



OFFERING MEMORANDUM

NEW DEVELOPMENT 7 BREW COFFEE - WALMART OUTPARCEL

6133 SARATOGA BLVD, CORPUS CHRISTI, TX 78414

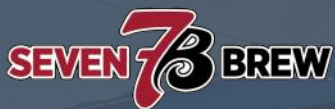
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CORPUS CHRISTI, TX

\$1,619,050 | 5.25% CAP

- New Development 7 Brew Coffee Location - 15 Year Primary Term Ground Lease
- Rent Projected to Commence in April of 2023
- Growing Operator - Plans to Open 5 Additional Sites in 2023
- Walmart Shopping Center Outparcel Attracting Additional Customer Traffic to Area
- Dense Population With Nearly 184,000 Residents in a 5-Mile Radius
- Strong Traffic Daily Traffic Count of Over 42,000 Vehicles in Front of Subject Property on Saratoga Blvd.
- Corpus Christi is the Eighth Largest City in the State of Texas with a Total Population Exceeding 320,000 Residents
- 7 Brew is a New Concept Drive-Thru Coffee Shop With 28 Established Locations in the South & Southeast

EXCLUSIVELY MARKETED BY:

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PROPERTY DETAILS:

Building Area:	510 SF
Land Area:	.55 AC
Year Built:	2023
Guarantor:	Personal Guarantee*
Price (Psf):	\$3,174.61

LEASE OVERVIEW:

Remaining Lease Term:	15 Years
Rent Commencement:	4/28/2023
Lease Expiration:	4/30/2038
Base Annual Rent:	\$85,000
Type Of Ownership:	Ground Lease
Scheduled Rent Increases:	10% Every 5 Years
Options & Increases:	Five (5), 5-Year
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

*Contact Agent for More Details

LEASE ABSTRACT

6133 SARATOGA BLVD | CORPUS CHRISTI, TX

ANNUALIZED OPERATING DATA

10% Increases Every 5 Years in Primary Term	Lease Year	Annual Rent	Rent Per SF	Monthly Base Rent
	1-5	\$85,000.00	\$166.67	\$7,083.33
	6-10	\$93,500.00	\$183.33	\$7,791.67
	11-15	\$102,850.00	\$201.67	\$8,570.83
Five (5), 5-Year Renewal Options				

RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

From and after the Rent Commencement Date, in addition to the base Rent and any other charges provided for herein, Tenant agrees to pay on demand at the times set forth below, all taxes... upon all or any portion of the Premises and the improvements on the Premises.

INSURANCE

PAID BY **TENANT**

From and after construction of the Facility, Tenant shall insure the Premises against loss or damage by fire and other casualties included in the so-called "All-Risk Extended Coverage Endorsement" in an amount not less than one hundred percent (100%) of the replacement value thereof.

PARKING LOT & HVAC

PAID BY **TENANT**

...Tenant, at its sole cost and expense, shall maintain and keep the Premises and all improvements within the Premises in a clean and orderly condition, in a state of good and safe repair...

ROOF & STRUCTURE

PAID BY **TENANT**

...Tenant, at its sole cost and expense, shall maintain and keep the Premises and all improvements within the Premises in a clean and orderly condition, in a state of good and safe repair...



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



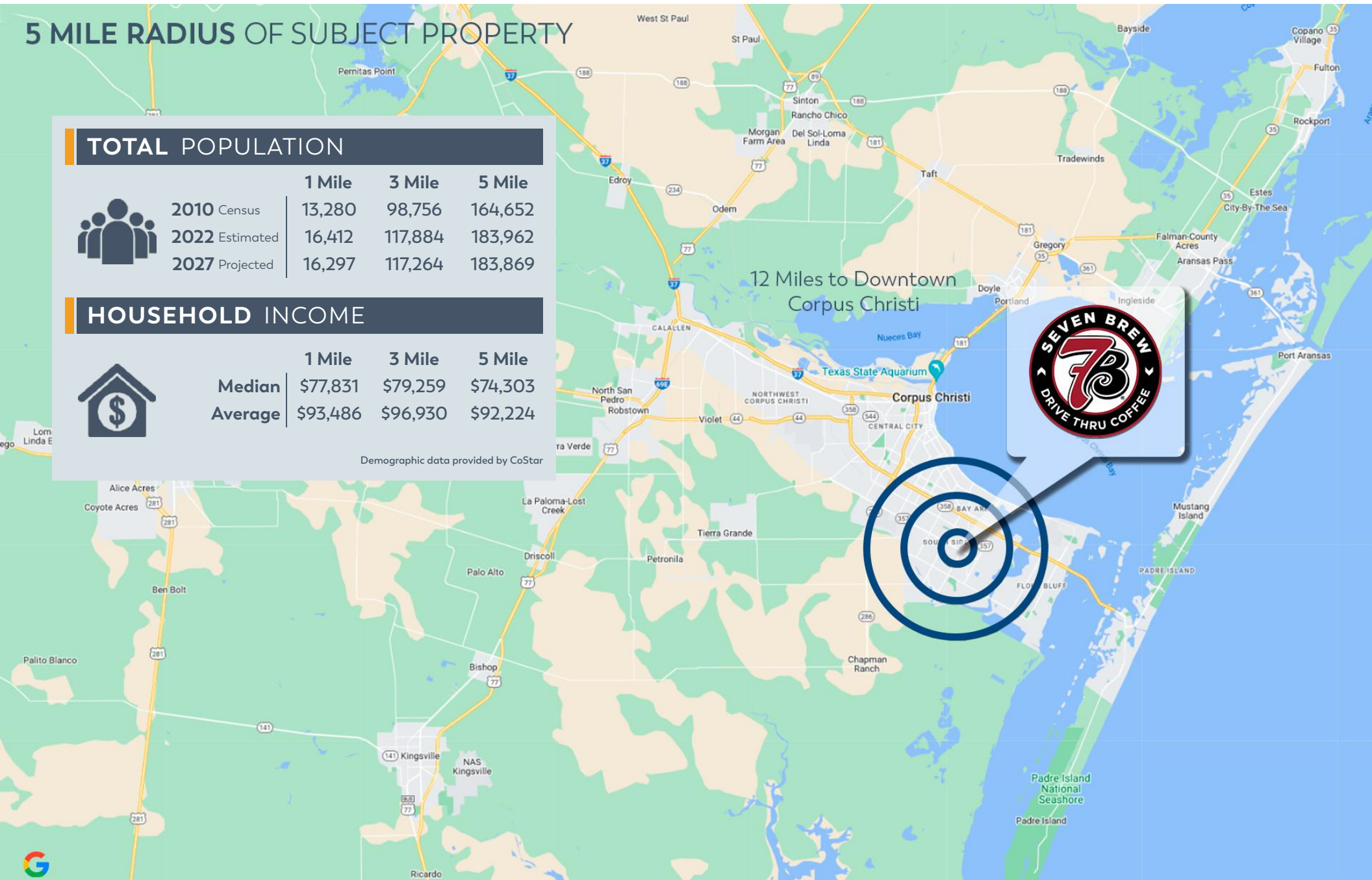
	1 Mile	3 Mile	5 Mile
2010 Census	13,280	98,756	164,652
2022 Estimated	16,412	117,884	183,962
2027 Projected	16,297	117,264	183,869

