



**STARBUCKS**  
PLAINVIEW, TEXAS

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM



**\$2,191,000 | 5.25% CAP RATE**

- » 10-Year Corporate Net Lease With 10% Increases Every Five Years in Initial Term and 7.5% Increases in Option Periods
- » Starbucks (NASDAQ: "SBUX") is Rated "BBB+" by S&P
- » Rare Self-Maintain Language Providing Extremely Passive Starbucks Investment
- » Strategic High-Visibility Location Near the Intersection of U.S. Route 70/Olton Road and Interstate 27 (33,398 AADT)
- » Minutes From a Walmart Distribution Center With 950 Employees and Covenant Health (100 Beds)
- » Ideal Location Less Than One Mile From Wayland Baptist University (3,015 Students, 410 Employees)
- » New 2022 Construction Featuring Dedicated Dual-Lane Drive-Thru in Tax-Free State

FILE PHOTO

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# DISCLAIMER

Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

# INVESTMENT SUMMARY

<b>ADDRESS</b>	NEC Interstate 27 & Olton Road, Plainview, Texas 79072		
<b>PRICE</b>	<b>\$2,191,000</b>		
<b>CAP RATE</b>	<b>5.25%</b>		
<b>NOI</b>	\$115,000		
<b>TERM</b>	10 years		
<b>RENT COMMENCEMENT</b>	Est. September 2022		
<b>LEASE EXPIRATION</b>	10 years after rent commencement date		
<b>RENTAL INCREASES</b>	10% rental increase in initial term and 7.5% in option periods		
	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	1-5	\$115,000	5.25%
	6-10	\$126,500	5.78%
	11-15 (Option 1)	\$135,988	6.21%
	16-20 (Option 2)	\$146,187	6.67%
	21-25 (Option 3)	\$157,151	7.17%
	26-30 (Option 4)	\$168,937	7.71%
<b>YEAR BUILT</b>	2022		
<b>BUILDING SF</b>	1,950 SF		
<b>PARCEL SIZE</b>	0.88 acres (38,333 SF)		
<b>LEASE TYPE</b>	Net, with tenant responsible for all taxes and insurance, maintenance, excluding roof and structure		



## 10-YEAR CORPORATE NET LEASE TO HIGH-QUALITY, INVESTMENT-GRADE SINGLE-TENANT ASSET

- » 10-year corporate net lease to Starbucks Corporation
- » Starbucks self-maintains landscaping and maintenance rarely found with Starbucks leases providing a more passive investment
- » Investment grade tenant, rated "BBB+" by Standard & Poor's
- » Minimal landlord management, attractive for both local and out-of-area investors

## MAJOR NATIONAL TENANT WITH STRONG FINANCIALS

- » Starbucks Corporation (NASDAQ: "SBUX") is the world's premier coffee company, with over 35,711 locations
- » Forbes ranked Starbucks as the world's second-largest restaurant company and the world's 393rd largest company overall
- » Starbucks consolidated revenues increased 11% to \$32.3 billion in fiscal 2022 compared to \$29.1 billion in fiscal 2021
- » Starbucks opened 484 net new stores in the first quarter of fiscal 2022

## NEAR MAJOR AREA EMPLOYERS IN GROWING PLAINVIEW RETAIL CORRIDOR

- » Strategic, high-visibility location near the intersection of U.S. Route 70/Olton Road and Interstate 27, with access to a combined 33,398 vehicles per day
- » Infill location surrounded by several national retailers, including Walmart Supercenter, Tractor Supply Co., McDonald's, Burger King, Taco Bell, and many more
- » Near a Walmart Distribution Center with 950 employees and Covenant Health (100 beds)
- » Minutes from Wayland Baptist University (3,015 students, 410 employees), South Plains College (12,500 students), Hillcrest Elementary School (344 students), LaMesa Elementary School (548 students), and College Hill Elementary school (442 students)
- » Surrounded by high-density, single family housing developments and townhouses
- » Located near major Plainview attractions and community hubs, including Running Water Draw Park and Plainview Country Club

## NEW 2022 CONSTRUCTION IN TAX-FREE STATE

- » New building featuring latest Starbucks prototype
- » Dedicated dual-lane drive-thru, providing additional customer convenience and boosting sales revenue
- » Texas has no state income tax, estate tax, or inheritance tax





INDUSTRIAL REGION



Hillcrest  
Elementary School  
(344 students)

HALE COUNTY  
AIRPORT  
(2.7 miles)



Wayland  
Baptist University  
(3,015 students)



Plainview  
High School  
(1,535 students)

