



Starbucks

\$2,747,500 | 4.55% CAP

1255 S. Preston Road, Celina, TX 75009

- ✓ **New Construction Site with 10 Year Net Lease, 8.5% Rent Bumps Every 5 Years**
- ✓ **Close Proximity to Master Planned Community** which will feature +11,000 units on 3,200 acres at completion
- ✓ **Excellent Traffic Counts with Superb Access** - Exposure to 25,000+ VPD on South Preston Road
- ✓ **Strong Population Growth** - Surrounding Area Averages 15% Annual Growth
- ✓ **Starbucks has an S&P BBB+ rating** with over 33,380 locations and \$29.1 billion in revenue

Starbucks is the **premier roaster and retailer** of specialty coffee in the **world**. As of today, Starbucks is the **largest coffeehouse company in the world** with **33,830 stores** across the globe in 2021.



INVESTMENT OVERVIEW

STARBUCKS CELINA, TX

\$2,747,500

4.55% CAP

NOI

\$125,000

Building Area

±2,092 SF

Land Area

±0.798 AC

Year Built

2022

Lease Type

*Corporate Net Lease

Occupancy

100%

- ✓ **New Construction Site** with 10 Year Net Lease, 8.5% rental increase every 5 years in both the Primary Term and (4) 5-Year Option Periods.
- ✓ **Close Proximity to Master Planned Community** on 3,200-acre development that will include 7,000 single family homes, 4,100 multifamily units, 100 acres of commercial development, a 27-acre sports park, space for two future Celina ISD schools and an 18-hole golf course.
- ✓ **Excellent Traffic Counts with Superb Access** - Exposure to 25,000+ VPD on South Preston Road, with close proximity to upcoming Dallas North Tollway expansion.
- ✓ **Close Proximity to Major Retailers** - Celina Town Center features Brookshire's, McDonald's, Taco Bell, with additional pad site locations.
- ✓ **Strong Area Demographics** - Average Household Income in the 3-mile radius around subject project is \$135,000.
- ✓ **Strong Population Growth** - Surrounding Area Averages 15% Annual Growth, seeing a 50.8% increase in population for the last 5 years has a projected population of 160,000 by 2030.
- ✓ **Investment Grade Tenant** - Starbucks is Rated BBB+ by S&P, reported \$31.3 Billion in revenue for 2021 and operates over 33,380 locations.

*LL responsible for roof, structure and parking lot. 10 Year Roof Warranty.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

File Photo

TENANT OVERVIEW

STARBUCKS CELINA, TX

Starbucks

Lessee: Starbucks Corporation

Guarantor: Starbucks Corporation

REVENUE

\$29.1 B

CREDIT RATING

BBB+

LOCATIONS

33,000+

STOCK TICKER

SBUX



[Starbucks.com](https://www.starbucks.com)

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. As the world's largest coffeehouse chain, Starbucks is seen to be the main representation of the United States' second wave of coffee culture.

As of 2021, the company operates over **33,000 locations** worldwide in more than **70 countries**. Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, cafe latte, full- and loose-leaf teas including **Teavana tea products**, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings are seasonal or specific to the locality of the store. **Many stores sell pre-packaged food items**, pastries, hot and cold sandwiches, and drinkware including mugs and tumblers.

There are also several select **"Starbucks Evenings"** locations which offer beer, wine, and appetizers. Starbucks-brand coffee, ice cream, and bottled cold coffee drinks are also sold at grocery stores in the United States and other countries. In **2010**, the company began its Starbucks Reserve program for **single-origin coffees** and **high-end coffee shops**.



IN THE NEWS

STARBUCKS CELINA, TX

Where Will Starbucks Be in 10 Years?

JENNIFER SAIBIL, APRIL 8, 2021 (THE MOTLEY FOOL)

Starbucks (NASDAQ:SBUX) stock is up 6% in 2021 and 101% since its March 2020 lows, beating the broader market, despite sales declines for the past four quarters. That means investors are confident about the coffee company's prospects for the future, at least in the near term.

Despite hitting a nadir of 65% weekly comparable sales (comps) decline back in April 2020, Starbucks was able to continue operating and innovating -- and grow sales ever since. Starbucks had opened several mobile order-only locations even prior to the onset of the pandemic, and it improved its rewards program with updated mobile order features.

The very reasons why Starbucks could thrive in an extremely challenging environment should drive higher sales and profitability even in a decade from now.