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$77,831	\$79,259	\$74,303
Average	\$93,486	\$96,930	\$92,224

Demographic data provided by CoStar



CORPUS CHRISTI

Corpus Christi is fondly referred to as "The Sparking City by the Sea". With beautiful beaches, the Texas State Aquarium, and the USS Lexington, the city attracts over 8.1 million visitors annually who contribute \$1.2 billion to the city's economy. In addition to tourism, Corpus Christi is known for its regional oil production. With the Port of Corpus Christi - the nation's fourth largest seaport by tonnage - Corpus has emerged as the leading crude oil export port in the US.

0.57% Annually
2022 Population Growth



350K+
2022 Total Population



\$57,387
2022 Median Household Income



RETAIL MAP

6133 SARATOGA BLVD | CORPUS CHRISTI, TX



UNDER
CONSTRUCTION



Actual Property

RETAIL MAP

6133 SARATOGA BLVD | CORPUS CHRISTI, TX



UNDER
CONSTRUCTION

Ariza Corpus
Christi Apartments
Veterans Memorial
High School

Cimarron Court
Apartment Homes

St. Philip the Apostle
Catholic Church

Kaffie
Middle School

Dr. Clotilde
Garcia Library

Mirador Retirement
Community Center

Webb
Elementary

Galilean
Lutheran Church

BRIGHTON VILLAGE
NEIGHBORHOOD

U-HAUL

Move It
Storage Facility

Harbor House on
Saratoga Apartments

Z Party
Upscale Events

GNC

Walmart

SUPERCUTS

DUNKIN'

ups

Hand Poke
Restaurant

BUCK'S
Original Shaved Ice Company

POPEYES



Saratoga Blvd. - 42,480 VPD

Actual Property

RETAIL MAP

6133 SARATOGA BLVD | CORPUS CHRISTI, TX



UNDER
CONSTRUCTION

Corpus Christi
Medical Associates

Corpus Christi Nursing
& Rehabilitation Center

Gimmaron
Senior Estates

PAM Specialty Hospital
of Corpus Christi South

Allen Dental
Group Saratoga

Saratoga Blvd. - 42,480 VPD

DOLLAR
GENERAL



Orchard Dental
Associates, PLLC



DLP Saratoga
Apartments



POPEYES
LOUISIANA KITCHEN, INC.



Hana Poke
Restaurant



The Viera
Senior Living

Calvary Chapel
Coastlands

Tuscana Bay
Apartments

Riverstone
Apartments



Harbor House on
Saratoga Apartments

WB Liquors & Wine
Liquor Store



Actual Property

TENANT OVERVIEW

6133 SARATOGA BLVD | CORPUS CHRISTI, TX



UNDER
CONSTRUCTION



Wooldridge Creek
Apartments

Encore Crossings
Apartments

Corpus Christi
Athletic Club



Kingston Port
Apartments

Hampton Port
Apartments



Taqueria Jalisco
Mexican Restaurant



Blanche Moore
Elementary School

Corpus Christi
Medical Associates

Allen Dental
Group Saratoga

Saratoga Blvd. - 42,480 VPD

Hand Poke
Restaurant



Quest
Diagnostics



Popeyes



TRINITY

REAL ESTATE INVESTMENT SERVICES

Actual Property

TRINITYREIS.COM

TRINITY



UNDER
CONSTRUCTION



Actual Property

TENANT OVERVIEW

6133 SARATOGA BLVD | CORPUS CHRISTI, TX



6 Years
of Success



Ownership
Private



Headquarters
Fayetteville, AR



500+
Employees



26+
Locations



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 / 11-2-2015

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Representative Photo