Estacado  
Middle School  
(629 students)



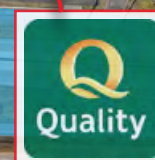
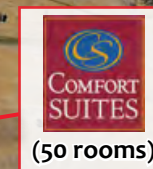
College Hill  
Elementary School  
(442 students)



Plainview  
Country Club



Olton Road  
(12,530 AADT)

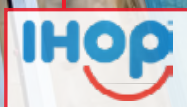


Interstate 27  
(20,868 AADT)





College Hill Elementary School  
(442 students)



Walmart Distribution Center  
(950 employees)

Covenant Health  
(100 beds)

Estacado Middle School  
(629 students)

South Plains College  
(12,500 students)

Interstate 27  
(20,868 AADT)

Travis Trussell Park

70 / Olton Road  
(12,530 AADT)



Hillcrest  
Elementary School  
(344 students)

HALE COUNTY  
AIRPORT  
(2.7 miles)



La Mesa  
Elementary School  
(548 students)



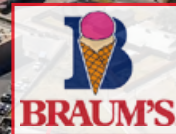
Plainview  
Country Club



Running Water Draw  
Park



70 / Olton Road  
(12,530 AADT)



Interstate 27  
(20,868 AADT)





70 / Olton Road  
(12,530 AADT)



Prairie House  
Living Center

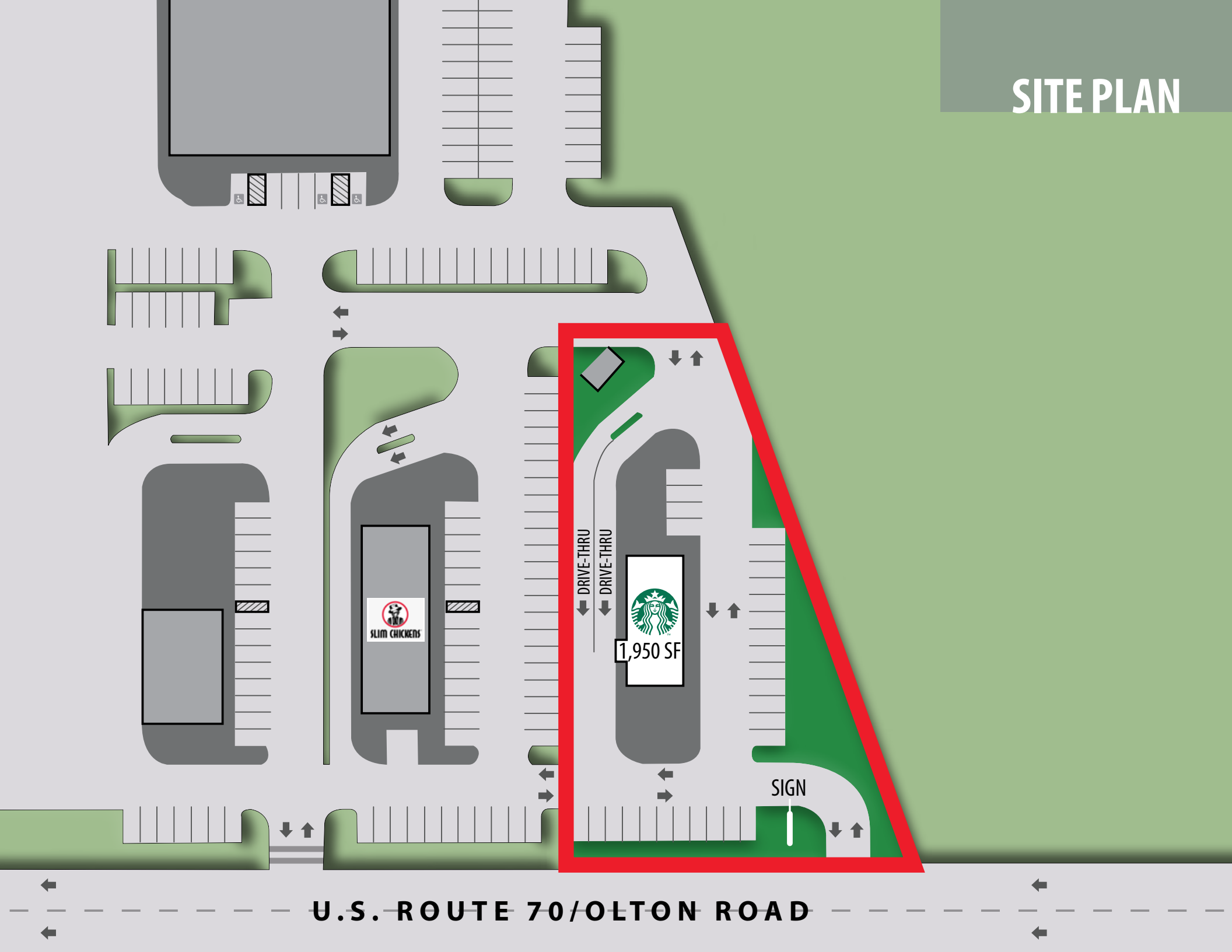


Interstate 27  
(20,868 AADT)





