

# STARBUCKS - TAYLOR, TX

3100 N MAIN ST, TAYLOR, TX 76574



\$2,380,952 | 5.25% CAP

**TREK INVESTMENT GROUP**  
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## STARBUCKS - TAYLOR, TX

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## PROPERTY INFORMATION



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## STARBUCKS - TAYLOR, TX

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,380,952
<b>CAP RATE:</b>	5.25%
<b>NOI:</b>	\$125,000
<b>LEASE TYPE:</b>	NN
<b>LEASE TERM:</b>	10 Years
<b>BUILDING:</b>	1,950 SF
<b>LOT SIZE:</b>	0.85 AC
<b>YEAR BUILT:</b>	2022

### PROPERTY OVERVIEW

TREK Investment Group is pleased to offer for sale a new Starbucks development located in Taylor, Texas. Strategically located in Austin's MSA, this location is going to be less than 10 miles away from the newly planned Samsung Semiconductor Taylor Plant Site, which plans to invest a minimum of \$17 billion in the project along with \$192 Billion over next 15 years. Starbucks is located in a major retail corridor along Highway 95 bringing in just over 18,430 VPD. This project is also near State Highway 79 that sees traffic counts of 19,146 VPD and is surrounded by national retailers such as: Taco Bell, McDonald's, Jack in the Box, Walmart Supercenter, Tractor Supply, HEB, Dollar Tree, Sonic Drive-In, and more. This prime location is home to an affluent neighborhood with average household income of \$87,341 within a one mile radius.

### PROPERTY HIGHLIGHTS

- 10 Year Corporate Net Lease with a Strong Hedge Against Inflation
- 8% Rent increases every 5 years
- Less than 10 miles from \$17 Billion Samsung Semiconductor Plant Site
- Potential additional \$192 Billion investment over next 15 years by Samsung in the Taylor-Hutto Tech Corridor
- 18,430+VPD and 19,146+VPD along Highway 95 and Near State Highway 79
- \$87,341 Avg HH Income within a One Mile Radius



