



Representative Photo

Corporate Dutch Bros Ground Lease

2209 S Coulter Street, Amarillo, TX 79106

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FOR SALE



Property Summary

Sales Price	\$1,733,333.00
Lease Type	Absolute NNN
Lease Term	15 Years + (4) 5 Year Options
Lot Size	.58 Acres
Building Size	950 SF
Condition	Under Construction
Year Built	2022

Property Description

This property is a brand-new, corporate-backed Dutch Bros Coffee Ground Lease in Amarillo, Texas. The lease is an Absolute NNN lease with a 15 year term. There are four 5-year extension options with 10% rent increases. The property has zero landlord responsibilities and is currently under construction.

The property is located on the hard corner of I-40 and Coulter, two major arterial roads in the market with high traffic volumes. The site provides visibility to 51,873 and 62,939 vehicles passing the site daily.

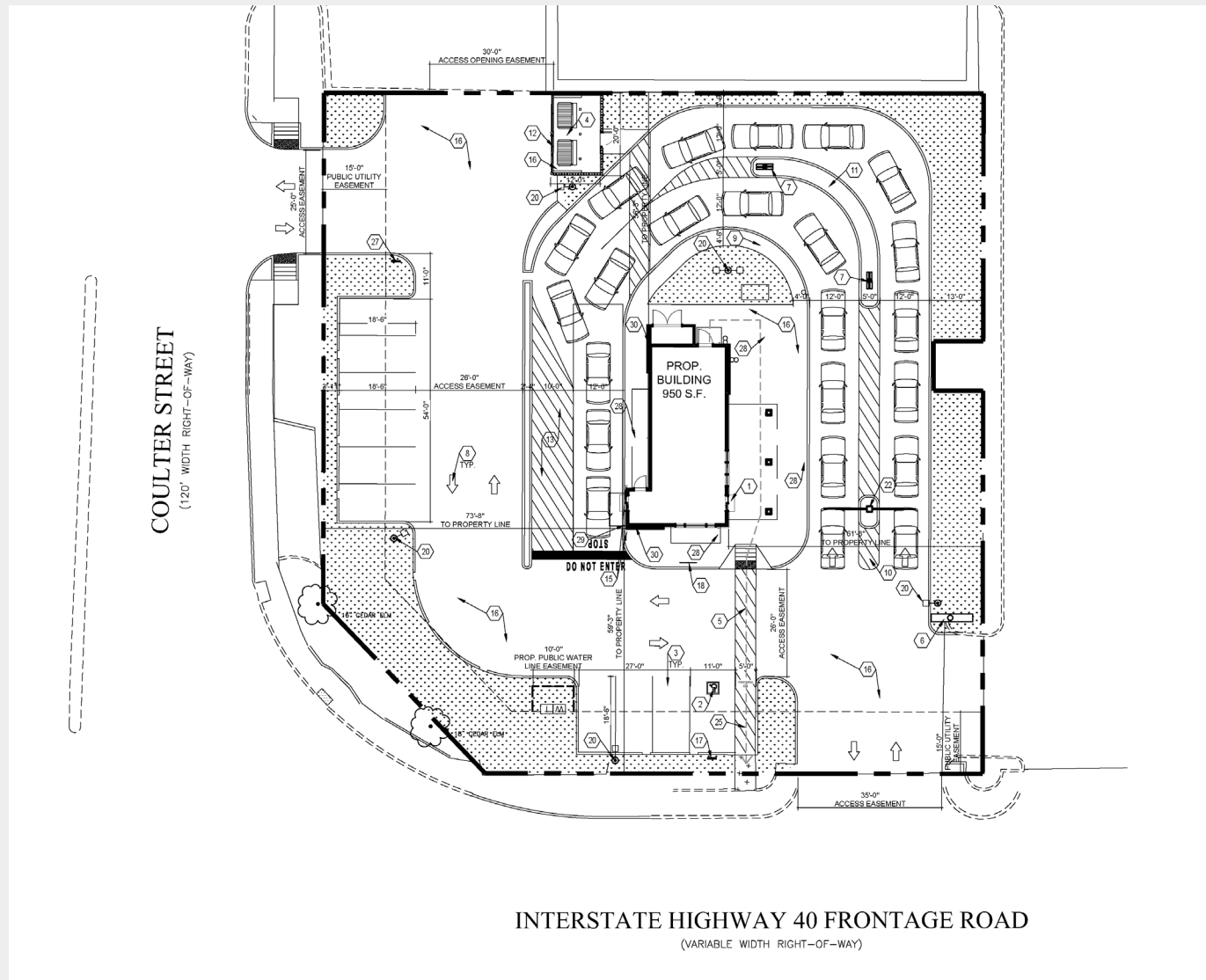
The corner of I-40 and Coulter is located in the well-established medical district in Amarillo which houses some of the regions most highly-employed companies, including BSA Health System (3,200 employees), Northwest Texas Health System (1,860 employees), Amarillo VA Health Care System (1,215 employees), and Texas Tech University Health Sciences Center (840 employees).

