



OFFERING MEMORANDUM

Actual Property

2023 NEW DEVELOPMENT STARBUCKS - 3% BUYSIDE FEE

1550 NORTH ACCESS RD, CLYDE, TX 79510

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TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104



CLYDE, TX

\$2,233,335 | 6.0% CAP

- 3% Buyside Fee
- New Development Starbucks 2023 Build - 10-Year Lease
- NN Lease Starbucks With Limited Landlord Responsibilities
- Healthy 5-Mile Demographic With 6K+ Residents
- Located Near Various National Tenants Generating Additional Traffic to the Area
- Situated 15 Miles to Abilene With a Population of 131K+ and Home to Three Christian Universities
- Corporately Guaranteed by Starbucks Corp. (NASDAQ: SBUX)
- Starbucks is an Investment Grade Tenant Boasting an S&P Credit Rating of BBB+

EXCLUSIVELY MARKETING BY:

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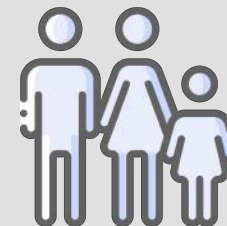
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$134,000
Rent Per SF:	\$62.04
Rent Commencement Date:	9/25/2023
Lease Expiration Date:	9/30/2033
Lease Term:	10 Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Starbucks Ranks #125 on the Fortune 500 List, Generating Over \$6.7B in the Second Quarter of 2021



Starbucks Opened in 1971 and has Grown Into a Global Public Company With More Than 32,900 Retail Stores in 78 Markets



Starbucks Partnered With Bakkt App to Allow Customers to use Cryptocurrency to Reload Their Starbucks Card

PROPERTY DETAILS:

Building Area:	2,160 SF
Land Area:	.88 AC
Year Built:	2023
Guarantor:	Starbucks
Price Per SF:	\$1,033.95

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Years 1-5	9/25/2023-9/30/2028	\$134,000	\$62.04	6.00%
Years 6-10 (10% Rental Increase)	10/1/2028-9/30/2033	\$154,000	\$71.30	6.90%
Four (4), 5-Year Options 10% Increase	10/1/2033-9/30/2038	\$169,400	\$78.43	7.59%
	10/1/2038-9/30/2043	\$186,340	\$86.27	8.34%
	10/1/2043-9/30/2048	\$204,974	\$94.90	9.18%
	10/1/2048-9/30/2053	\$225,471	\$104.38	10.10%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Tenant Reimburses Pro Rata Share of Insurance and Property Taxes

PARKING LOT

PAID BY **TENANT/LANDLORD**

Tenant Responsible for Repairs / Landlord responsible for replacement/capital expenditures

ROOF/STRUCTURE

PAID BY **LANDLORD**

Landlord Responsibility

HVAC

PAID BY **TENANT**

Tenant Responsible for Repairs/Replacement

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	1,966	5,948	7,397
2022 Estimated	2,059	6,186	7,618
2027 Projected	2,074	6,257	7,698

