

Dutch Bros Coffee

GEORGETOWN, TX

NEW 15-YEAR GROUND LEASE

CONFIDENTIAL OFFERING MEMORANDUM



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Confidentiality Agreement & Disclaimer

The information contained in this Brochure is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the subject property (the "Property"). The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose. If the person receiving this Brochure does not choose to pursue such a transaction, this Brochure shall be returned to Jones Lang LaSalle.

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The only party authorized to represent the owner of the Property is Jones Lang LaSalle, and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative.

This Brochure is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Brochure be deemed to create any legal obligation to enter into any transactions with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.



All property showings are by appointment only. Please consult your JLL Agent for more details.



Property Summary

PROPERTY :	Dutch Bros Coffee - Georgetown
TENANT:	BB Holdings TX, LLC
GUARANTOR:	Boersma Bros. LLC
RENT COMMENCEMENT:	09/12/22
LOCATION:	1309 W. University Ave. Georgetown, TX 78628
YEAR BUILT:	2022 (Under Construction)
LAND AREA:	63,051 SF
LEASE TYPE:	Absolute Net Ground Lease
TRAFFIC COUNTS (CPD):	W University Ave: 52,094 CPD Wolf Ranch Pkwy: 9,636 CPD

Rent Roll

	NET INCOME (ANNUAL)	NET INCOME (PER MONTH)
YEARS 1 - 5	\$97,500.00	\$8,125.00
YEARS 6 - 10	\$107,250.00	\$8,937.50
YEARS 11 - 15	\$117,975.00	\$9,831.25
YEARS 16 - 20 (OPTION I)	\$129,772.56	\$10,814.38
YEARS 21 - 25 (OPTION II)	\$142,749.72	\$11,895.81
YEARS 26 - 30 (OPTION III)	\$157,024.68	\$13,085.39

NOTE: The income projection does not provide for all potential costs and expenses that may be incurred by the property owner. Income, expenses, and other financial statements have, in many circumstances, been obtained from outside sources, have not been tested or verified, and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Prospective purchasers must make an independent investigation to determine their own estimate of income, costs, and expenses prior to entering into a legally binding contract.