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## STARBUCKS - TAYLOR, TX

## SURROUNDING RETAIL



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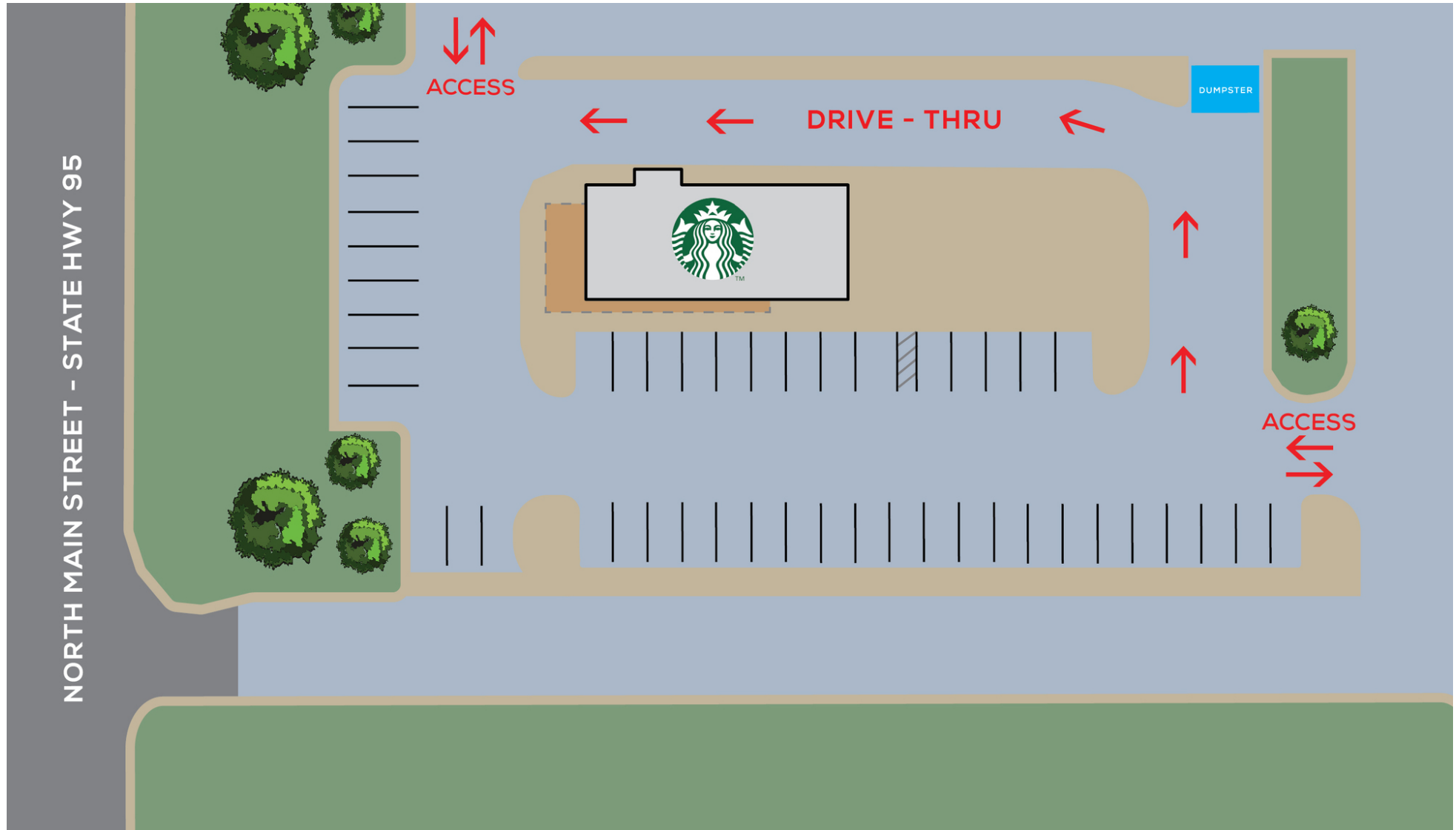


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## STARBUCKS - TAYLOR, TX

## SITE PLAN



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## STARBUCKS - TAYLOR, TX

## TENANT PROFILE



### STARBUCKS COFFEE COMPANY

- **PEOPLE - Our Aspiration** is to be people positive - investing in humanity and the well-being of everyone we connect with.
- **PLANET - Our Vision** for the future is to become resource positive - giving back more than we take from the planet.
- **COFFEE & CRAFT - Our Heart...** Coffee is at our heart, inspiring our craft and driving innovation - in our drinks, our food, our stores and new ways we bring the Starbucks experience to you wherever you are.
- **COMMITMENT** - To ethically sourcing and roasting high-quality arabica coffee

**OUR MISSION:** To inspire and nurture the human spirit-one person, one cup and one neighborhood at a time.

### TENANT OVERVIEW

<b>Company:</b>	Public since 1992 (NASDAQ: SBUX)
<b>Founded:</b>	1971
<b>HEADQUARTERS:</b>	Seattle, Washington
<b>2022 LOCATIONS:</b>	34,948 Stores Globally
<b>2021 REVENUE:</b>	\$24.61 Billion
<b>2021 INCOME:</b>	\$4.2 Billion
<b>2021 ASSETS:</b>	\$31.39 Billion
<b>Website:</b>	<a href="http://www.Starbucks.com">www.Starbucks.com</a>

**LARGEST PREMIER ROASTER AND RETAILER OF SPECIALTY COFFEE IN THE WORLD**



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### STARBUCKS PLANS TO OPEN 2,000 NEW STORES BY 2025, INVEST \$450M IN EXISTING US LOCATIONS

*By Katie Sloan on Sept. 15, 2022*

Starbucks Coffee (NASDAQ: SBUX) has announced plans to open **2,000** stores by 2025 and invest **\$450 million** in its North American real estate, which will include the modernization of existing locations across the United States. According to Johnathan Maze's news article, "*Starbucks Refocuses on Growth After Shifting Its Business*," that would be the **largest number in four years** and would represent about **6% unit growth**.