POPULATION GROWTH



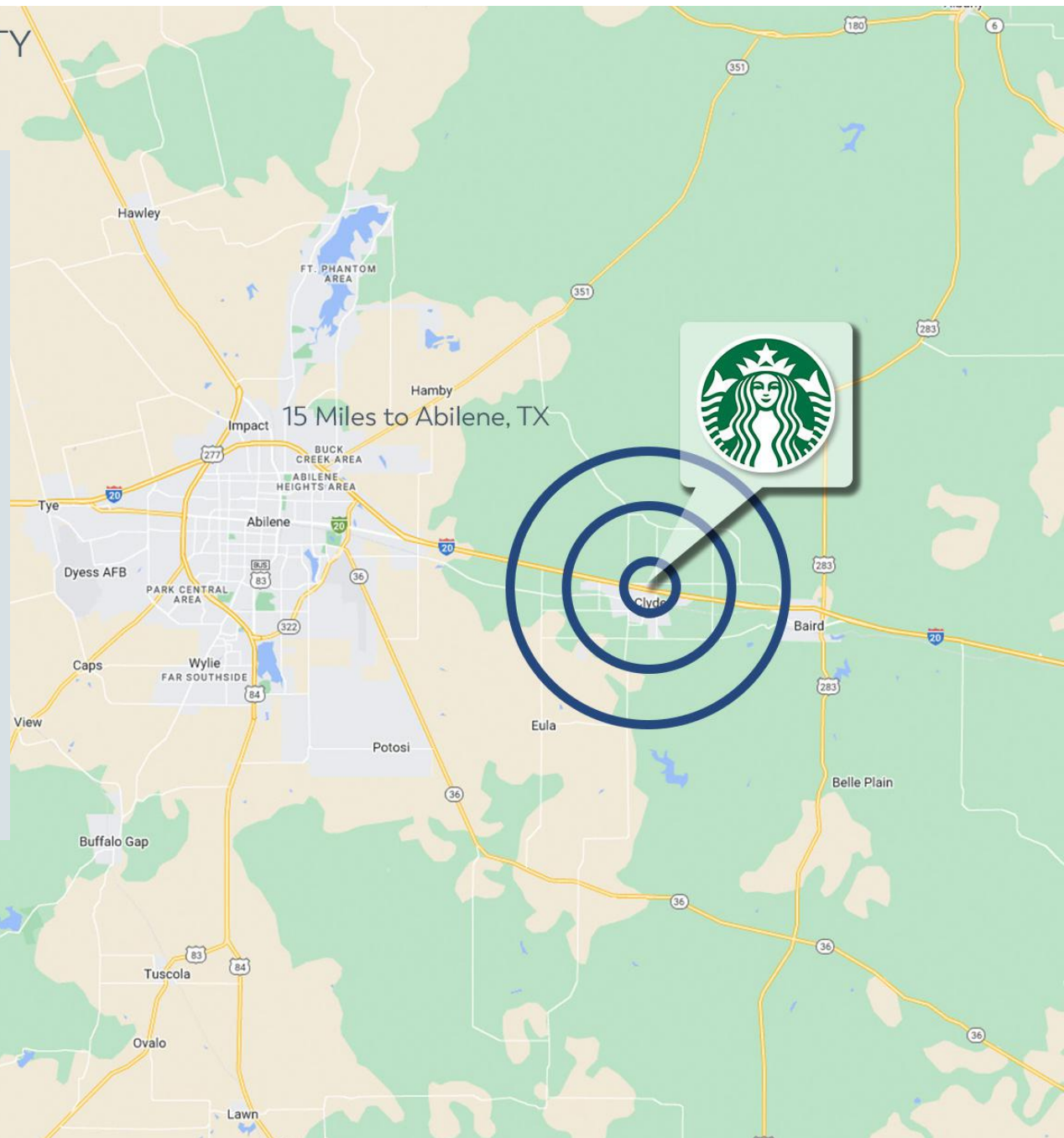
	1 Mile	3 Mile	5 Mile
2010 - 2022	4.73%	3.97%	2.99%
2022 - 2027	0.73%	1.15%	1.05%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$57,257	\$57,053	\$56,282
Average	\$73,935	\$75,504	\$76,419

Demographic data provided by CoStar



ABILENE

Abilene is home to Abilene Christian University. Founded in 1906, the institution boasts a student body population of over 5,000. The city also holds Dyess Air Force Base which spans over 6,500 acres and accounts for 13,000 military members and civilians. Abilene is a central location for the surrounding area, providing shopping for several rural communities. The city has a current population of 125,350+ and continues to grow.

.52% Annually
2022 Population Growth



125,350+
2022 Total Population



\$67,808
2022 Average Household Income





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Actual Property

RETAIL MAP

1550 NORTH ACCESS RD | CLYDE, TX





Actual Property



Actual Property



Actual Property



STARBUCKS®



52 Years
of Success



**Publicly
Traded Co.**
NYSE: SBUX



BBB+
S&P Rated



\$126.24B
Market Cap



35,710+
Locations

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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
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