INVESTMENT HIGHLIGHTS



Absolute Net Ground Lease to
BB Holdings TX, LLC

- Additional guarantee by Boersma Bros, LLC



STNL Asset -- No Landlord Responsibilities



Brand New Construction

- Rent Commencement: September 12th, 2022



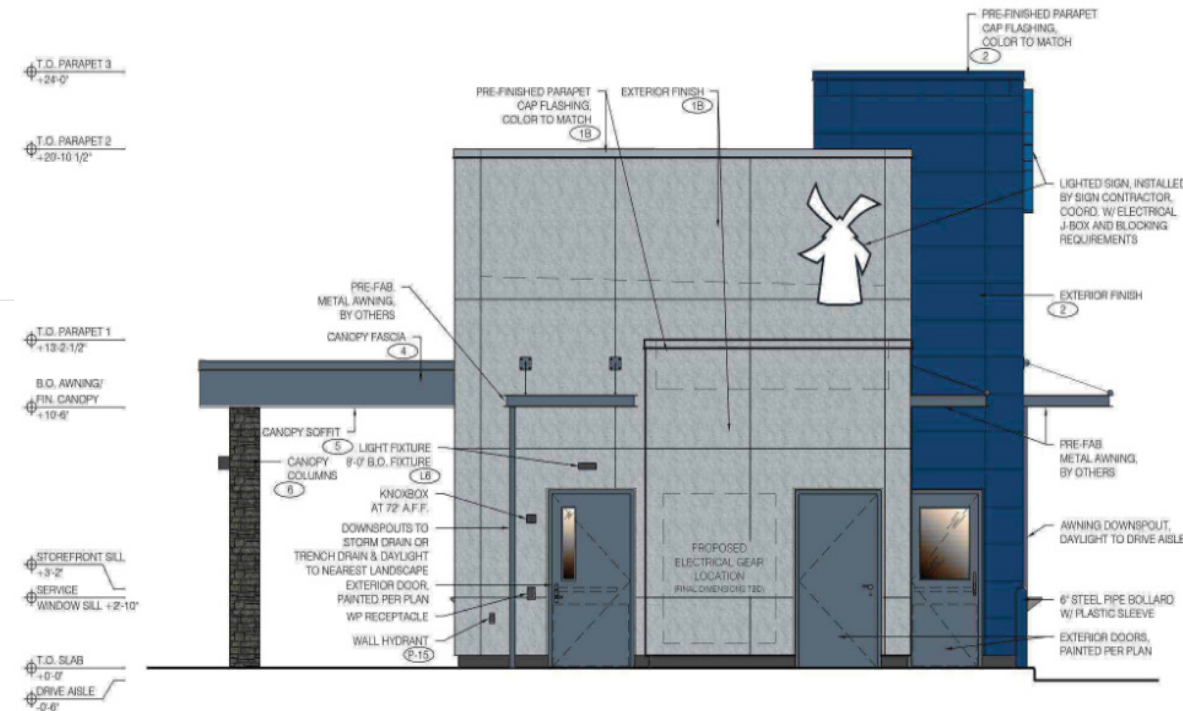
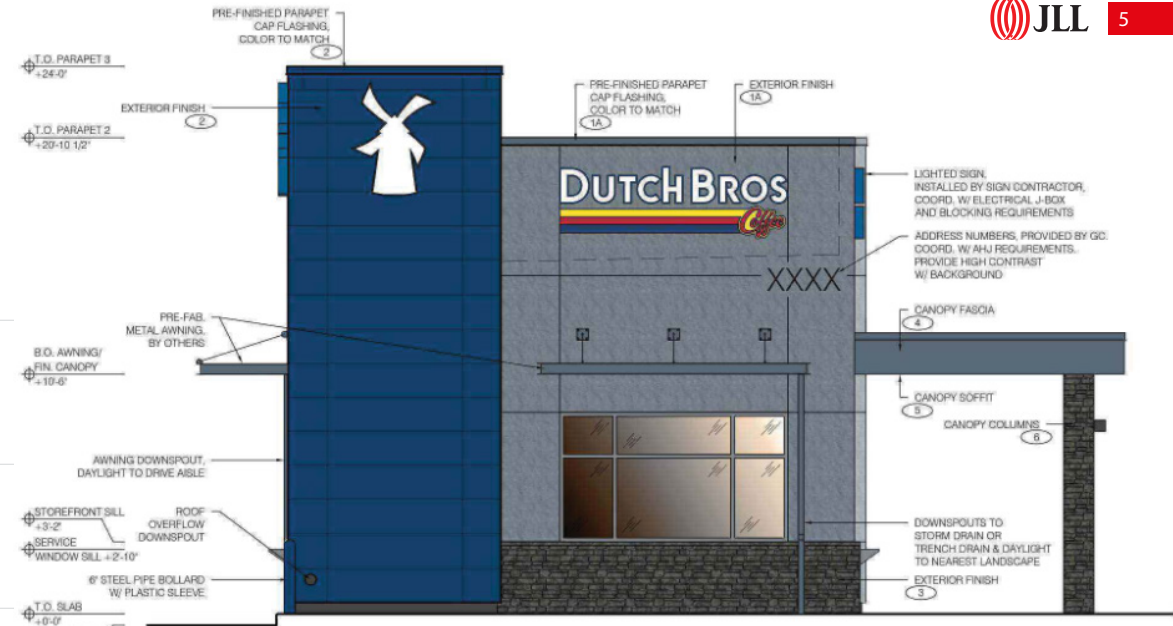
Situated within Georgetown's major retail hub,
IH-35 & SH-29

