



Starbucks

\$2,824,000 | 4.25% CAP

4790 S. Broadway Avenue, Tyler, TX 75703

- ✓ **New Construction Corporate Net Lease** with 10% Rent Increases Every 5 Years
- ✓ **Excellent Traffic Counts with Superb Visibility** | Exposure to 51,000+ VPD on S Broadway Ave.
- ✓ **Directly Across from Broadway Square Mall** Which Features Over 625,000 SF of Retail
- ✓ **Adjacent to Tyler Legacy High School** | Largest High School in Tyler with an enrollment of over 2,500 students.
- ✓ **Located in a Dense Retail Corridor** | Pad site to a Hobby Lobby, Ashley Furniture, and Natural Grocers

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 **33,830 stores** across the globe in 2021.



INVESTMENT OVERVIEW

STARBUCKS TYLER, TX

File Photo



CONTACT FOR DETAILS

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\$2,824,000

4.25% CAP

NOI

\$120,000

Building Area

±2,012 SF

Land Area

±0.56 AC

Year Built

2021

Lease Type

*Corporate Net Lease

Occupancy

100%

- ✓ **New Construction Corporately Guaranteed** 10 Year Net Lease with 10% Rent Increases Every 5 Years
- ✓ **Excellent Traffic Counts with Superb Access** - Subject property located on S Broadway Ave (51,000+ VPD) and less than from 1 mile SW Loop 323 (49,000+ VPD).
- ✓ **Directly Across from Broadway Square Mall** which is the largest mall in Tyler and features over 625,000 SF of Retail with 80 stores including JCPenney, Dick's Sporting Goods, and Party City.
- ✓ **Adjacent to Tyler Legacy High School** the largest school in the Tyler ISD and features an enrollment of 2,524 students.
- ✓ **Located in Dense Retail Corridor** with surrounding retailers of Natural Grocers, Barnes & Noble, Ashley Furniture, and Hobby Lobby, Best Buy, Lowe's, Ross, and more.
- ✓ **Investment Grade Tenant** - Starbucks is Rated BBB+ by S&P, reported \$31.3 Billion in revenue for 2021 and operates over 33,380 locations.
- ✓ **Tyler is the commercial and cultural capital of the East Texas region;** 95-miles east of the third-largest city in Texas - Dallas. Boasting an MSA population of over 225,000, Tyler has grown to be the largest community in East Texas.

*LL responsible for roof, structure and parking lot. 10 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 TYLER, TX

Starbucks

Lessee: Starbucks Corporation**Guarantor:** Starbucks Corporation

REVENUE

\$29.1 B

CREDIT RATING

BBB+

LOCATIONS

33,000+

STOCK TICKER

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

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. 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 2021, the company operates over **33,000 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**.



IN THE NEWS

— STARBUCKS TYLER, TX

Where Will Starbucks Be in 10 Years?

JENNIFER SAIBIL, APRIL 8, 2021 (THE MOTLEY FOOL)

Starbucks (NASDAQ:SBUX) stock is up 6% in 2021 and 101% since its March 2020 lows, beating the broader market, despite sales declines for the past four quarters. That means investors are confident about the coffee company's prospects for the future, at least in the near term.

Despite hitting a nadir of **65% weekly** comparable sales (comps) decline back in **April 2020**, Starbucks was able to continue operating and innovating -- and grow sales ever since. Starbucks had opened **several mobile order-only** locations even prior to the onset of the pandemic, and it improved its **rewards** program with updated mobile order features.

The very reasons why Starbucks could thrive in an extremely challenging environment should drive higher sales and profitability even in a decade from now.

As a result, this segment increased contribution to total sales by a solid eight percentage points year over year -- **from 17% to 25%**. Not surprisingly, management sees this continuing to be an important part of growth.

The company uses sophisticated data-powered **artificial intelligence** to support its mobile platform, providing recommendations based on past orders and popular products to make finding and purchasing products quick and simple.

The **Seattle-based coffeehouse** chain set up new drive-thrus in order to offset sales declines from closed dining rooms, accelerated curbside pickup rollouts in many suburban locations, and began to use point-of-sale devices for quicker service. **75% of fourth-quarter** U.S. volume was drive-thru and mobile, demonstrating the company's strength in those areas -- but more notably -- **its ability to function** in a challenging environment.

