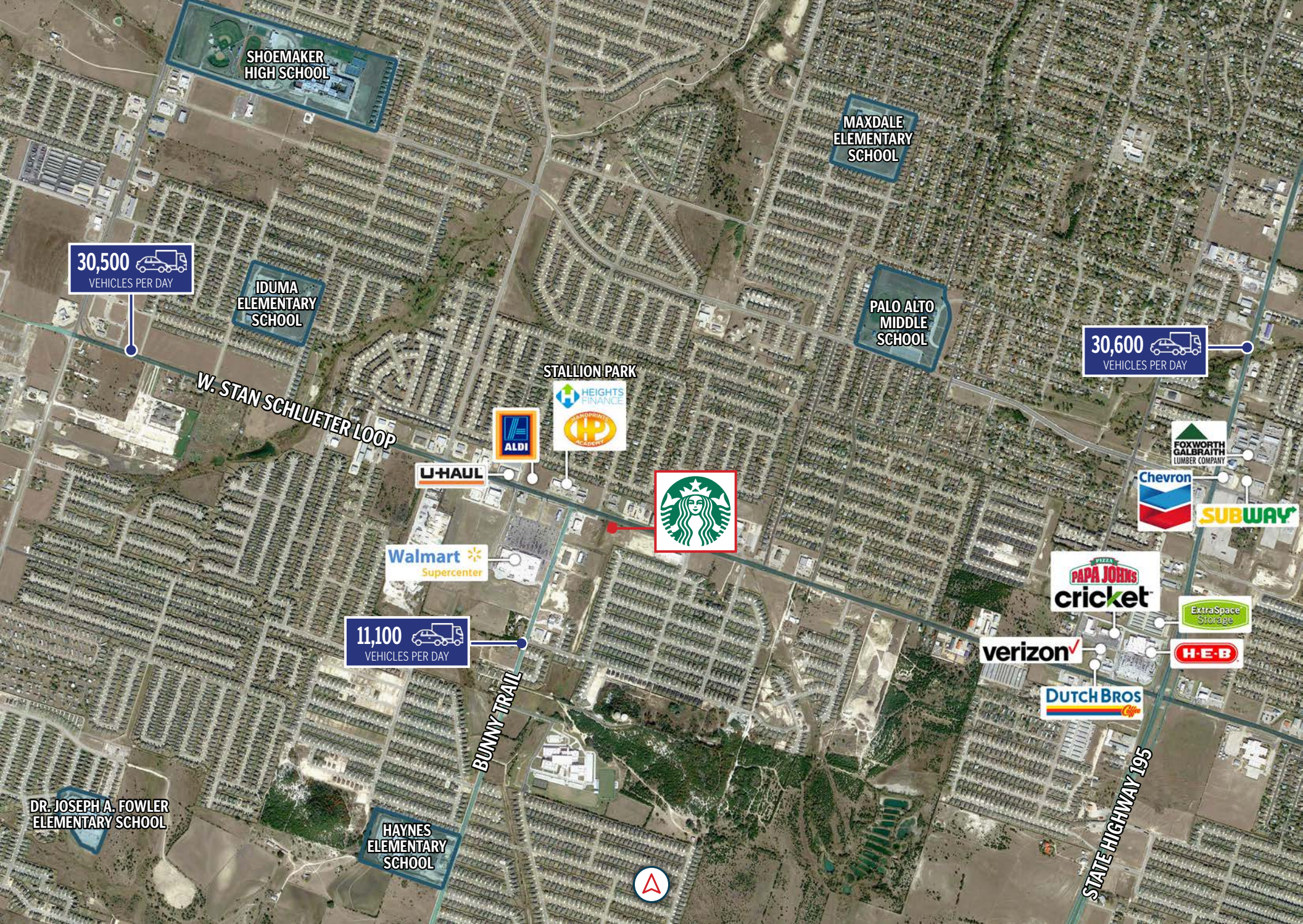


There is approximately 1,950 SF of existing building area

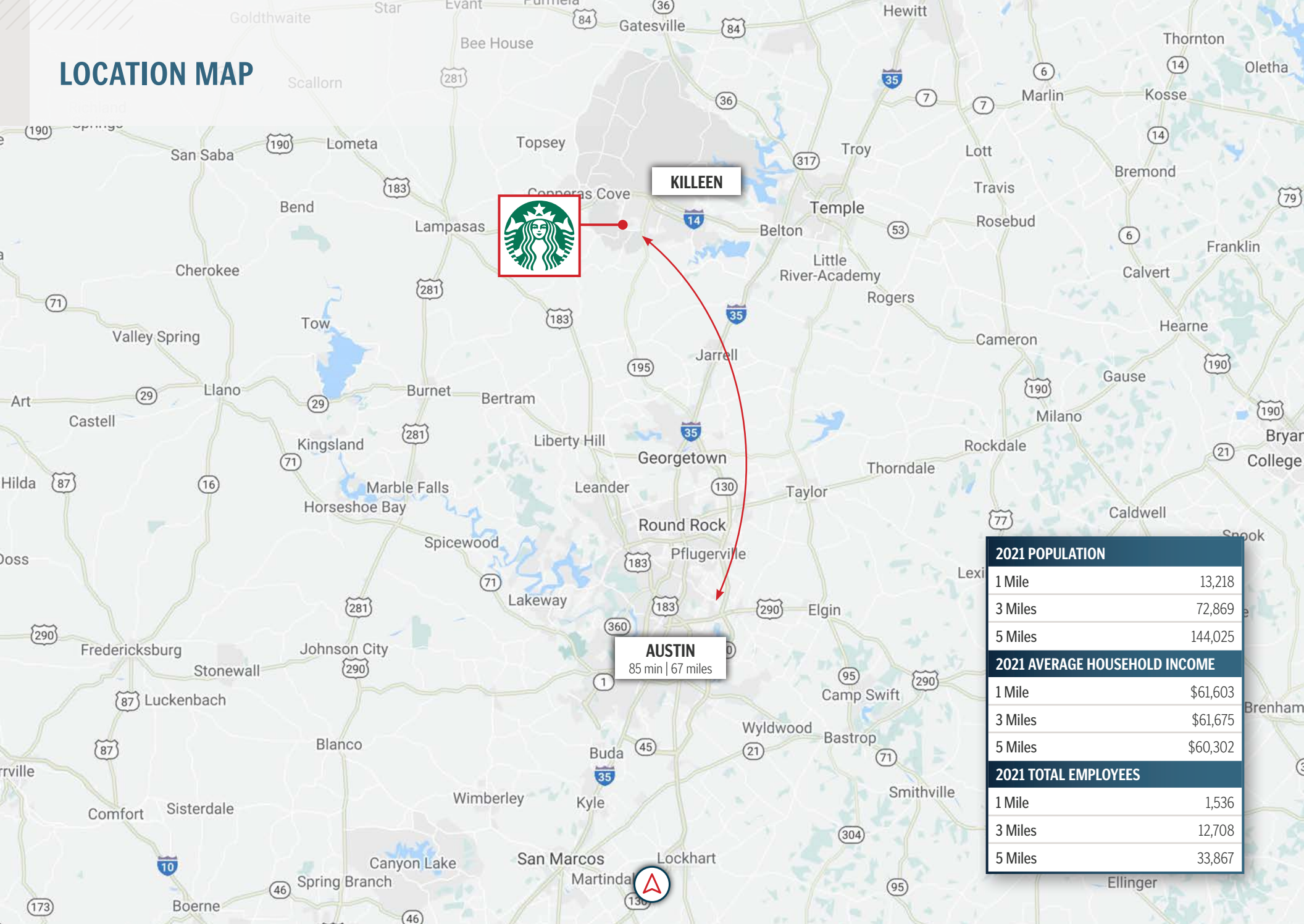
Zoning



B-3 - Local business district



LOCATION MAP



2021 POPULATION	
1 Mile	13,218
3 Miles	72,869
5 Miles	144,025
2021 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$61,603
3 Miles	\$61,675
5 Miles	\$60,302
2021 TOTAL EMPLOYEES	
1 Mile	1,536
3 Miles	12,708
5 Miles	33,867