As a result, this segment increased contribution to total sales by a solid eight percentage points year over year -- from 17% to 25%. Not surprisingly, management sees this continuing to be an important part of growth.

The company uses sophisticated data-powered artificial intelligence to support its mobile platform, providing recommendations based on past orders and popular products to make finding and purchasing products quick and simple.

The Seattle-based coffeehouse chain set up new drive-thrus in order to offset sales declines from closed dining rooms, accelerated curbside pickup rollouts in many suburban locations, and began to use point-of-sale devices for quicker service. 75% of fourth-quarter U.S. volume was drive-thru and mobile, demonstrating the company's strength in those areas -- but more notably -- its ability to function in a challenging environment.

EXPLORE ARTICLE



Starbucks refocuses on growth after shifting its business

JONATHAN MAZE, NOVEMBER 01, 2021 (RESTAURANT BUSINESS ONLINE)

The company plans to open its largest number of global cafes after it closed domestic units to shift its focus to takeout.

Starbucks is refocusing on unit growth again after the company shifted its business toward more takeout-focused locations during the pandemic. That would be the largest number in four years and would represent about 6% unit growth.

The Seattle-based coffee giant last week said it plans to open about 2,000 net new locations during the current fiscal year, which started in October.

To be sure, it isn't as if Starbucks actually pulled back last year. The company still opened a net 1,173 global locations during the 12-month period, thanks entirely to aggressive international development.

But it's been pulling back in North America. The company opted to close about 600 locations in the U.S. last year as part of a strategy to refocus its asset base. Starbucks closed cafes in urban areas and shifted away from mall development toward takeout-focused urban locations and drive-thru units.

Yet in the process Starbucks shrunk.

The chain finished its fiscal year with 16,826 locations in North America, down from 16,960 a year ago. While the chain opened more licensed shops during that period, it closed nearly 250 company operated locations. Nearly 60% of the chain's North America locations are company operated.

By closing those locations, Starbucks executives said that the brand is more profitable. The company's operating margin in North America improved by 510 basis points to 22.5%, even though the chain's investments in wages and benefits hurt margins by 270 basis points.

EXPLORE ARTICLE



LEASE OVERVIEW

STARBUCKS CELINA, TX

Initial Lease Term	10 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	September 2022
Lease Expiration	October 2032
Lease Type	Corporate Net Lease
Rent Increases	8.5% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$125,000
Annual Rent YRS 6-10	\$135,625
Option 1	\$147,153
Option 2	\$159,661
Option 3	\$173,232
Option 4	\$187,957

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





CELINA TAG FOOTBALL FIELDS



WESTVIEW APARTMENTS (24 UNITS)



CELINA ISD ADMINISTRATION (2,831 STUDENTS)

289 TEXAS



CELINA MIDDLE SCHOOL EAST WING (668 STUDENTS)

289 TEXAS

W FARM TO MARKET 455 ±3,800 VPD



OLD CELINA PARK



LYKINS ELEMENTARY SCHOOL (559 STUDENTS)



±5,541 VPD



BOBCAT STADIUM



±9,120 VPD



SUBJECT PROPERTY
1255 S. PRESTON RD.