The announcement took place during the company's 2022 Investor Day conference in the Starbucks' hometown of Seattle. The company's reinvention plan includes the implementation of a store design that streamlines work behind the counter, enabling better connection with the customer. Starbucks also plans to recognize its real estate portfolio to include a **great number of pick-up stores and drive-thru-only and delivery-only locations**. According to Johnathan, drive-thru and mobile order and pay now represent **70% of total sales** and is **up 15 percentage points from pre-pandemic levels**.

"When we think about our existing portfolio and our investments, they must deliver a few critical areas," said John Culver, group president for North American and chief operating officer. "Reducing the level of complexity and making work easier for our partners; enabling stronger engagement and connection between our partners and the customers they serve; and delivering experiential convenience."

Starbucks also **plans to expand its mobile order offerings** via the company's app, allowing customers to know when their order is ready and making the **process of mobile ordering easier and more efficient** during peak hours. Mobile ordering will also be extended to the company's airport and grocery store locations.



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## STARBUCKS - TAYLOR, TX

### LEASE ABSTRACT

<b>TENANT:</b>	Starbucks Corporation
<b>GUARANTOR:</b>	Corporate Guarantor
<b>RENT:</b>	\$125,000
<b>LEASE TYPE:</b>	NN
<b>LEASE TERM:</b>	10 Yrs
<b>RENT COMMENCEMENT:</b>	Est. 12/1/2022
<b>RENT INCREASES:</b>	8% Bumps Every 5 Years
<b>OPTIONS:</b>	4 - (5) Yr Options
<b>GLA   LOT SIZE:</b>	1,950 SF   0.85 AC (Approx.)
<b>YEAR BUILT:</b>	2022
<b>TAXES, INSURANCE:</b>	Tenant reimburses Landlord
<b>OFF PROPERTY CAM:</b>	Tenant Reimburses Landlord
<b>UTILITIES:</b>	Tenant is responsible
<b>LL RESPONSIBILITIES:</b>	Landlord is responsible for roof, structure and parking areas



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## STARBUCKS - TAYLOR, TX

## RENT ROLL

UNIT SIZE (SF)	TERM	YEARS TERM	RENT START	LEASE END	RENT PER SF	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
1,950 SF	PRIMARY:	1-5	Est. 12/1/2022		\$66.45	\$10,416.67	\$125,000.00	-
		6-10			\$71.77	\$11,250.00	\$135,000.00	8%
	OPTION 1:	11-15			\$77.51	\$12,150.00	\$145,800.00	8%
	OPTION 2:	16-20			\$83.71	\$13,122.00	\$157,464.00	8%
	OPTION 3:	21-25			\$90.41	\$14,171.75	\$170,061.00	8%
	OPTION 4:	26-30			\$97.64	\$15,305.50	\$183,666.00	8%