EXPLORE ARTICLE



Starbucks refocuses on growth after shifting its business

JONATHAN MAZE, NOVEMBER 01, 2021 (RESTAURANT BUSINESS ONLINE)

The company plans to open its largest number of global cafes after it closed domestic units to shift its focus to takeout.

Starbucks is refocusing on unit growth again after the company shifted its business toward more **takeout-focused locations** during the pandemic. That would be the **largest number in four years** and would represent about **6% unit growth**.

The Seattle-based coffee giant last week said it plans to open about 2,000 net new locations during the current fiscal year, which started in October.

To be sure, it isn't as if Starbucks actually pulled back last year. The company still opened a net **1,173 global locations** during the **12-month period**, thanks entirely to aggressive international development.

But it's been pulling back in North America. The company opted to close about **600 locations** in the U.S. last year as part of a strategy to refocus its asset base. Starbucks closed cafes in urban areas and shifted away from mall development toward takeout-focused urban locations and drive-thru units.

Yet in the process Starbucks shrunk.

The chain finished its fiscal year with **16,826 locations in North America**, down from 16,960 a year ago. While the chain opened more licensed shops during that period, it closed nearly **250 company operated** locations. **Nearly 60%** of the chain's North America locations are company operated.

By closing those locations, Starbucks executives said that the brand is more profitable. The company's operating margin in North America improved by **510 basis points** to **22.5%**, even though the chain's investments in wages and benefits hurt margins by 270 basis points.

EXPLORE ARTICLE



LEASE OVERVIEW

STARBUCKS TYLER, TX

Initial Lease Term	10 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	October 28, 2021
Lease Expiration	February 29, 2032
Lease Type	Corporate Net Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$120,000
Annual Rent YRS 6-10	\$132,000
Option 1	\$145,200
Option 2	\$159,720
Option 3	\$175,692
Option 4	\$193,261

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.



