

CONFIDENTIAL OFFERING MEMORANDUM



**OFFERED
FOR SALE**

\$866,142 | 6.35% CAP

**550 N Galloway Ave, Mesquite, TX
(Dallas, TX MSA)**



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Scooter's Coffee | Mesquite, TX. The Premises was leased to Scooter's Coffee in 2023 and features a newly constructed location in a Family Dollar/Dollar Tree, Five Below, & Hibbett Sports anchored center. The site is located within the rapidly growing Dallas, TX MSA.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	2/8/2023 - 2/28/2028	\$55,000
Rent Escalation	3/1/2028 - 2/28/2033	\$60,500
1st Extension	3/1/2033 - 2/28/2038	\$66,550
2nd Extension	3/1/2038 - 2/28/2043	\$73,205
3rd Extension	3/1/2043 - 2/28/2048	Market Rate
4th Extension	3/1/2048 - 2/28/2053	Market Rate

NOI	\$55,000
CAP	6.35%
Price	\$866,142

ASSET SNAPSHOT

Tenant Name	Scooter's Coffee
Address	550 N Galloway Ave, Mesquite, TX 75149
Building Size (GLA)	664 SF
Land Size	0.21 Acres
Year Built/Renovated	2023
Signator/Guarantor	6 Star Coffee, LLC
Rent Type	Abs. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	2/8/2023
Remaining Term	9 years
Current Annual Rent	\$55,000



Actual Subject Property



242,702
PEOPLE IN
5 MILE RADIUS



\$80,668
AHHI
3 MILE RADIUS



14,654
VPD ON
N GALLOWAY AVE





INVESTMENT HIGHLIGHTS



WELL KNOWN, BRAND NAME TENANT DRIVING SALES

Scooter's Coffee has over 600 stores, with plans to open 1,000 stores by the end of 2024
| Located in over 20 states



ATTRACTIVE LEASE FUNDAMENTALS

Easily replaceable rent | Abs. NNN - Ground Lease | Four (4) - five (5) year options | 10% rental increases in each option | No LL responsibilities



NEW CONSTRUCTION

This Scooter's Coffee location was constructed in 2023 to the specifications of the brand's newest prototype.