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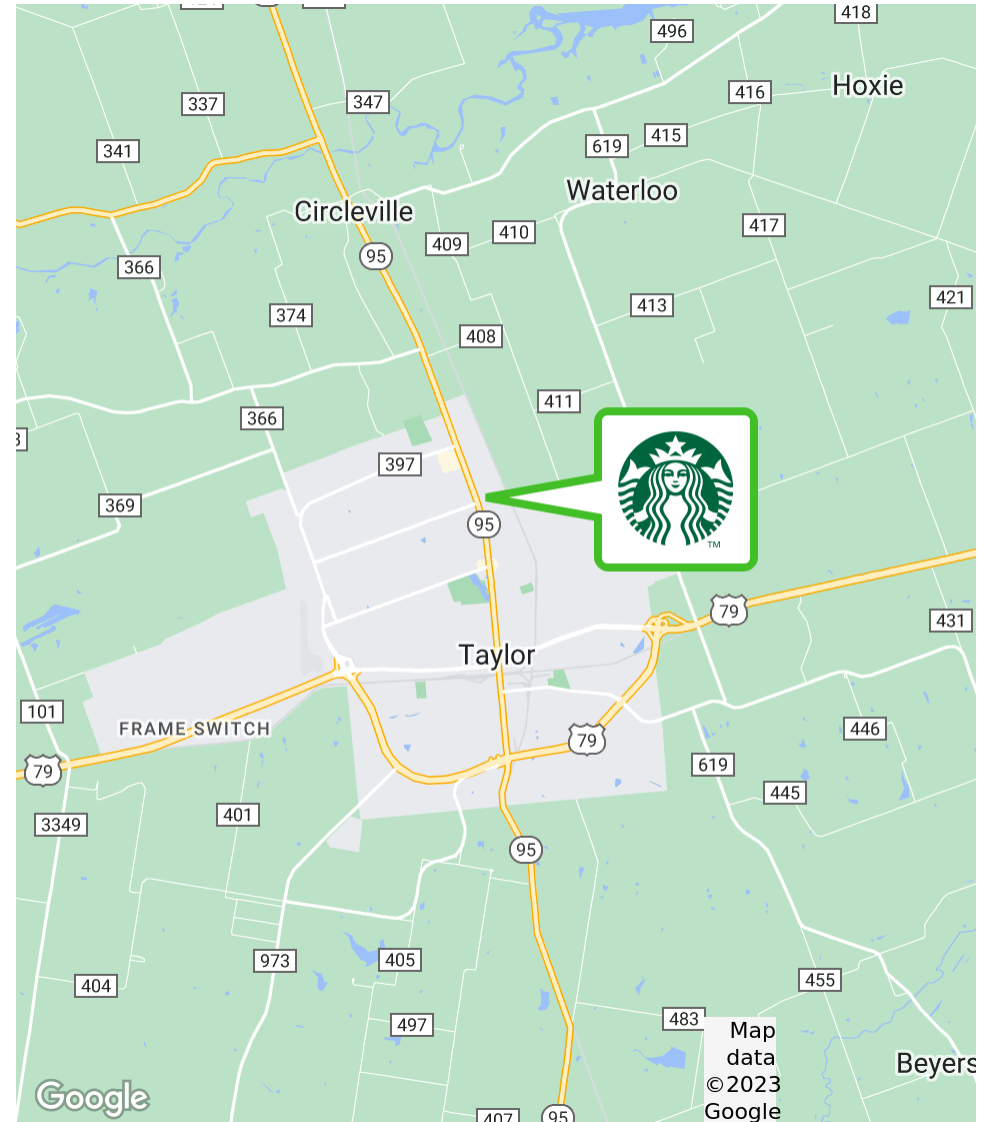
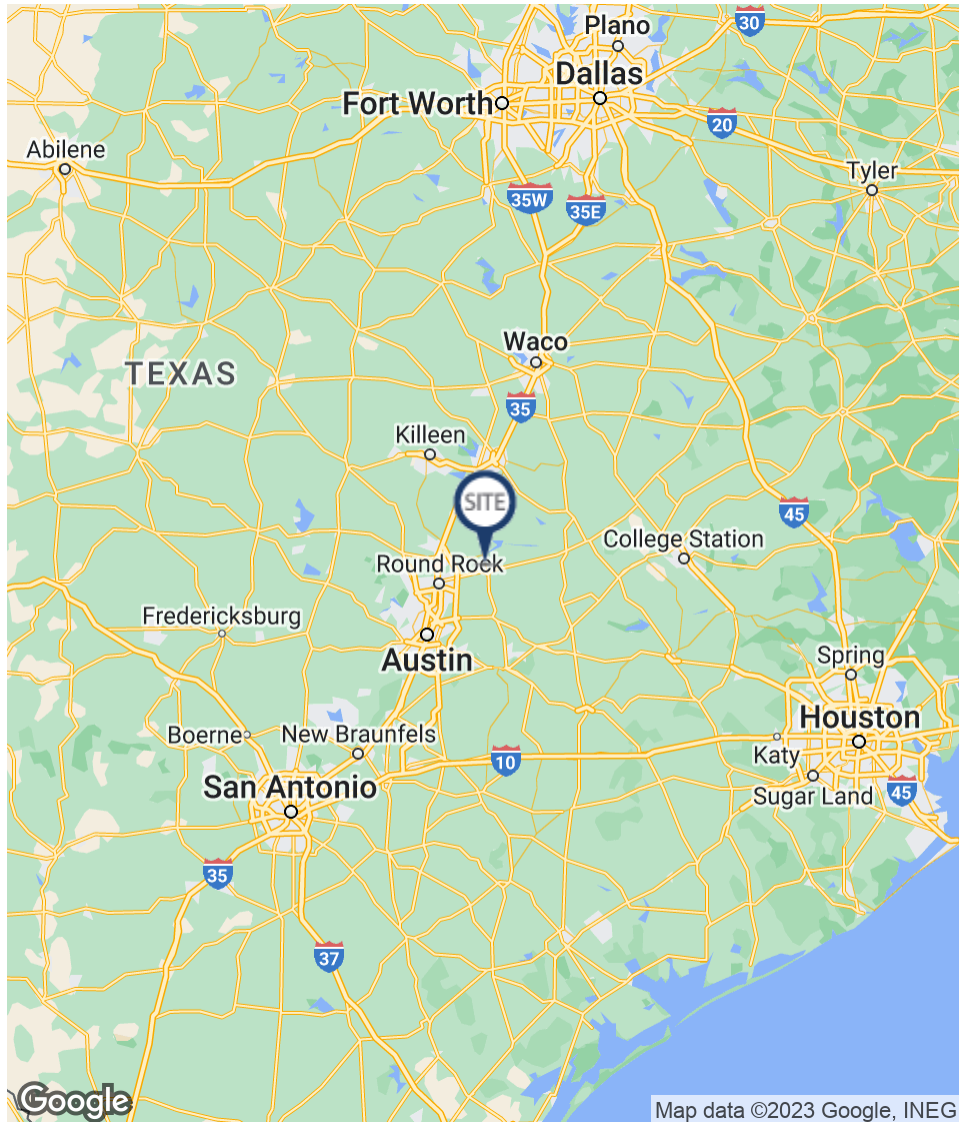
## LOCATION INFORMATION & DEMOGRAPHICS