File Photo

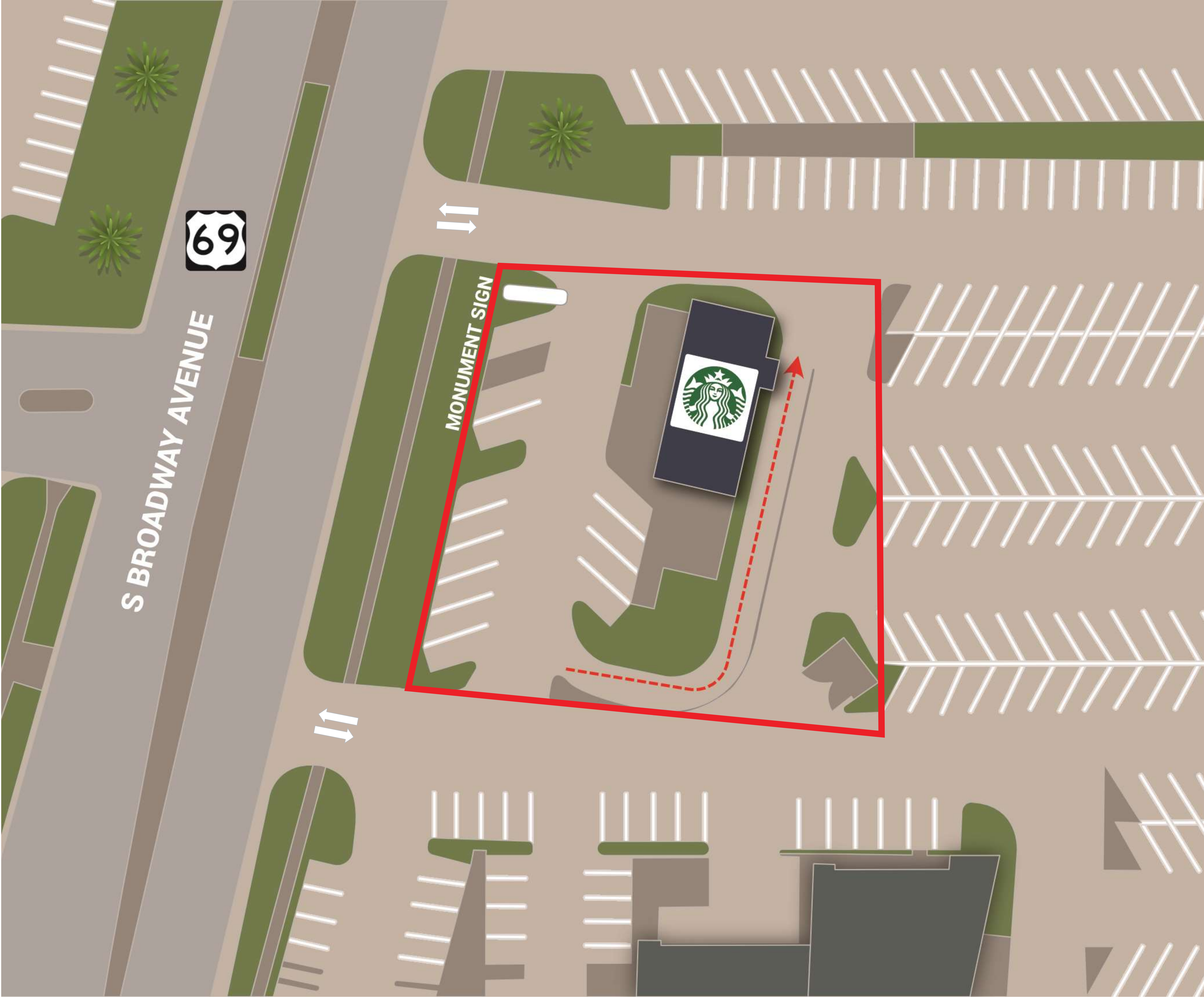


- Mercedes-Benz
- THE HOME DEPOT
- goodwill
- Fairfield BY MARRIOTT
- DISTRIBUTION CENTER
- Brookshires food & pharmacy
- OLD JACKSONVILLE HIGHWAY
- FARM ROAD 2493
- DOVE TREE APARTMENTS (200 UNITS)
- THE MADISON OF TYLER APARTMENT HOMES (256 UNITS)
- Walmart Neighborhood Market
- CUBESMART self storage
- Walmart Supercenter
- WHATABURGER
- KFC
- TARGET
- PANDA EXPRESS CHINESE KITCHEN
- W SW LOOP 323
- ±49,000 VPD
- chili's
- RED WING SHOES
- chico's
- DXL BIG + TALL
- Office DEPOT OfficeMax
- HAVERTY'S FURNITURE · EST 1885
- Office DEPOT OfficeMax
- Walgreens
- SONIC
- Michaels Where Creativity Happens
- Panera BREAD
- LA BOY Live Life Comfortably
- Hilton Garden Inn
- SHERWIN WILLIAMS
- LAQUINTA BY WYNDHAM
- MATTRESS FIRM
- Papa Murphy's TAKE 'N BAKE PIZZA
- BURGER KING
- SPROUTS FARMERS MARKET
- TACO BELL
- Pep Boys
- Cadillac
- Arby's
- McDonald's
- DQ
- CRUNCH
- ROYAL CREST APARTMENT HOMES (130 UNITS)
- ALPINE CREEK APARTMENTS (264 UNITS)
- MEADOWBROOK APARTMENTS (226 UNITS)
- THE RIDGE AT TYLER (189 UNITS)
- U-HAUL
- STONEBROOK APARTMENTS (172 UNITS)
- LOOP 323
- HUBBARD MIDDLE SCHOOL (534 STUDENTS)
- CUMBERLAND ACADEMY MIDDLE SCHOOL (504 STUDENTS)
- CUMBERLAND ACADEMY (585 STUDENTS)
- THE ASHTON APARTMENT HOMES (160 UNITS)
- HUNTER'S GLEN APARTMENTS (226 UNITS)
- NORTHERN TOOL + EQUIPMENT
- BARNES & NOBLE
- CVS pharmacy
- Ashley HOMESTORE
- NATURAL GROCEERS good4u
- HOBBY LOBBY
- TYLER LEGACY HIGH SCHOOL (2,524 STUDENTS)
- ihop
- Canes
- OLIE'S OUTLET Bargain GOOD STUFF CHEAP
- BIG LOTS!
- BOOT BARN
- CHUCK E. CHEESE
- Schlottsky's IT'S A MOUTHFUL
- DICKY'S BARBECUE PIT
- MEN'S WEARHOUSE
- TALBOTS
- VICTORIA'S SECRET
- AMERICAN EAGLE
- JCPenney
- HomeGoods
- Party City
- Firestone COMPLETE AUTO CARE
- LOFT
- SHOE DEPT. ENCORE
- CHAMPS SPORTS
- Buckle B
- Foot Locker
- DICK'S SPORTING GOODS
- BJ'S RESTAURANT BREWHOUSE
- CHIPOTLE MEXICAN GRILL
- WHATABURGER
- ROSS DRESS FOR LESS
- Conn's HomePlus
- RICE ELEMENTARY SCHOOL (626 STUDENTS)
- Brookshires food & pharmacy
- Office DEPOT OfficeMax
- Starbucks
- SUBJECT PROPERTY 4790 S. BROADWAY AVE.
- SLEEP INN & SUITES
- COMFORT SUITES
- CANDLEWOOD SUITES BY BWG HOTEL
- Marshall's
- PET SMART
- Applebee's GRILL + BAR
- McDonald's
- Chick-fil-A
- golden corral
- SHOE CARNIVAL
- OUTBACK STEAKHOUSE
- Olive Garden ITALIAN RESTAURANT
- BEST BUY
- LOWE'S
- Exxon
- FARMERS INSURANCE
- PALUXY DRIVE
- ±23,126 VPD
- FARM ROAD 756