SPRESON ROAD ±25,000 VPD



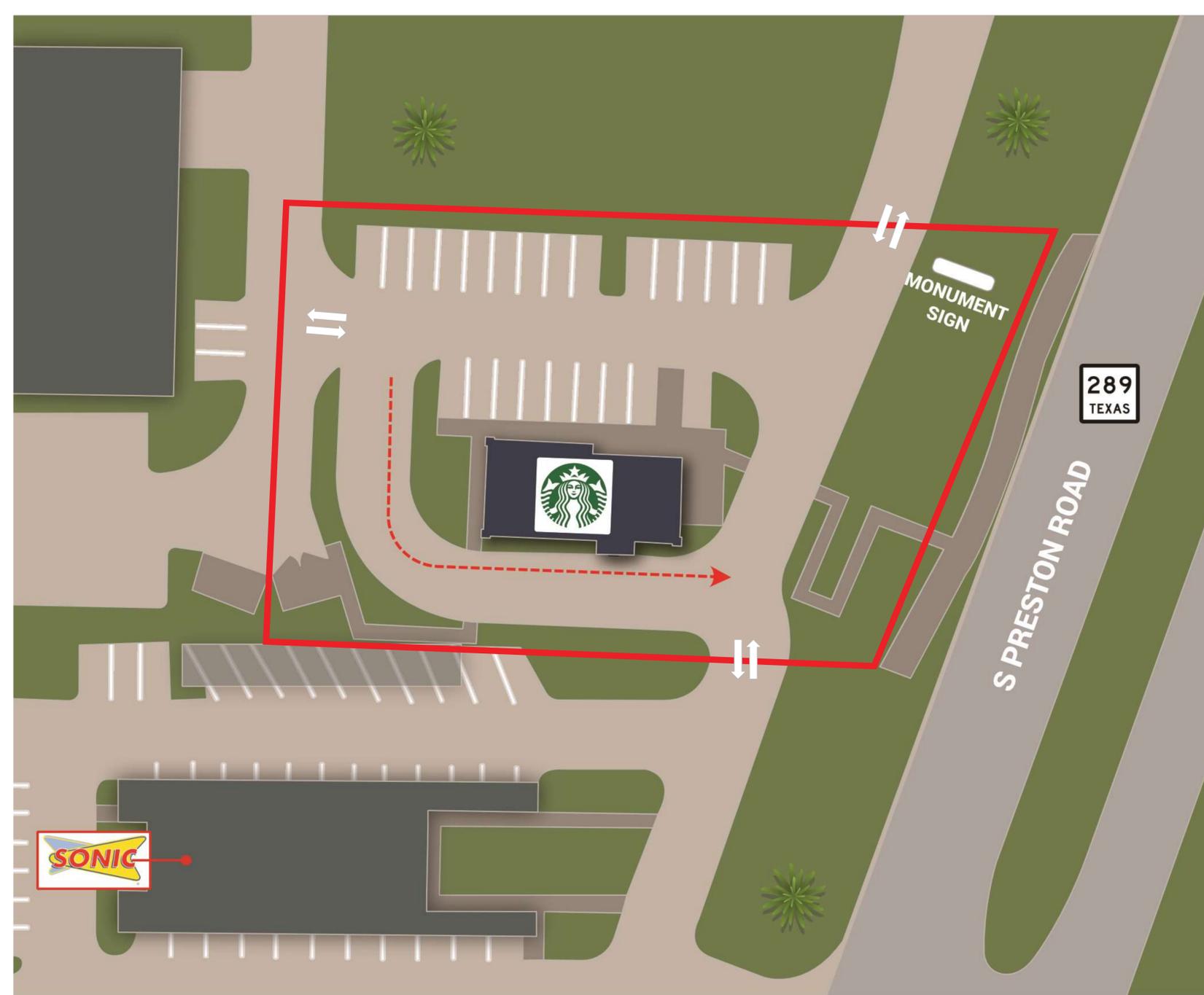
SITE OVERVIEW

STARBUCKS CELINA, TX

Year Built | 2022

Building Area | ±2,092 SF

Land Area | ±0.798 AC



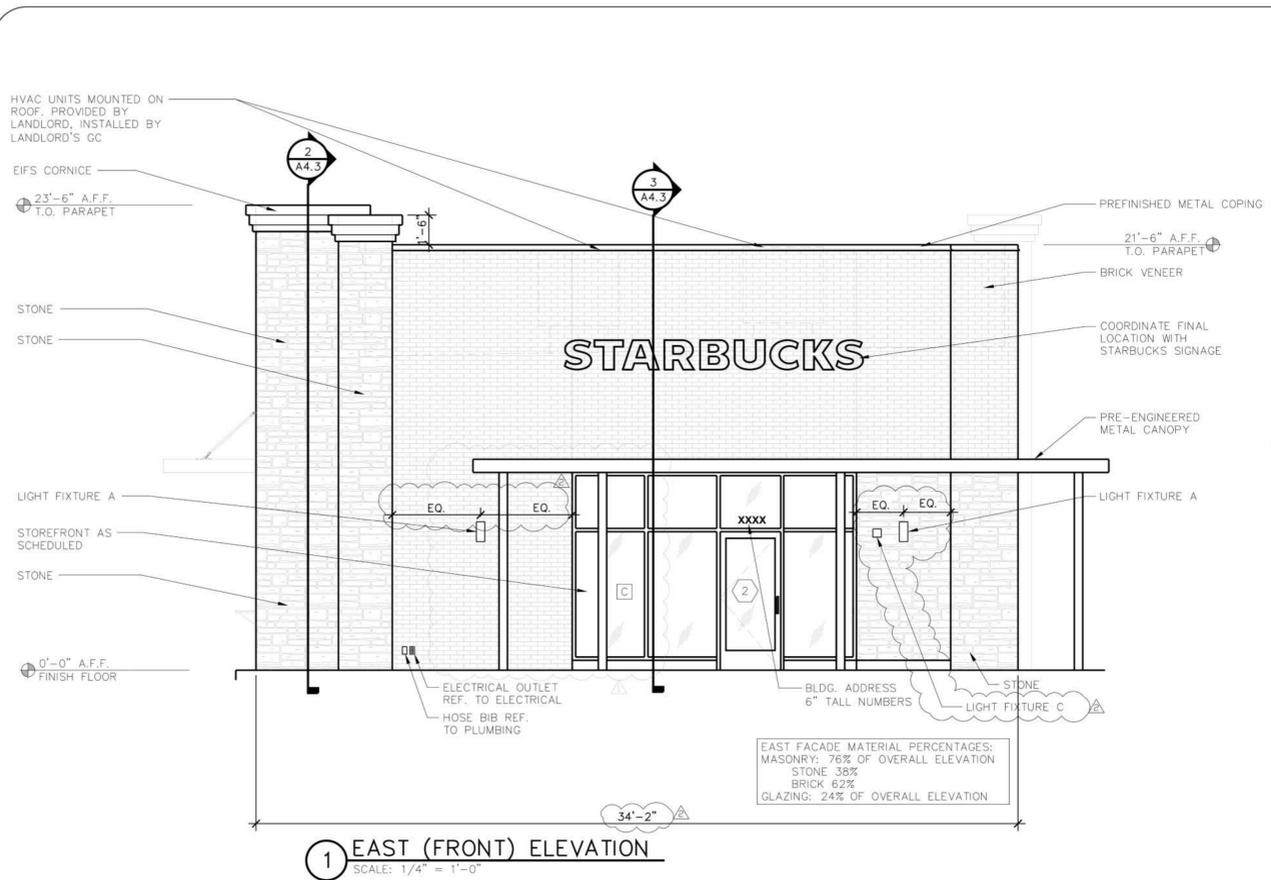
NEIGHBORING RETAILERS

- Ace Hardware
- CVS
- Dollar General
- Tractor Supply Co.
- 7-Eleven
- Taco Bell
- Domino's
- Brookshire's
- O'Reilly Auto Parts
- Sonic Drive-In



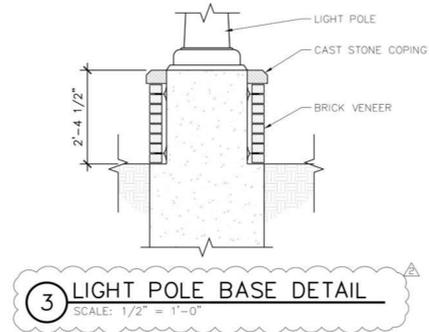
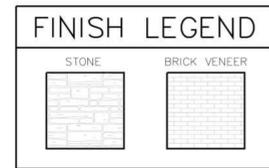
ELEVATIONS