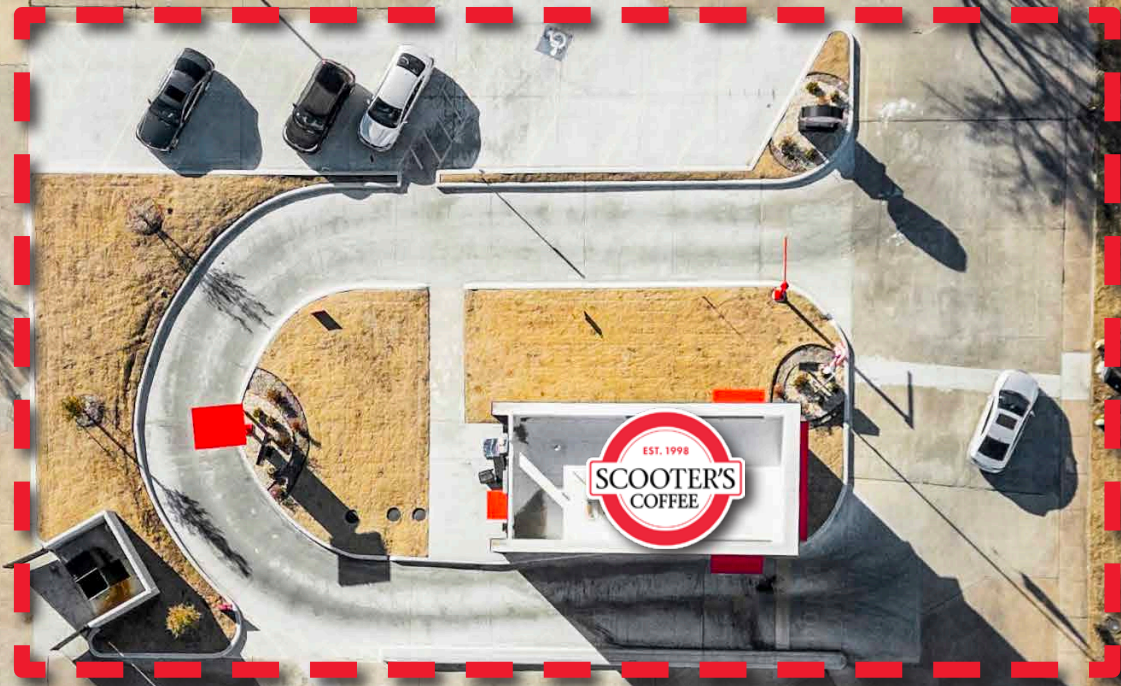
STRONG SURROUNDING DEMOGRAPHICS

Over 90K people live within a 3-mile radius | Average household income exceeding \$80K | Nearly 500K residents live within a 15 minute drive time



HIGH VISIBILITY IN MAJOR RETAIL HUB

Nearly 15K cars travel N Galloway Ave each day | Located near Dallas commuter routes to benefit from morning traffic | Nearby National Tenant's include: Kroger, Walmart, CVS, & Tractor Supply Co



N GALLOWAY AVE (14,654 VPD)





Walmart

TRACTOR
SUPPLY CO

Mesquite
Specialty Hospital

City of Mesquite
Government Offices

Church's
Steakery

UNITED STATES
POSTAL SERVICE

Little Caesars

O'Reilly
AUTO PARTS

AutoZone

TACO
CASA

AT&T

PET SUPPLIES PLUS

Kroger

EST. 1998
SCOOTER'S
COFFEE

HIBBETT
SPORTS

N GALLOWAY AVE (14,654 VPD)

CVS
pharmacy

Kroger
FUEL
Center



Mesquite
High School
2,337 Students

Firestone



WHATABURGER

ELLIOTT'S
HARDWARE

Walgreens

GameStop



W KEARNEY ST (20,538 VPD)

FAMILY DOLLAR
DOLLAR TREE

five
BEL'W
Est. April
Opening

HIBBETT
SPORTS



CVS
pharmacy



AT&T

TACO
CASA





The Dallas Metropolitan Statistical Area (MSA), located in North Texas, is a dynamic and rapidly growing economic hub that encompasses Dallas, Fort Worth, and numerous surrounding cities. Renowned for its diverse economy, the Dallas MSA boasts a thriving job market and a robust business landscape, with key sectors including technology, finance, healthcare, and manufacturing. It is consistently ranked among the top U.S. MSAs for job creation and population growth. The region's economic strength is driven by a pro-business environment, a well-developed infrastructure, and a low cost of living, making it an attractive destination for both businesses and individuals seeking economic opportunities and a high quality of life.

Dallas
11 Mi. | 0:20 Drive

Austin
185 Mi. | 3:30 Drive

San Antonio
257 Mi. | 5:15 Drive

Houston
222 Mi. | 3:50 Drive

1 MILES

13,476
PEOPLE
\$70,385
AHHI
8,862
TOTAL
EMPLOYEES

3 MILES

93,702
PEOPLE
\$80,668
AHHI
33,109
TOTAL
EMPLOYEES

5 MILES

242,702
PEOPLE
\$76,622
AHHI
74,749
TOTAL
EMPLOYEES





TENANT SUMMARY

In 1998, Scooter's Coffee was born. Co-founders Don and Linda Eckles began an amazing journey when they opened their first drive-thru coffeehouse in Bellevue, Nebraska. Their keys to success: find a great location and stay committed to high-quality drinks, speed of service, and a BIG smile. Scooter's Coffee is fortunate to have over two decades of success due to its commitment to the original business principles and company core values. The company offers a variety of coffee products, including hot and iced drinks, blenders, smoothies, and pastries.

SCOOTER'S COFFEE QUICK FACTS

Founded	1998
Ownership	Private
Number of Locations	1,000+
Headquarters	Omaha, NE
Guaranty	Franchisee



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Exclusively Offered By



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