- Major area retailers include: Target, Kohl's, TJ Maxx, Academy, HEB, Aldi, Verizon, Best Buy, CVS, Walgreens, Chick-Fil-A
- Major traffic generators include: St. David's Hospital, historic downtown square, Southwestern University



An Ideal Location:

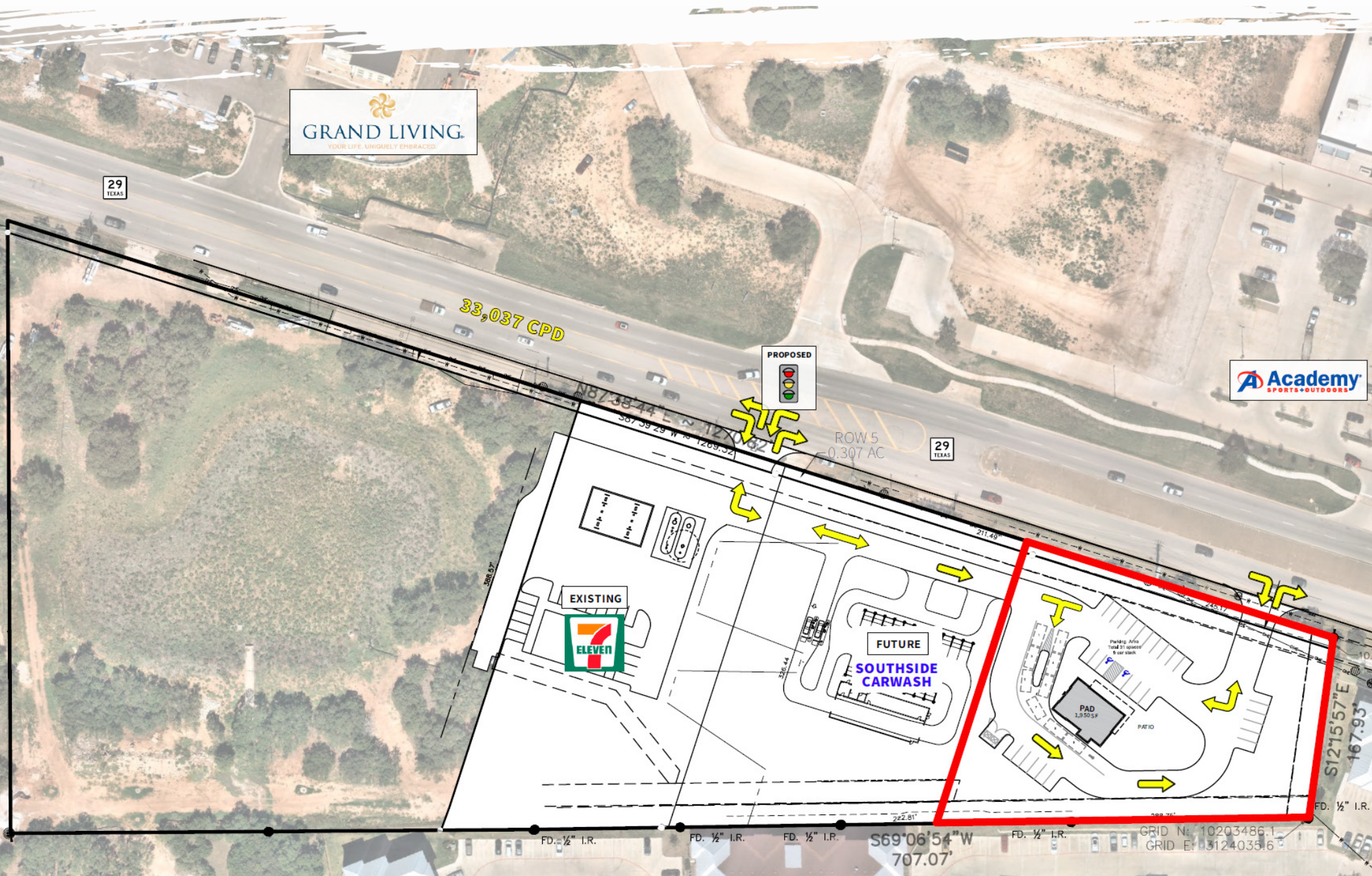
- Pad with 245 feet of frontage on Hwy 29
- Two access points along Hwy 29 with cross-access at future light
- Shares intersection with Wolf Ranch Center with over 600K SF of retail
- Over 50,000 vehicles per day W. University Ave.