STARBUCKS CELINA, TX

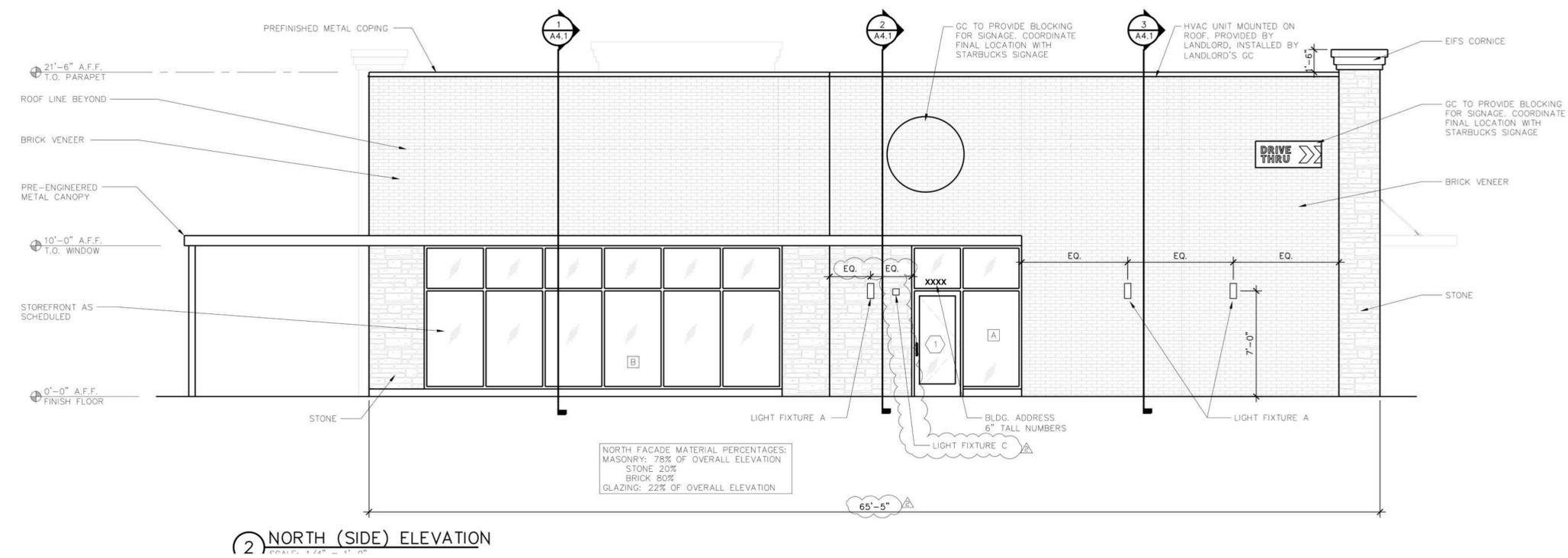


EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
BRICK VENEER	PEWTER	MUTUAL MATERIALS	MODULAR BRICK, MISSION TEXTURE
STONE	ELEMENT LEDGESTONE - MOUNT VERNON	CORONADO	-
METAL GATES AT TRASH ENCLOSURE	SW 7020 BLACK FOX	SHERWIN WILLIAMS	-
PRE-ENGINEERED METAL CANOPY	TO MATCH SW 7020 BLACK FOX	ARCHITECTURAL FABRICATION	COLOR TO BE REVIEWED AND APPROVED BY STARBUCKS DESIGNER.
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
HARDWARE	SATIN CLEAR FINISH	FACTORY FINISHED	REFER TO HARDWARE LEGEND
HOLLOW METAL DOOR AND FRAME	SW 7020 BLACK FOX	SHERWIN WILLIAMS	-
DOWNSPOUTS	TO MATCH SW 7020 BLACK FOX	AEP SPAN	FACTORY APPLIED DURATECH FINISH
ROOF LADDER	SW 7044 AMAZING GRAY	SHERWIN WILLIAMS	-
PREFINISHED METAL COPING	SW 7020 BLACK FOX	SHERWIN WILLIAMS	-
MISCELLANEOUS METALS	SW 7020 BLACK FOX	SHERWIN WILLIAMS	-
EIFS CORNICE	SW 7020 BLACK FOX	SHERWIN WILLIAMS	-
LIGHT FIXTURE A	BLACK	KICHLER	LED (REFER TO ELECT.)
LIGHT FIXTURE B	DARK BRONZE	LITHONIA	-
LIGHT FIXTURE C	BLACK	LITHONIA	-

