

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



BRAND NEW 15-YEAR LEASE | BRAND NEW CONSTRUCTION | SCHEDULED RENTAL INCREASES



2733 N. Highway 123 Bypass

SEGUIN TEXAS

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY



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Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, drive-thru equipped, Dutch Bros Coffee investment property located in Seguin, Texas. The tenant, BB Holdings TX, LLC recently signed a brand new 15 year lease with 3 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. The newly-constructed building features a state-of-the-art design using high quality materials.

The subject property is strategically located along State Hwy 123 which averages over 22,000 vehicles passing by daily. The site benefits from nearby direct on/off ramp access to Interstate 10, a major thoroughfare that connects the East Coast to the West Coast which averages 54,000 VPD. The asset is surrounded by multiple hotels including Towneplace Suites, Comfort Inn, Days Inn, Hampton Inn, Holiday Inn Express, further increasing consumer traffic to the property. Other nearby national/credit tenants include Chili's, Dollar General, Subway, IHOP, Walgreens, Advance Auto Parts, Dollar Tree, and many more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The 5-mile trade area is supported by over 39,000 residents and 19,000 employees. Residents within a 5-mile area of the subject property have an average household income of \$88,424.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$2,362,000
Net Operating Income	\$124,000
Cap Rate	5.25%
Guaranty	Boersma Bros. LLC (NYSE: BROS)
Tenant	BB Holdings TX, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	950 SF
Land Area	0.99 Acres
Property Address	2733 N. Highway 123 Bypass Seguin, Texas 78155
Year Built	2023
Parcel Number	1G-2941-5001-00100-000
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



Brand New 15-Year Lease | Scheduled Rental Increases | Publicly-Traded Company (NYSE: BROS) | Growing & Popular Brand

- The tenant recently signed a brand new 15-year lease with 3 (5-year) options to extend
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Dutch Bros (NYSE: BROS) is a growing and popular drive-thru coffee chain with more than 750 locations

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong National/Credit Tenant Presence | Interstate 10 | Nearby Hotels

- Nearby national/credit tenants include Chili's, Dollar General, Subway, IHOP, Walgreens, Advance Auto Parts, Dollar Tree, and many more
- The site benefits from nearby direct on/off ramp access to Interstate 10, a major thoroughfare that connects the East Coast to the West Coast which averages 54,000 VPD
- The asset is surrounded by multiple hotels including Towneplace Suites, Comfort Inn, Days Inn, Hampton Inn, Holiday Inn Express, further increasing consumer traffic to the property

Strong Demographics in 5-Mile Trade Area

- More than 39,000 residents and 19,000 employees support the trade area
- \$88,424 average household income



PROPERTY OVERVIEW



LOCATION



Seguin, Texas
Guadalupe County
San Antonio-New Braunfels MSA

ACCESS



Larkin Drive: 1 Access Point

TRAFFIC COUNTS



State Highway 123: 22,900 VPD
Interstate 10: 54,000 VPD

IMPROVEMENTS



There is approximately 950 SF of existing building area

PARKING



There are approximately 12 parking spaces on the owned parcel.

PARCEL



Parcel Number: 1G-2941-5001-00100-000
Acres: 0.99
Square Feet: 42,950 SF

CONSTRUCTION



Year Built: 2023

ZONING



C: Commercial District



54,000
VEHICLES PER DAY

INTERSTATE 10

TOWNEPLACE
SUITES
BY MARRIOTT

Hampton
Inn

SEGUIN CROSSROADS

TSC TRACTOR
SUPPLY CO.
HARBOR FREIGHT
PET SUPPLIES PLUS
Office DEPOT
OfficeMax

E. BAUCHMAN LN.

11,300
VEHICLES PER DAY

Dutch Bros
Coffee

ihop



PLAZA DEL REY
DOLLAR TREE
HIBBETT
Aaron's
SALLY.
Advance
Auto Parts
CAFO
W
goodwill

GUADALUPE
REGIONAL
MEDICAL
CENTER

Arlan's
MARKET



MINIGRIP

HEXCEL

WATSON
SPRINGS

Tecni
Quip

JFW

Valero

PURE & GENTLE

FUJIREBIO

TACO CABANA

STATE HIGHWAY 123

22,900
VEHICLES PER DAY



Continental
The Future in Motion

HP

DOLLAR GENERAL
Sugar & Spice
Children's Reading

KODA
POWER RACING

Comfort

N. HEIDEKE ST.

Days Inn

SUBWAY

PIZZA

IHop

Shell

DUTCH BROS
Coffee

Hampton Inn

Holiday Inn Express
AN IHG HOTEL

TOWNEPLACE
SUITES
BY MARRIOTT

22,900
VEHICLES PER DAY

Shell
TRAVEL
CENTER

Chili's





TOWNEPLACE
SUITES[®]
BY MARRIOTT

22,900 
VEHICLES PER DAY

LARKIN DR.