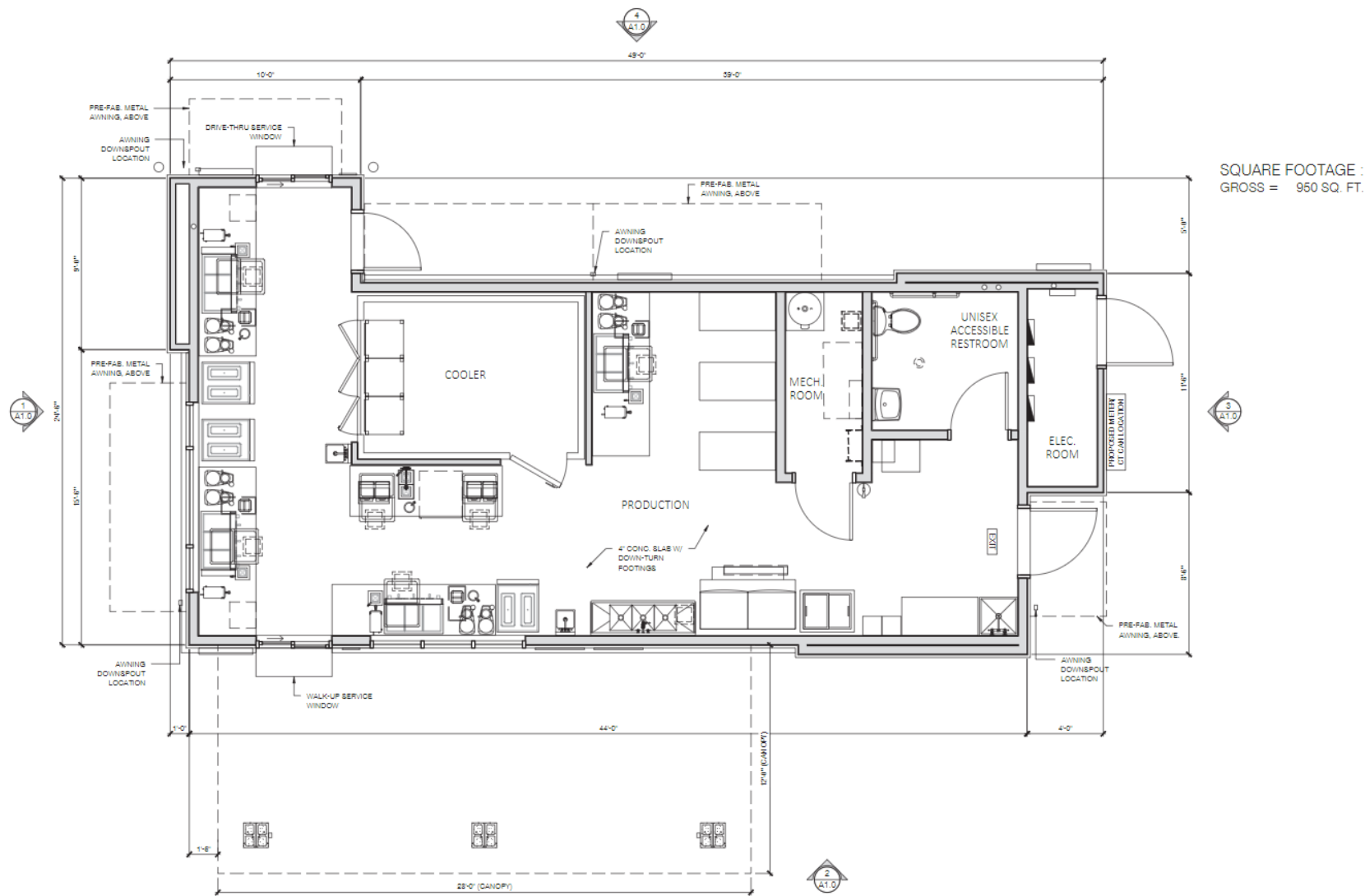


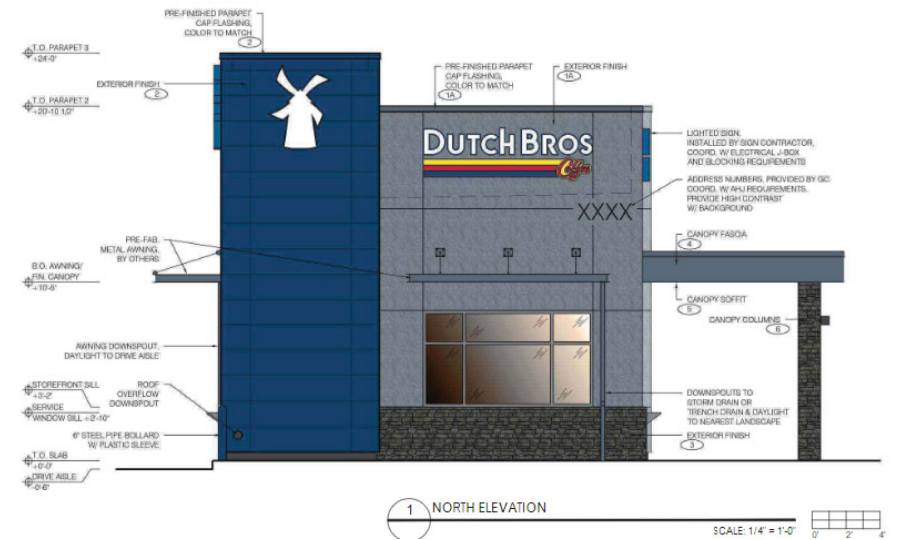
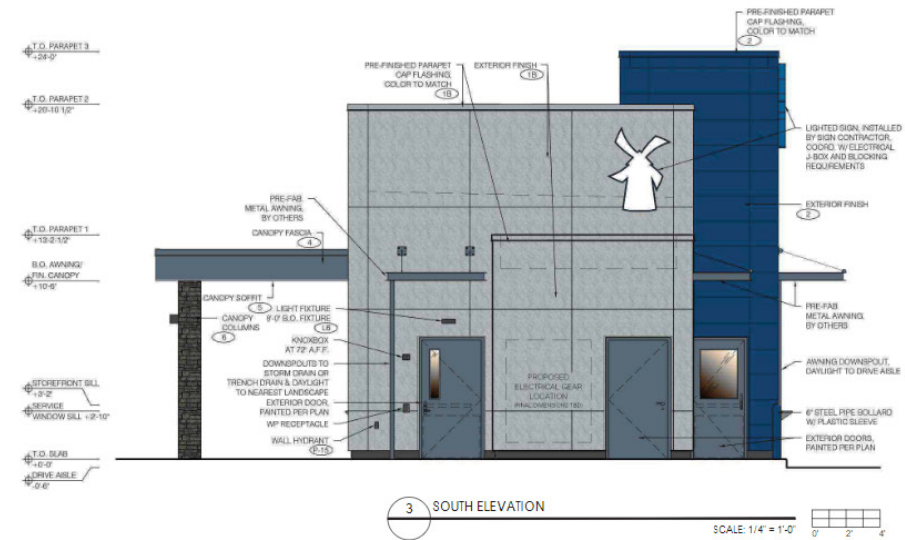