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL IN ACCORDANCE WITH DIRECTIONS IN SPECIFICATIONS

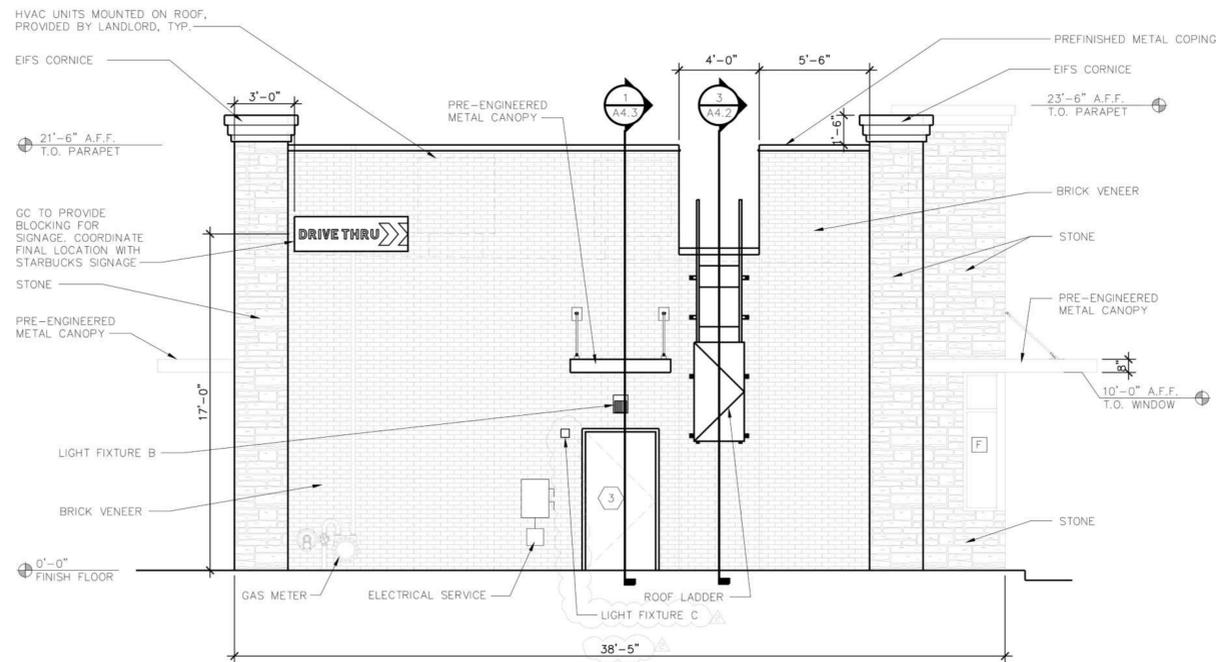


NOTE:
REFER TO SHEET A2.2 FOR WINDOW SIZES AND DETAILS.



ELEVATIONS

STARBUCKS CELINA, TX



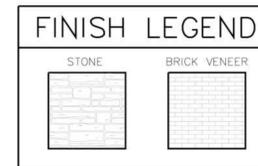
1 WEST (BACK) ELEVATION
SCALE: 1/4" = 1'-0"

WEST FACADE MATERIAL PERCENTAGES:
STONE 25%
BRICK 75%

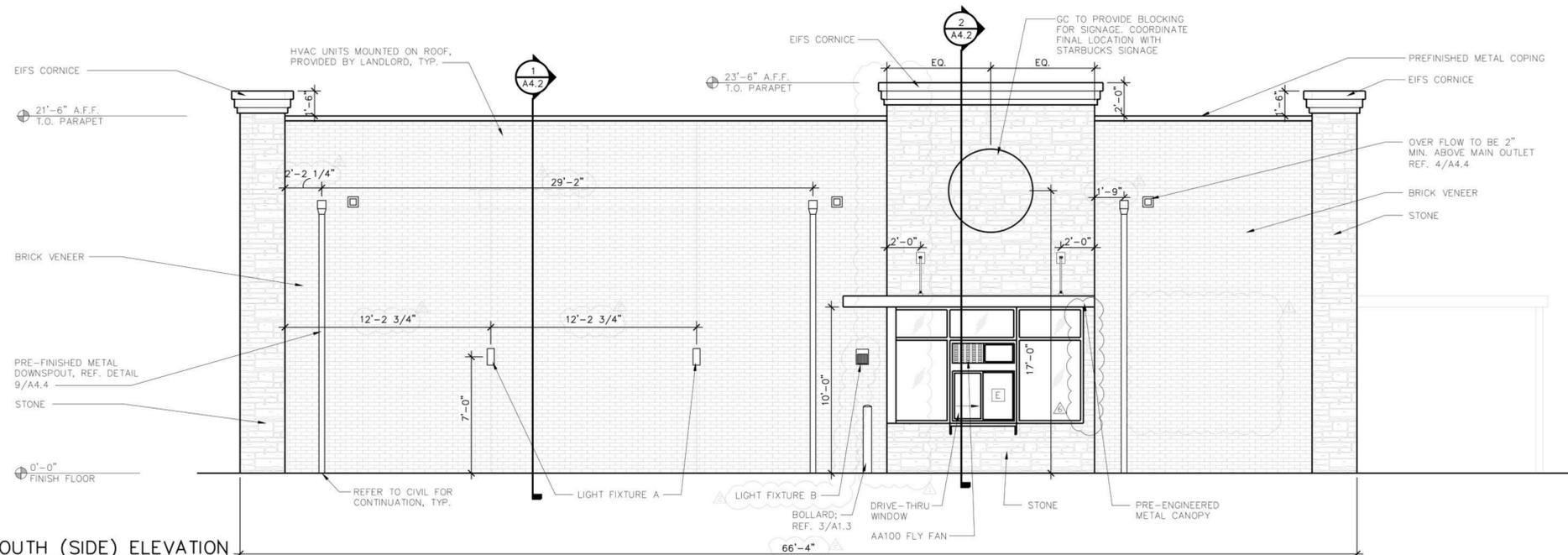
NOTE:
ALL UTILITY BOXES ON THE
BUILDING TO BE PAINTED TO
MATCH THE BUILDING COLOR.