# SITE PLAN





# TENANT SUMMARY



Starbucks Corporation (NASDAQ: "SBUX") is the premier roaster, marketer, and retailer of specialty coffee in the world, operating more than 35,711 locations globally. Starbucks also sells a variety of coffee and tea products and licenses its trademarks through other channels, such as licensed stores, grocery, and national foodservice accounts through its Global Coffee Alliance with Nestlé S.A. ("Nestlé"). In addition to the flagship Starbucks Coffee brand, Starbucks also sells goods and services under the Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, and Princi brand names. Starbucks introduced new store formats, such as Starbucks® Pickup, Starbucks Now stores, and curbside pickup, to enhance the "on-the-go" customer experience and improve operating efficiency across Starbucks® stores in certain major metropolitan areas in the United States. New store formats are suitable for customers who prefer to order ahead and pay through the Starbucks® Mobile App for pick-up. As of 2020, Forbes ranked Starbucks as the world's second-largest restaurant company and the world's 393rd-largest company overall, as well as ranking 37th on Forbes' World's Most Valuable Brands 2020.

Starbucks' consolidated revenues increased 11% to \$32.3 billion in fiscal 2022 compared to \$29.1 billion in fiscal 2021, primarily driven by strength in its U.S. business and growth in the international segment. North America's total net revenues for fiscal 2022 increased \$2.9 billion, or 14%, primarily due to a 12% increase in comparable store sales (\$2.2 billion) driven by a 7% increase in average ticket and a 5% increase in transaction. Also contributing to these increases were the performance of net new company-operated store openings over the past 12 months (\$628 million). Revenue from company-operated stores accounted for 82% of total net revenues during fiscal 2022. Revenue for the Channel Development segment increased \$250 million, or 16% when compared with fiscal 2021, driven by higher product sales and royalty revenue from the Global Coffee Alliance and growth in the global ready-to-drink business. In fiscal 2022, Starbucks announced its plan in the U.S. market to increase efficiency while elevating the partner and customer experience (the "Reinvention Plan"). The investments in partner wages and trainings will increase retention and productivity while the acceleration of purpose-built store concepts and innovations in technologies will provide additional convenience and connection with its customers. Starbucks is rated "BBB+" by Standard & Poor's and "Baa1" by Moody's.

For more information, please visit [www.starbucks.com](http://www.starbucks.com).

<b>TICKER</b>	<b>NASDAQ: "SBUX"</b>	<b># OF LOCATIONS</b>	<b>35,711+</b>
<b>REVENUE</b>	<b>\$32.3B</b>	<b>HEADQUARTERS</b>	<b>Seattle, WA</b>

# LEASE ABSTRACT

<b>TENANT</b>	Starbucks Corporation		
<b>ADDRESS</b>	<a href="#">NEC Interstate 27 &amp; Olton Road, Plainview, Texas 79072</a>		
<b>RENT COMMENCEMENT</b>	Est. September 2022		
<b>LEASE EXPIRATION</b>	10 years from rent commencement date		
<b>RENEWAL OPTIONS</b>	Four (4) five (5) year options		
<b>RENTAL INCREASES</b>	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	1-5	\$115,000	5.00%
	6-10	\$126,500	5.50%
	11-15 (Option 1)	\$135,988	5.91%
	16-20 (Option 2)	\$146,187	6.36%
	21-25 (Option 3)	\$157,151	6.83%
	26-30 (Option 4)	\$168,937	7.35%
<b>REAL ESTATE TAXES</b>	Tenant shall pay Landlord, as additional rent, Tenant's Pro Rata Share of Real Property Taxes.		
<b>INSURANCE</b>	Tenant and Landlord shall both maintain liability and property insurance.		
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all maintenance and repairs that are not the responsibility of Landlord.		
<b>MAINTENANCE BY LANDLORD</b>	Such repairs, replacements and maintenance shall include (without limitation): (a) the upkeep of the roof, roof membrane and roof systems (gutters, downspouts and the like), foundation, exterior walls, and structural elements of interior structural walls.		
<b>RIGHT OF FIRST REFUSAL</b>	None		



# PROPERTY OVERVIEW

## LOCATION

This Starbucks is strategically positioned near the intersection of U.S. Route 70/Olton Road and Interstate 27, with access to a combined 33,398 vehicles per day. The property is just off the highway in a growing location surrounded by several national retailers, including Walmart Supercenter, Tractor Supply Company, McDonald's, Burger King, Taco Bell, and many more.