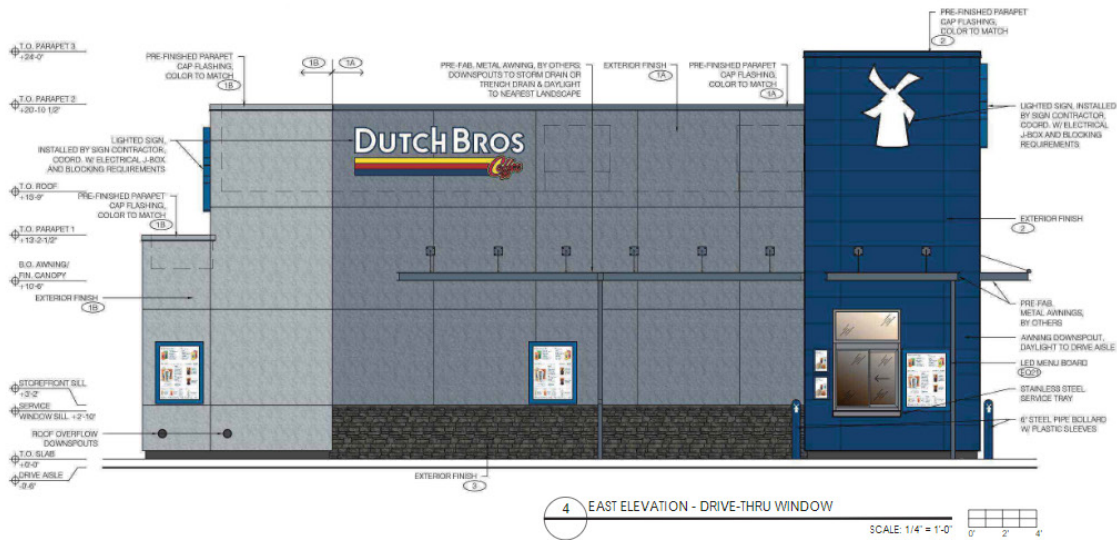
3 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"