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
BRICK VENEER	PEWTER	MUTUAL MATERIALS	MODULAR BRICK, MISSION TEXTURE
STONE	ELEMENT LEDGESTONE - MOUNT VERNON	CORONADO	-
METAL GATES AT TRASH ENCLOSURE	SW 7020 BLACK FOX	SHERWIN WILLIAMS	-
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LIGHT FIXTURE B	DARK BRONZE	LITHONIA	-
LIGHT FIXTURE C	BLACK	LITHONIA	-

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL IN ACCORDANCE WITH DIRECTIONS IN SPECIFICATIONS



NOTE:
REFER TO SHEET A2.2
FOR WINDOW SCHEDULE
AND DETAILS.

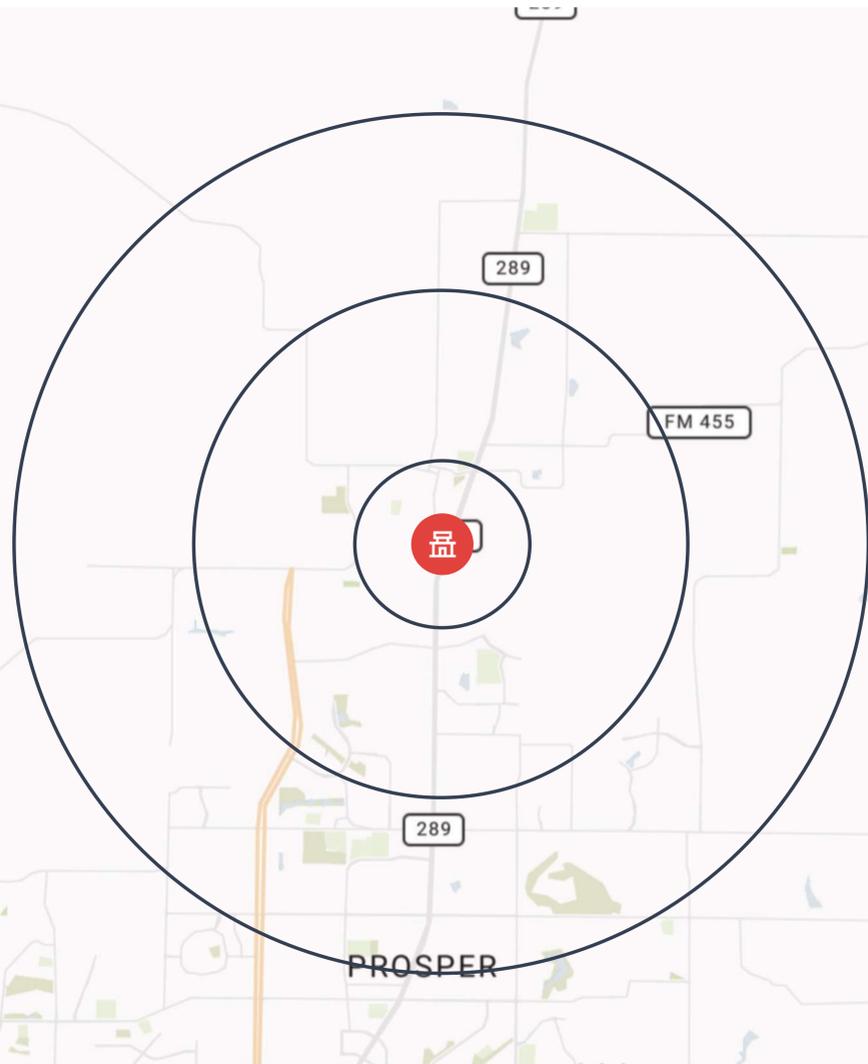


2 SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH FACADE MATERIAL PERCENTAGES:
MASONRY: 90% OF OVERALL ELEVATION
STONE 23%
BRICK 77%
GLAZING: 10% OF OVERALL ELEVATION