AREA OVERVIEW



KILLEEN, TEXAS

Killeen is located in Bell County. The City was founded on May 15, 1882 by the Santa Fe Railroad and named in honor of a civil employee of the railroad, Frank P. Killeen. Killeen is situated along Interstate 14 that intersects Interstate 35 approximately 17 miles east of the City and U.S. Highways 281 and 183 approximately 30 miles to the west of the City. Waco, Texas is located 65 miles to the north and Austin is 70 miles to the south of the City, which encompasses an area of 55.868 square miles. The City of Killeen had a population of 155,220 as of July 1, 2021.

The City of Killeen is situated within the geographic center of Texas and is positioned within 180 miles of every major population center located in the State. Being strategically located along Interstate 14 near the junction of Interstate 35 is an economic advantage and continues to attract growth and development into the area. The Killeen economy is very dependent on the nearby Fort Hood and the soldiers and their families. Fort Hood is the area's major employer. The military base is one of the largest in the country. Killeen's leading fields of employment include government, educational services, construction, healthcare, accommodation and food services, and finance and insurance.

The Killeen Downtown Historic District is listed in the National Register of Historic Places. The area is recognized for its historical and architectural significance to the City. Two large lakes, Lake Belton and Lake Stillhouse Hollow, are located near the City. These lakes offer excellent fishing, camping, and water sports with 168 miles of shoreline. Several churches also contribute to the area's historic significance.

The Killeen-Fort Hood Regional Airport is centrally located in the heart of Texas, adjacent to Fort Hood. It offers direct, non-stop air access to Dallas Fort Worth and Houston airports. Killeen, TX is located on US Highway 190/Interstate 14 in the heart of the Grand Central Texas Region.

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	13,218	72,869	144,025
2026 Projected Population	14,175	78,751	153,428
2010 Census Population	11,050	59,283	120,976
Projected Annual Growth 2021 to 2026	1.41%	1.56%	1.27%
Historical Annual Growth 2010 to 2021	1.64%	1.93%	1.66%
HOUSEHOLDS & GROWTH			
2021 Estimated Households	4,752	25,570	48,545
2026 Projected Households	5,131	27,656	51,964
2010 Census Households	3,851	20,708	40,624
Projected Annual Growth 2021 to 2026	1.55%	1.58%	1.37%
Historical Annual Growth 2010 to 2021	2.07%	1.97%	1.69%
RACE & ETHNICITY			
2021 Estimated White	30.75%	36.17%	43.28%
2021 Estimated Black or African American	42.70%	38.03%	32.72%
2021 Estimated Asian or Pacific Islander	3.53%	3.99%	3.81%
2021 Estimated American Indian or Native Alaskan	0.67%	0.78%	0.87%
2021 Estimated Other Races	8.83%	8.92%	9.34%
2021 Estimated Hispanic	25.95%	26.41%	26.66%
INCOME			
2021 Estimated Average Household Income	\$61,603	\$61,675	\$60,302
2021 Estimated Median Household Income	\$50,403	\$50,857	\$48,601
2021 Estimated Per Capita Income	\$21,200	\$21,635	\$21,530
BUSINESSES & EMPLOYEES			
2021 Estimated Total Businesses	173	1,075	2,985
2021 Estimated Total Employees	1,536	12,708	33,867