Dutch Bros Coffee was founded in 1992 and is leading the way in drive-thru coffee chains. This will be the second Dutch Bros Coffee location in the market, and 7th in the panhandle region of Texas.

This Dutch Bros Coffee location is currently under construction (2022) and is expected to open in Summer 2022.

FOR SALE

Site Plan



FOR SALE

The Area



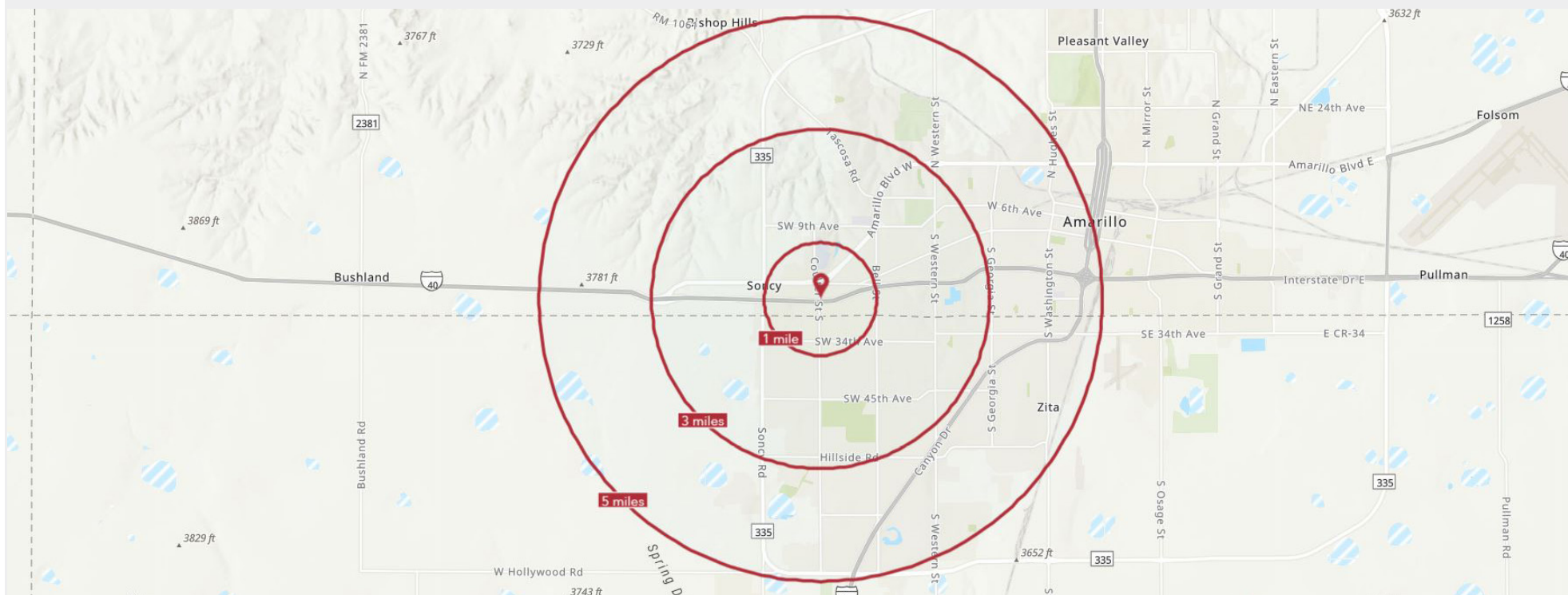
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The Area



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Demographic Summary



	1 MILE	3 MILES	5 MILES
POPULATION	10,742	63,697	137,121
AVG HH INCOME	\$64,584	\$77,755	\$77,235
HOUSEHOLDS	5,022	28,295	57,079
MEDIAN AGE	36.9	39.2	37.5

FOR SALE

Investment Summary

Address	2209 S Coulter Street, Amarillo, TX
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Sales Price	\$1,733,333.00
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NOI	\$65,000.00
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Cap Rate	3.75%
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Lease Type	Absolute NNN
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Lease Term	15 Years + (4) 5 Year Options
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Rent Schedule	Year	Rent
	1-5	\$65,000.00
	6-10	\$71,500.00
	11-15	\$78,650.00
Extension Terms	16-20	\$86,515.00
	21-25	\$95,166.50
	26-30	\$104,683.15
	31-35	\$115,151.47

Lot Size	.58 Acres
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Building Size	950 SF
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Condition	Under Construction
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Year Built	2022
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FOR SALE



Tenant Summary

Dutch Bros is a high growth operator and franchisor of drive-thru shops that focus on serving high QUALITY, hand-crafted beverages with unparalleled SPEED and superior SERVICE.

Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what we do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers.

We believe Dutch Bros is more than just the products we serve—we are dedicated to making a massive difference in the lives of our employees, customers and communities. This combination of hand-crafted and high-quality beverages, our unique drive-thru experience and our community-driven, people-first culture has allowed us to successfully open new shops and continue to share the “Dutch Luv” at 538 locations across 12 states as of December 31, 2021.

For more information, visit www.dutchbros.com

Source: Dutch Bros Coffee