SITE OVERVIEW

STARBUCKS TYLER, TX

	Year Built	2021
	Building Area	±2,012 SF
	Land Area	±0.56 AC



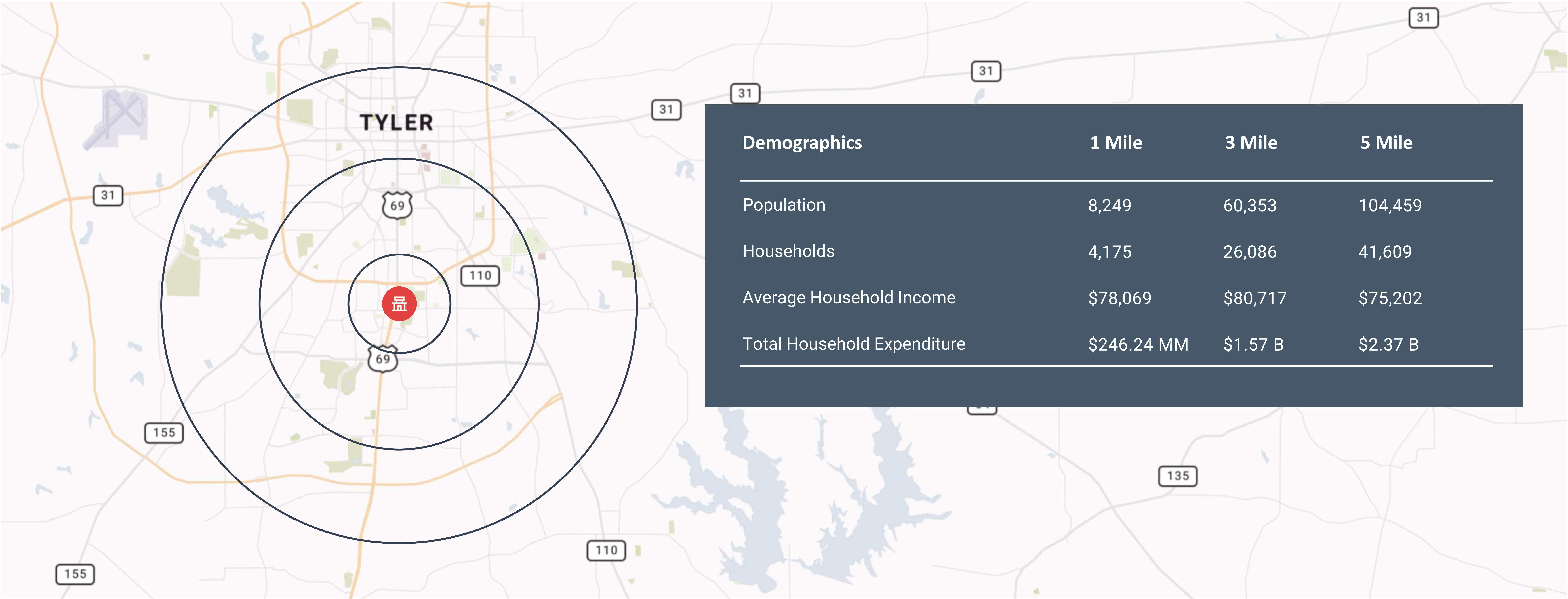
NEIGHBORING RETAILERS

- Hobby Lobby
- Lowe’s
- Marshalls
- Best Buy
- Party City
- Walmart Supercenter
- Tuesday Morning
- Big Lots!
- The Home Depot
- Target