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	1,950	8/29/2022	8/31/2032	Year 1	-	\$10,650	\$5.46	\$127,800	\$65.54	NN	4 (5-Year)
(Corporate Signed)				Year 6	10%	\$11,715	\$6.01	\$140,580	\$72.09		8% Increase at Beg. of Each Option

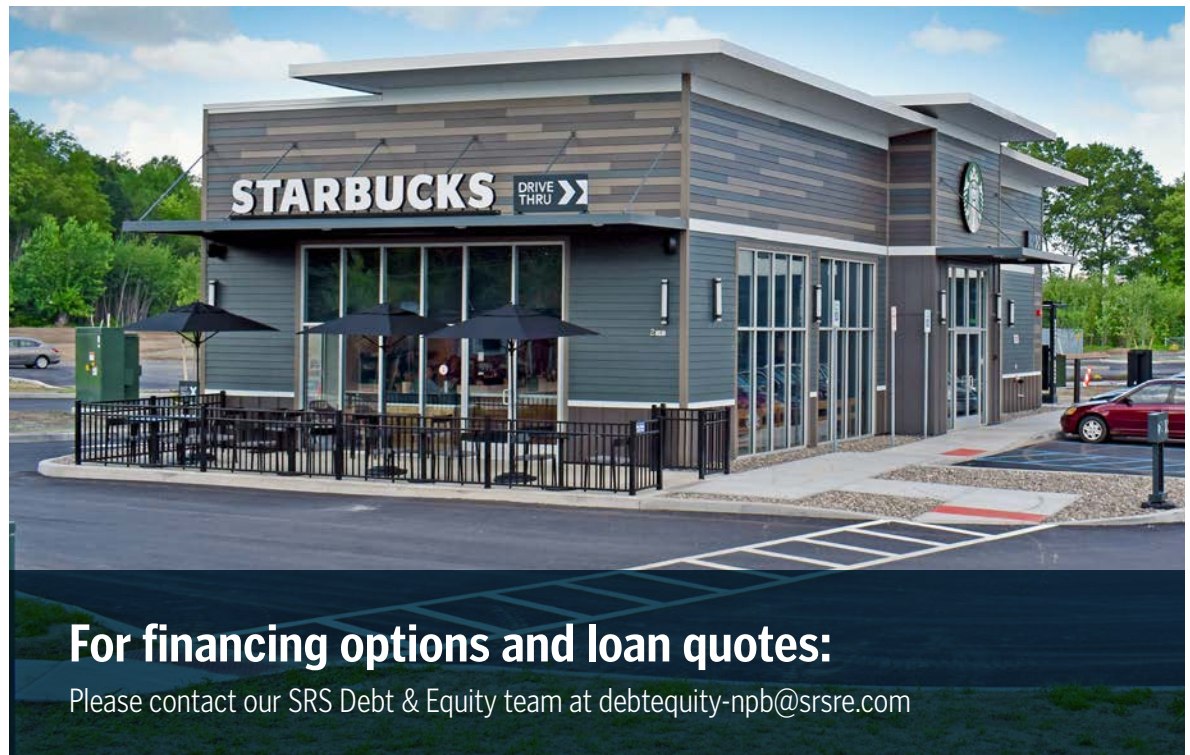
¹Tenant's share of Taxes and Landlord Insurance for Year 1 of initial term shall be capped at \$10.00/SF and \$2.00/SF respectively

FINANCIAL INFORMATION

Price	\$3,195,000
Net Operating Income	\$127,800
Cap Rate	4.00%
Lease Type	NN

PROPERTY SPECIFICATIONS

Year Built	Under Construction (Opening Q3 2022)
Rentable Area	1,950 SF
Land Area	1.03 Acres
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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)

Locations: 33,000+

2021 Employees: 383,000

2021 Revenue: \$29.10 Billion

2021 Net Income: \$4.20 Billion

2021 Assets: \$31.39 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 33,000 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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OFFICES

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LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS SOLD
in 2021

\$3.1B

NET LEASE
TRANSACTION VALUE
in 2021

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