The site is less than one mile from Wayland Baptist University (3,015 students, 410 employees) and is situated near many single family homes and large apartment/townhouse complexes. Additionally, the property is located near major Plainview attractions and community hubs, including Running Water Draw Park and Plainview Country Club. It is also within minutes of a Walmart Distribution Center with 950 employees, Covenant Health (100 beds), and several schools with 3,000+ students combined within five miles of the site.

## ACCESS

Access from U.S. Route 70/Olton Road

## TRAFFIC COUNTS

U.S. Route 70/Olton Road:	12,530 AADT
Interstate 27:	20,868 AADT

## PARKING

31 parking stalls, including two (2) handicap stalls

## YEAR BUILT

2022

## NEAREST AIRPORT

Lubbock Preston Smith International Airport (LBB | 43 miles)



**31**  
PARKING  
STALLS



**2022**  
YEAR BUILT



**NEAREST  
AIRPORT**

LUBBOCK PRESTON SMITH  
INTERNATIONAL AIRPORT



# AREA OVERVIEW

Plainview is a city in and the county seat of Hale County, Texas. The Plainview/Hale County Economic Development Corporation (EDC) has been successful in creating over 5,000 jobs in Plainview in less than 15 years. Their success has come as a result of a partnership between the EDC, City of Plainview, County of Hale, and the Plainview Chamber of Commerce. The entire community promotes economic development, and that teamwork has been responsible for most of the major industries locating in Plainview and Hale County. The EDC is financed by memberships of local businesses and through contracts for economic development services from the City of Plainview and Hale County. There are many incentives for new industries locating in Plainview. These incentives are based on the projected number of new jobs that will be created by the new industry. Incentives take different forms depending on the needs of the new industry. Walmart Distribution and Transportation Center, (Hale County's largest employer) has been in Plainview since 1986. The facility spans 1.2 million sq. ft. with over 20 miles of conveyor belts.

Hale County comprises the Plainview, Texas micropolitan statistical area. Hale County is growing opportunity for business and industry with an aggressive and supportive business climate, low taxes, inexpensive energy, and enviable logistics. Plainview is the county seat of Hale County, where the cities of Hale Center, Abernathy, and Petersburg also reside. While agriculture provides the economic base, manufacturing, food processing and distribution facilities have added diversity to the local economy. Located in the center of the United States, Hale County is easily accessible from the east and west coasts with Interstate 27 connecting to Interstate 40 within an hour's drive. Hale County Airport features a 6,000-ft. LED lighted main runway and a 4,000-ft. LED lighted cross wind runway.

- » Popular area attractions in Plainview include the Centennial Circle of Honor, The Jimmy Dean and Llano Estacado Museum, and Plainview Point Monument.
- » Compared to the rest of the country, Plainview's cost of living is 29.9% lower than the U.S. average.
- » Hale County has long been one of the top agriculture producing counties in the U. S. In 2018, Hale County led the nation in cotton production.

LARGEST EMPLOYERS IN HALE COUNTY, TEXAS	# OF EMPLOYEES
WALMART DISTRIBUTION & TRANSPORTATION CENTER	1,500
PLAINVIEW INDEPENDENT SCHOOL DISTRICT	750
TEXAS DEPARTMENT OF CRIMINAL JUSTICE	450
WAYLAND BAPTIST UNIVERSITY	410
COVENANT HOSPITAL	320
AZTECA MILLING	300
CITY OF PLAINVIEW	212
HI PLAINS MILLWRIGHT	61
GEBO'S DISTRIBUTION	50
LARSON MANUFACTURING	49