LOCATION OVERVIEW

STARBUCKS TYLER, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. The University of Texas at Tyler (10,527)

2. Tyler Junior College (10,106)

3. CHRISTUS Trinity Mother Frances (3,872)

4. UT Health East Texas (3,559)

5. Tyler ISD (2,563)
6. Sanderson Farms (1,845)

7. Walmart (1,521)

8. Trane Technologies (1,473)

9. UT Health Science Center at Tyler (1,460)

10. Brookshire Grocery Company (1,455)
11. Altice USA (1,150)

12. Target Distribution Center (1,000)

13. John Soules Foods (895)

14. Smith County (887)

15. City of Tyler (853)

LOCATION OVERVIEW

STARBUCKS TYLER, TX

Tyler
Texas



103,721

Population



\$49,254

Median Household Income

One-third of all commercially-grown rose bushes in America are produced in a 50-mile radius of Tyler.

Bloomberg reported that Tyler ranked 4th highest in per capita income growth in the nation, growing 9.3% from 2016-2018

Tyler is located off Interstate 20, exactly halfway between Dallas, Texas and Shreveport, Louisiana.

Tyler is the county seat of Smith County, located in east-central Texas.

Tyler, Texas is considered the advanced manufacturing, health care, educational, and retail center of East Texas.

The city of Tyler has long been Smith County's major economic, educational, financial, media and cultural hub. Tyler is known as the "Rose Capital of America," which is a nickname it earned from a long history of rose production, cultivation and processing.

As a regional educational and technology center, Tyler plays host to more than 20,000 higher-education students between The University of Texas at Tyler, Kilgore College, Texas College and Tyler Junior College. The city is also home to two regional, billion-dollar hospital systems. Annually, the Texas Rose Festival draws thousands of tourists to Tyler, which celebrates the role of the rose-growing industry in the local economy. Tyler is also home to the Caldwell Zoo and Broadway Square Mall. The city is surrounded by 25 prime sporting lakes offering opportunities for fishing and boating. Tyler State Park offers families 985 acres of woods around a beautiful spring-fed lake. In recent years, organizations like Heart of Tyler and the City of Tyler Main Street Program have coordinated massive rejuvenation efforts for the downtown district. Today, there are cultural attractions like Gallery Main Street, Liberty Hall and Discovery Science Place, and the district hosts major events such as the Downtown Tyler Film Festival and the Red Dirt BBQ & Music Festival.

IN THE NEWS

STARBUCKS TYLER, TX

Tyler area ranked number 1 for fastest job growth in Texas

SAGE SOWELS, FEBRUARY 7, 2022 (KETK)

Texas metro areas were ranked by the change in the number of jobs that the area had in December 2020 in comparison to December 2021.

The Tyler metro area was **ranked #1 in Texas** for job growth from December 2020 to December 2021. There were **8,800 more jobs** which is an 8.3% increase, according to the Texas Workforce Commission, Current Employment Statistics (CES).

According to the **2021 annual report** by the Tyler Economic Development Council (TEDC), the Tyler economy is predicted to **grow 6.2%** versus **4.4%** for Texas and **3.8% for the United States**.

The Tyler metro area was ranked first in Texas for job growth from December 2020 to December 2021. There were 8,800 more jobs which is an 8.3% increase, according to the Texas Workforce Commission.

The community profile for 2021 by the TEDC showed that the latest census predictions estimate the Tyler Metropolitan Statistical Area population, which includes all of Smith County, at **233,479**. This increased **33% from 2000 to 2019**.

Nationally, Tyler **ranks sixth for the largest gains** in employment by metropolitan area, according to the U.S Bureau of Labor Statistics.