TEXAS
123



LOCATION MAP

AUSTIN
1 hr 12 min | 52 miles

DUTCH BROS
Coffee

SEGUIN

SAN ANTONIO
47 min | 36 miles

2023 Estimated Population	
1 Mile	2,315
3 Miles	22,415
5 Miles	39,301

2023 Average Household Income	
1 Mile	\$85,548
3 Miles	\$71,895
5 Miles	\$88,424

2023 Estimated Total Employees	
1 Mile	2,239
3 Miles	14,919
5 Miles	19,451

2023 Estimated Population	
1 Mile	2,315
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SEGUIN, TEXAS

Seguin, Texas, in Guadalupe county, is 33 miles E of San Antonio, Texas. The city is included in the San Antonio metropolitan area. The City of Seguin had a population of 32,797 as of July 1, 2023.

The members of Mathew Caldwell's Gonzales Rangers set the foundation of Seguin in 1838 on land that was originally given to the Umphries Branch by the Government of Mexico. However, the city was not incorporated until the year 1853. The original name of the city, Walnut Springs, was changed to Seguin six months after its establishment to honor the memories of Juan Seguin. The city quickly became a popular trade center and stopping point for German immigrants who traveled through the area to German settlements located nearby.

The thriving economy of Seguin acts as a catalyst for business growth and success. The city has nurtured a diverse range of industries, including advanced manufacturing, distribution, warehousing, health care, agriculture and education. Manufacturing is the backbone of Seguin's economy, accounting for 1 in 3 jobs within the region and representing one of the strongest manufacturing clusters in the state of Texas. More than 50 different manufacturers, some of which are Fortune 500 and Fortune Global 500 companies, do business in Seguin. Corporations such as Caterpillar, Vitesco Technologies, Tyson Foods, Georgia Pacific, Niagara Bottling and CMC Steel all have major manufacturing operations within the city of Seguin. In fact, the Seguin region has more than 7,000 manufacturing jobs — more than three times the national average.

Seguin and nearby Attractions are Chaparral Country Club, Central Assembly of God Church, Riverview Cemetery, Walnut Branch, Max Starcke Park, Acclaim Tours. Chaparral Country Club is highly popular among tourists for a host of recreational and cultural activities. Central Assembly of God Church and Riverview Cemetery attract visitors with their splendid architecture. Acclaim Tours provides guided tours of the area to interested tourists. Max Starcke Park allows visitors to spend a day with friends and relatives. The Walnut Branch has a scenic walkway and tourists often take long, relaxing walks around this creek.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	2,315	22,415	39,301
2028 Projected Population	2,786	24,919	45,910
2010 Census Population	1,722	20,649	32,325
Projected Annual Growth 2023 to 2028	3.77%	2.14%	3.16%
Households & Growth			
2023 Estimated Households	847	7,729	14,265
2028 Projected Households	1,050	8,621	16,687
2010 Census Households	568	6,866	11,382
Projected Annual Growth 2023 to 2028	4.39%	2.21%	3.19%
Historical Annual Growth 2010 to 2020	0.40%	0.34%	1.39%
Race & Ethnicity			
2023 Estimated White	80.26%	77.87%	81.97%
2023 Estimated Black or African American	4.84%	6.22%	5.34%
2023 Estimated Asian or Pacific Islander	0.56%	0.78%	0.96%
2023 Estimated American Indian or Native Alaskan	1.04%	0.96%	0.90%
2023 Estimated Other Races	22.68%	20.59%	16.19%
2023 Estimated Hispanic	57.54%	58.59%	50.83%
Income			
2023 Estimated Average Household Income	\$85,548	\$71,895	\$88,424
2023 Estimated Median Household Income	\$71,220	\$51,009	\$60,061
2023 Estimated Per Capita Income	\$29,265	\$25,147	\$32,228
Businesses & Employees			
2023 Estimated Total Businesses	101	1,134	1,424
2023 Estimated Total Employees	2,239	14,919	19,451



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
BB Holdings TX, LLC	950	9/29/2023	9/28/2038	Current	-	\$10,333	\$10.88	\$124,000	\$130.53	Absolute NNN	3 (5-Year)
(Boersma Bros. LLC)				Year 6	10%	\$11,367	\$11.96	\$136,400	\$143.58	10% Increases at Beg. of Each Option	
				Year 11	10%	\$12,503	\$13.16	\$150,040	\$157.94		

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



DUTCH BROS

dutchbros.com

Company Type: Public (NYSE: BROS)

Locations: 750+

2022 Employees: 14,000

2022 Revenue: \$739.01 Million

2022 Assets: \$1.19 Billion

2022 Equity: \$129.12 Million

Dutch Bros Coffee is a drive-thru coffee company dedicated to making a massive difference one cup at a time. Headquartered in Grants Pass, Oregon, where it was founded in 1992 by Dane and Travis Boersma, it's now sharing the "Dutch Luv" with more than 750 locations in 14 states. Dutch Bros serves specialty coffee, smoothies, freezes, teas, an exclusive Dutch Bros Rebel™ energy drink and nitrogen-infused cold brew coffee. Its rich, proprietary coffee blend is handcrafted from start to finish.

Source: prnewswire.com, finance.yahoo.com



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

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PROFESSIONALS

25+

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2.3K+

RETAIL
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760+

NET LEASE
TRANSACTIONS
SOLD
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\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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