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## STARBUCKS - TAYLOR, TX

## LOCATION MAP



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## STARBUCKS - TAYLOR, TX

## AUSTIN MSA



### AUSTIN MSA

For the eighth consecutive year, Austin MSA of over 2 million population, was ranked as the fastest-growing area in the country among metros with at least 1 million people. Austin is the 11th most populous city in the U.S., the 4th most populous city in Texas and 2nd most populous state capital in the U.S.

The **diversified economy** is based on state government, education, technology, manufacturing, research and development, software, and an ever growing health care system.

**High-tech companies** constitute 13.6% of all jobs, compared to 6.7% nationally, as technical services and computer manufacturing show to be a stable employer. As home to these development centers for technology corporations the city has been tagged with the unofficial nickname of "Silicon Hills."

Austin is home to many **Fortune 500 companies'** headquarters and offices including Apple, Google, IBM, Intel, Texas Instruments, Whole Foods, Dell, Dropbox, eBay/PayPal, Samsung, Sony, Facebook, Amazon.com, Cisco and many others.

**The University of Texas at Austin**, along with seven other universities in the area, graduate more than 15,000 students per year making Austin one of the most educated U.S. cities. The University of Texas was ranked in the top 20 public universities nationally in both The Business Journal and the U.S. News & World Report, as well as in the top 20 for best value in both Kiplinger and Forbes in 2016.

Known as "**The Live Music Capital of the World**", Austin is home to more music venues per capita than any other U.S. city, as well as many musicians and the popular PBS concert series Austin City Limits, and South by Southwest.



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## STARBUCKS - TAYLOR, TX

## CITY INFORMATION



### TAYLOR, TEXAS

Taylor is a city in Williamson County, Texas, and it is conveniently located 29 miles northeast of Austin, along 79 east of Round Rock and Hutto at the intersection of SH-95. The three largest employers in Taylor, Texas are the Electric Reliability Council (ERCOT), Taylor ISD and Durcon Laboratory Tops. This city has seen its population grow from 14,698 in 2010 to 17,926 in 2022 and will continue to grow exponentially, because it is becoming the "new center of gravity" for critical tech in the country.