EXPLORE ARTICLE



ECONOMIST: Jobs in Tyler area lost in pandemic regained, growth expected

ZAK WELLERMAN, JANUARY 7, 2022 (CBS19)

Perryman, president and CEO of economic research and analysis firm Perryman Group, presented his 38th annual Economic Forecast at the Green Acres Crosswalk Center in Tyler to just under 600 attendees Thursday.

Between 2021 and 2026, industries in the Tyler area are expected to grow at annual pace of **3.65%**, which would lead to almost **\$2 billion** in economic gain over the next five years. Employment is expected to increase by **2.17%** annually to gain **12,400** jobs by 2026, according to Perryman's report.

Renown economist Dr. Ray Perryman presented good news to business leaders in the Tyler area Thursday afternoon: all jobs lost during the pandemic have returned and growth is on the horizon.

He noted there are exciting things happening in the Tyler and Smith County, such as the UT System medical school coming to Tyler and **growth** in the biomedical field.

Both of these **expected growth rates are higher** than readings for the nation.

"We have some challenges to work through. Obviously, we're trying to get the virus under control. We have some supply chain issues," Perryman said. "As far as the output for East Texas, we're **forecasting growth** in the Tyler area."

He said the diversity of Tyler's industries helped the **economy greatly** compared to other areas, such as cities heavily dependent on tourism.

"For example, if East Texas was as dependent on oil as it was **30 years ago**, we would have gotten hit much harder," Perryman said.

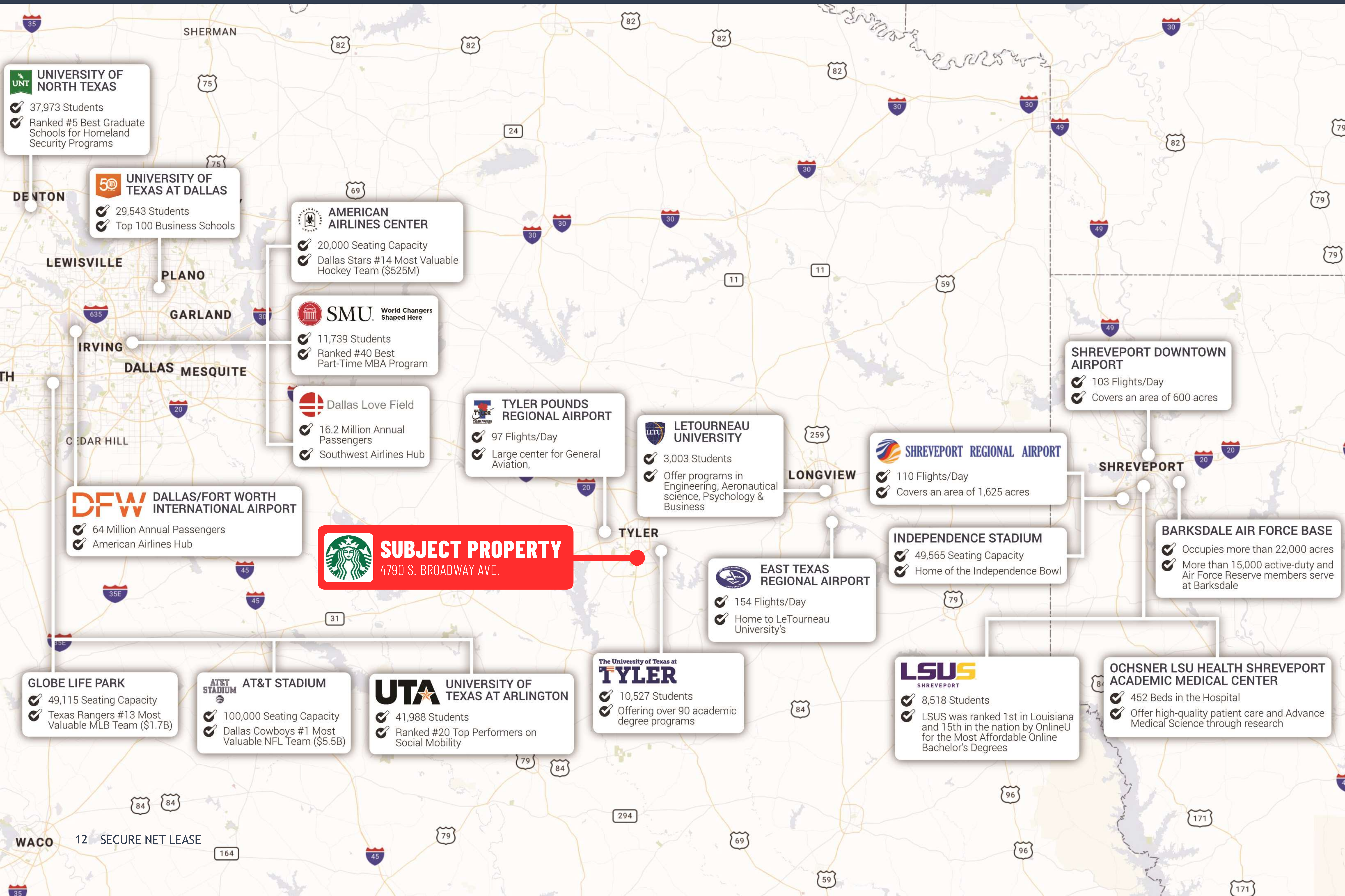
In general, Perryman said most industries and Tyler as a whole are **looking very strong**, while adding the pandemic has affected the economy over the past almost two years.