LOCATION HIGHLIGHTS

Discover Austin/Georgetown

Georgetown, Texas, is a quaint town full of Hill Country charm and endless ways to enjoy yourself. This welcoming community just 30 miles north of Austin is a popular destination due to its beautiful courthouse square that is known for its local shops and restaurants, a recreational lake, a spectacular cavern, and much more. As you may have guessed, there are plenty of things to do in Georgetown, Texas.

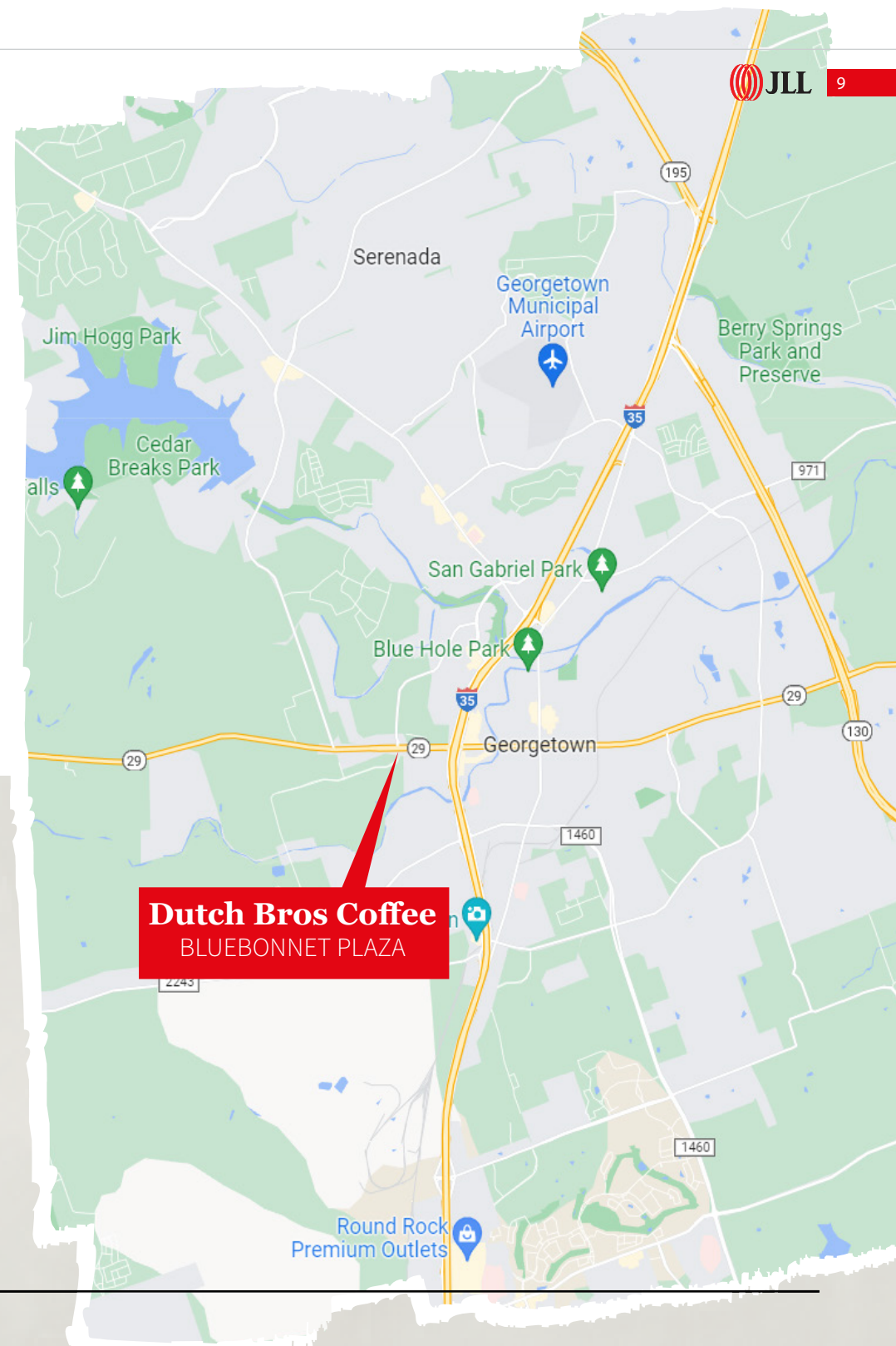
The subject site has an opportunity to take advantage of an upcoming transformation of the immediate trade area. With significant residential growth, this site is strategically positioned for a retailer to capture an underserved increasing population.

Market Growth

- » Population has grown 46% since 2000
- » 2/3 of residents are homeowners
- » Fastest growing city in the US

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2010 Census	2,002	26,782	49,339
2021 Estimate	5,202	39,473	83,150
2026 Projection	7,400	45,569	96,881
Projected Population Growth (2021 to 2026)	7.30%	2.91%	3.10%
Daytime Population	5,978	39,945	80,195
Bachelors Degree or Higher	45.5%	34.6%	40.1%
Average Household Income	\$161,586	\$104,348	\$106,070
Median Home Value	\$391,667	\$299,575	\$313,920
Median Age	41.7	36.2	37.0







Dutch Bros Coffee

Website: <https://www.dutchbros.com/>

Dutch Bros started in 1992 as a pushcart by the railroad tracks in downtown Grants Pass, Oregon. Dane and Travis Boersma left the dairy business to serve up espresso, rock their favorite music and make connections with their community. With the help of family, friends and loyal customers, Dutch Bros caught on and started growing. The expansion started in Oregon when the first franchise opened in 2000, then quickly spread across the northwest. Today Dutch Bros continues to grow and is stoked to serve customers in 11 states and counting. Every visit to Dutch Bros should feel like a celebration. In 2021, we started serving more of the southeast, bringing the party to Texas and Oklahoma!

CONTACT INFORMATION

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