Taylor, becoming notorious for its **prime development opportunity**, will be the home of a large Samsung Semiconductor Plant - a project with an estimated minimum of **\$17 billion** in investment for development along with a potential **\$192 billion** in 11 additional factories over the next 15 years. This plant will provide an estimated of 6,000 - 10,000 new jobs.

The **Taylor-Hutto Tech Corridor** has plans to see other capital investment including "Project Acropolis." This project is said to represent a manufacture in the semiconductor industry, and it has an initial planned investment of **\$340 million** and will ramp up to **\$2 billion** over a decade. This mega-site could create more than 800 jobs in fields such as operations, engineering, computer science and administration with an **average salary exceeding \$100,000**.

Other opportunity in the making is Titan Development's plan to build an industrial hub on 188 acres near Samsung factory. This estimated **\$3 billion** development could **create 1,600 new jobs**. Furthermore, another unnamed company is considering to develop next to Project Acropolis, labeled as "Project D12", and it was described as an electric vehicle manufacturer that could invest up to **\$967 million** and **create more than 800 jobs**.

Due to the influx of major development and job creation, the city's pipeline for planned and proposed **residential development** is also keeping pace. As new subdivisions for single family homes are planned, more houses are built with around **1,854 homes** in planned development. In addition, Williamson County **plans to add a Southeast Loop road** that travels east/west between SH 130 and FMM 3349 and north/south travel to US 79.



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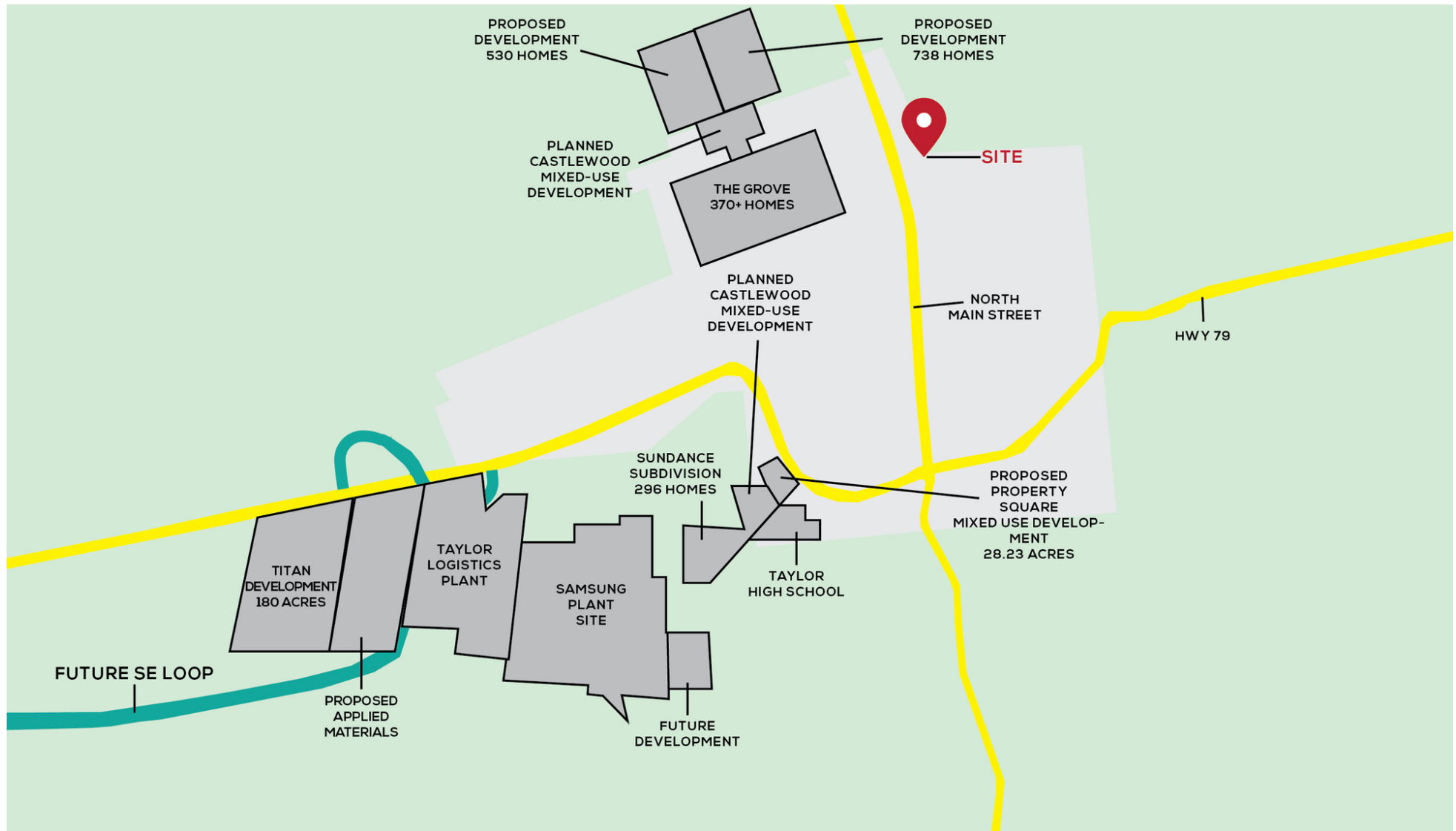
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## STARBUCKS - TAYLOR, TX