EXPLORE ARTICLE



TYLER MSA

STARBUCKS TYLER, TX



UNIVERSITY OF NORTH TEXAS

- ✓ 37,973 Students
- ✓ Ranked #5 Best Graduate Schools for Homeland Security Programs

UNIVERSITY OF TEXAS AT DALLAS

- ✓ 29,543 Students
- ✓ Top 100 Business Schools

AMERICAN AIRLINES CENTER

- ✓ 20,000 Seating Capacity
- ✓ Dallas Stars #14 Most Valuable Hockey Team (\$525M)

SMU World Changers Shaped Here

- ✓ 11,739 Students
- ✓ Ranked #40 Best Part-Time MBA Program

Dallas Love Field

- ✓ 16.2 Million Annual Passengers
- ✓ Southwest Airlines Hub

TYLER POUNDS REGIONAL AIRPORT

- ✓ 97 Flights/Day
- ✓ Large center for General Aviation,

LETOURNEAU UNIVERSITY

- ✓ 3,003 Students
- ✓ Offer programs in Engineering, Aeronautical science, Psychology & Business

SHREVEPORT DOWNTOWN AIRPORT

- ✓ 103 Flights/Day
- ✓ Covers an area of 600 acres

SHREVEPORT REGIONAL AIRPORT

- ✓ 110 Flights/Day
- ✓ Covers an area of 1,625 acres

BARKSDALE AIR FORCE BASE

- ✓ Occupies more than 22,000 acres
- ✓ More than 15,000 active-duty and Air Force Reserve members serve at Barksdale

INDEPENDENCE STADIUM

- ✓ 49,565 Seating Capacity
- ✓ Home of the Independence Bowl

EAST TEXAS REGIONAL AIRPORT

- ✓ 154 Flights/Day
- ✓ Home to LeTourneau University's

SUBJECT PROPERTY
4790 S. BROADWAY AVE.

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- ✓ 64 Million Annual Passengers
- ✓ American Airlines Hub

GLOBE LIFE PARK

- ✓ 49,115 Seating Capacity
- ✓ Texas Rangers #13 Most Valuable MLB Team (\$1.7B)

AT&T STADIUM

- ✓ 100,000 Seating Capacity
- ✓ Dallas Cowboys #1 Most Valuable NFL Team (\$5.5B)

UTA UNIVERSITY OF TEXAS AT ARLINGTON

- ✓ 41,988 Students
- ✓ Ranked #20 Top Performers on Social Mobility

TYLER The University of Texas at

- ✓ 10,527 Students
- ✓ Offering over 90 academic degree programs

LSUS SHREVEPORT

- ✓ 8,518 Students
- ✓ LSUS was ranked 1st in Louisiana and 15th in the nation by OnlineU for the Most Affordable Online Bachelor's Degrees

OCHSNER LSU HEALTH SHREVEPORT ACADEMIC MEDICAL CENTER

- ✓ 452 Beds in the Hospital
- ✓ Offer high-quality patient care and Advance Medical Science through research

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
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

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TEXAS DISCLAIMER

STARBUCKS TYLER, 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.