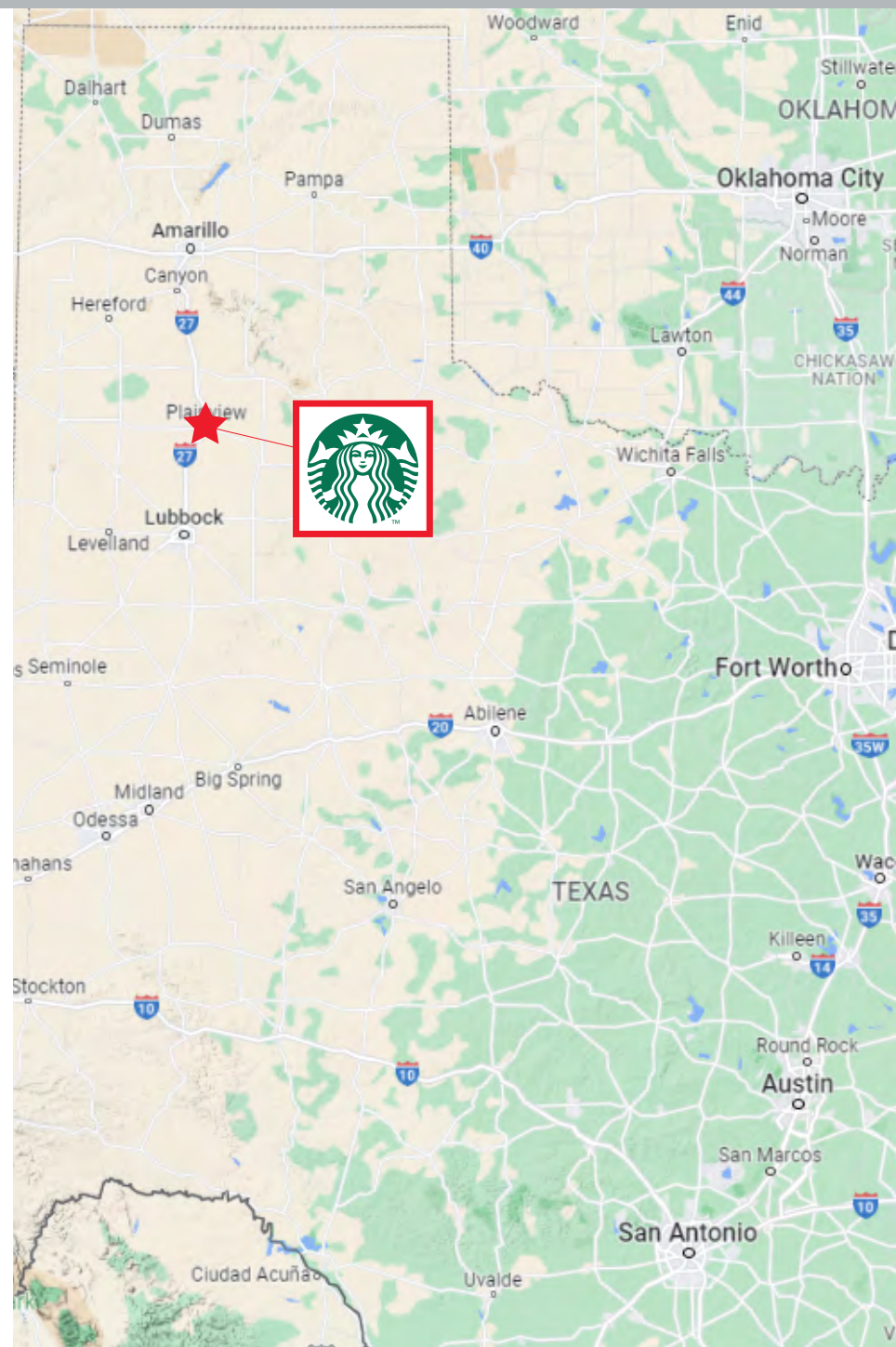




# DEMOGRAPHIC PROFILE

2021 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>5,727</b>	<b>21,876</b>	<b>24,883</b>
Households	2,103	7,433	8,407
Families	1,468	5,405	6,135
Average Household Size	2.50	2.84	2.84
Owner Occupied Housing Units	1,353	4,382	4,977
Renter Occupied Housing Units	751	3,051	3,431
Median Age	36.2	32.3	32.0
<b>Average Household Income</b>	<b>\$76,010</b>	<b>\$61,805</b>	<b>\$61,022</b>

2026 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>5,571</b>	<b>21,181</b>	<b>24,115</b>
Households	2,036	7,173	8,122
Families	1,417	5,203	5,911
Average Household Size	2.51	2.84	2.85
Owner Occupied Housing Units	1,332	4,322	4,911
Renter Occupied Housing Units	704	2,852	3,211
Median Age	36.5	32.7	32.5
<b>Average Household Income</b>	<b>\$81,418</b>	<b>\$66,753</b>	<b>\$65,947</b>







# INFORMATION ABOUT BROKERAGE SERVICES



## 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



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