## FUTURE DEVELOPMENT



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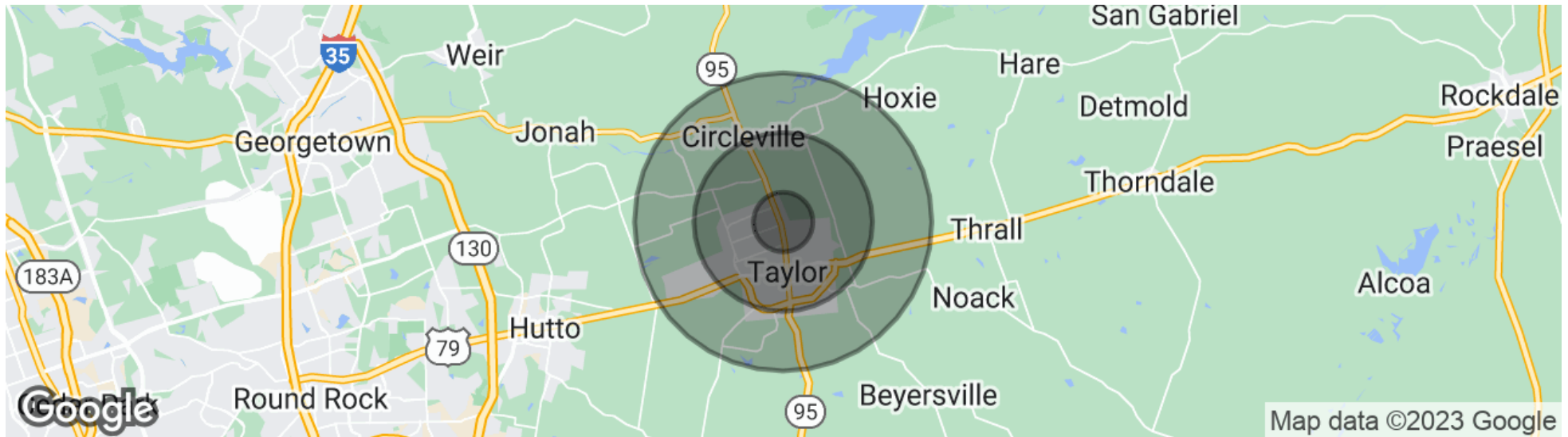


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## STARBUCKS - TAYLOR, TX

## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,748	16,120	17,926
Average Age	39.5	39.4	39.6
Average Age (Male)	40.0	37.3	37.8
Average Age (Female)	40.1	40.1	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,809	5,969	6,744
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$87,341	\$81,919	\$86,171
Average House Value	\$189,860	\$166,913	\$171,598

\* Demographic data derived from 2020 ACS - US Census & ESRI 2022 Demographic Report



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## ADVISOR BIOS

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**PARKER CARROLL**

### PARKER CARROLL, CCIM

Broker, CEO



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### PROFESSIONAL BACKGROUND

Parker Carroll is the CEO and Principal Broker for TREK Investment Group where he leads the execution of the company's proven and effective strategy while maintaining one of the highest levels of production in the industry. Through his tenure in commercial real estate, Parker has led TREK Investment Group to complete over \$1 Billion in transactions on behalf of his clients.

Prior to launching TREK Investment Group, Parker pioneered the creation of the Net Leased Investment Group for Coldwell Banker Commercial, and launched their first office in Austin, Texas – all before the age of 27. His extensive commercial real estate knowledge, standout marketing presence, and steadfast work ethic make Parker one of the most sought-after real estate professionals in the industry. Parker's mission is to provide the highest level of integrity, exemplary client service, innovative strategies, and servant leadership.

Accolades/Awards:

- Launched TREK Investment Group in 2016
- TREK Investment Group completes \$1B in Transactions
- Real Estate Forum's Emerging Leader in Retail Award
- Real Estate Forum's Tomorrow's Retail Leaders Award
- Number 1 Retail Broker of all Coldwell Banker Commercial Affiliates globally
- Top 2% of all Coldwell Banker Commercial Affiliates globally every year for nearly a decade

Parker and his wife, Ashlee, have been married since 2011 and have two sons, Rhyder and Owen. The Carroll's are an active foster family and serve as the Foster Care Coordinators at Austin Ridge Bible Church. Parker is also an avid outdoorsman. On free weekends, you can find Parker and his family enjoying the outdoors at their ranch with family and friends.

### EDUCATION

Rawls College of Business, Texas Tech University

### MEMBERSHIPS & AFFILIATIONS

CCIM



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**ANDY SOMERS**

### ANDY SOMERS

Senior Associate



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### PROFESSIONAL BACKGROUND

As a Senior Associate at TREK Investment Group, Andy specializes in Net Leased Investment sales and acquisitions of single tenant retail properties, as well as shopping centers, office, and industrial properties. In addition to his role at TREK, Andy is owner of Canyon Development Group, which specializes in commercial and residential development across Texas. Canyon's latest project has been the development of 140 residential single family lots in Granbury, TX.

Andy previously served as COO for both Hat Creek Burger Company (2012-2022) and 1788 Chicken LLC (2016-2022, a Zaxby's Franchisee). Over that period, Andy led Hat Creek and 1788's Information Technology, Marketing, Development and Business Operations Departments. Andy oversaw Hat Creek's development of 24 new restaurant locations across multiple DMA's from site selection, contracting, diligence, architectural/engineering, construction and delivery to the restaurant operations team. In addition to the development of new Hat Creek restaurants, Andy was integral in the acquisition, takeover and optimization of 39 Zaxby's locations across six states in the Southeastern US. 1788 Chicken became the largest franchisee in the Zaxby's system under Andy's time as COO, and is still the largest to date. Andy's broad scope of experience allows him to strategically manage the dynamic components of building an outstanding brand, from menu design to process efficiencies to marketing initiatives to ground up builds.

Prior to his role at Hat Creek and 1788 Chicken, Andy worked at Gehan Homes in Dallas, initially as an analyst in the IT department, then as a Superintendent and ultimately as a Land Developer. While building homes at Gehan, Andy achieved the fastest average build time in the Company. Outside of the office Andy is an avid golfer, enjoys the outdoors and loves spending as much time as possible with his wife and two children.

### EDUCATION

BBA in Business Management from the Hankamer School of Business from Baylor University



#### TREK INVESTMENT GROUP

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>TREK IG, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008265</u> License No.	<u>info@trekig.com</u> Email	<u>512.433.6999</u> Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date