LOCATION OVERVIEW

STARBUCKS CELINA, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	1,270	14,030	33,117
Households	416	4,444	10,472
Average Household Income	\$204,030	\$135,111	\$132,458
Total Household Expenditure	\$50.71 MM	\$392.25 MM	\$906.31 MM

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Walmart Stores (37,000)
2. American Airlines (30,000)
3. Baylor Scott & White Health (23,865)
4. Texas Health (23,466)
5. Lockheed Martin (22,200)
6. University of Texas Southwest Medical Center (17,000)
7. Medical City Healthcare (14,500)
8. AT&T (14,000)
9. University of North Texas System (13,600)
10. Bank of America (13,500)

LOCATION OVERVIEW

STARBUCKS CELINA, TX

Celina
Texas

26,990
Population

\$114,000
Median Household Income



Population expected to hit 160,000 by 2030 and is the fastest growing city in North Texas.

Dallas North Tollway expansion expects to bring Billions of dollars in Commercial Development.

With an estimated population of over 26,000, the City of Celina has tripled in size since 2010.

This pace makes Celina one of the fastest growing cities in the Dallas-Fort Worth Metroplex.

Celina ranks as the 21st safest city in Texas with a crime rate significantly below the national average.

Situated in high-growth Collin County and nestled between the major arteries of Preston Road to the east and the future Dallas North Tollway to the west, Celina's maximum projected buildout population is approximately 378,000.

In other words, Celina is positioned geographically, demographically and economically to quickly become a big player in the North Texas metropolitan community. Celina residents enjoy fantastic education options in the highly-rated school districts of both the Celina ISD and the Prosper ISD. In addition, Celina is proud to be home to a 75-acre Collin College campus that offers higher education to northwestern Collin County. In 2020, Celina received official designation as a Gigabit City from the Office of the Governor Greg Abbott. This means that every residence and business within the city has access to a minimum of 1 Gbps (Gigabit per second) up and down connectivity speed. Thanks to fiber optic lines and open access networks Celina will have faster communication and internet speeds for consumers and commercial businesses alike. This fundamental aspect of infrastructure will help to educate youth, create jobs, promote public safety, improve citizens' standards of living and deliver essential services. Celina's median household income is \$114,000, with an average home value of \$317,000. Residents are only minutes away from Frisco's "\$5 Billion Mile", major hospitals, and many area attractions.

IN THE NEWS

STARBUCKS CELINA, TX

Developers break ground on 3.2K acre development in Celina

AUDREY HENVEY, APRIL 26, 2022 (CELINA RECORD)

Celina is one step closer to having a championship golf course.

The Legacy Hills development, which will also include walking trails and seven amenity centers, is to date **the largest single mixed-use development** taken on by Centurion American Development Group.

Legacy Hills will be based at the intersection of Legacy Drive and Celina Parkway. Plans **include 40-, 50- and 60-foot lots** for single family development by various builders as well as **single family development** by active adult communities builder Del Webb.

Developers will break ground on a 3,200-acre development that will include 7,000 single family homes, 4,100 multifamily units, 100 acres of commercial development

The development company is behind other Celina developments, including the Sutton Fields and Creeks of **Legacy developments**, as well as the forthcoming Edgewood Creek development.

For Corbett Howard, former Celina mayor and the city's current director of Business and Government Affairs, the **Tuesday groundbreaking** was a significant moment in Celina history.

"This Legacy Hills project will be **bringing billions of dollars** of assessed value to the city of Celina, and for years to come, helping us to continue to build a great city," Howard said. "That is why this is a historic occasion."

"I believe this is probably one of the **most unique developments** that Mehrdad has at Centurion and certainly that I have ever been involved in, by virtue of having four miles of frontage on the Dallas North Tollway and **four major exits** and entrances to the project,"

EXPLORE ARTICLE



North-bound construction continues on Dallas North Tollway at US 380

AUDREY HENVEY, APRIL 21, 2022 (CELINA RECORD)

The Dallas North Tollway has come a long way since its first section opened to traffic in 1968, and plans are underway for it to continue growing to service northern Collin County drivers.

"Phase 4" of development on the tollway includes extending the thoroughfare **13.7 miles north** of US 380. Currently, drivers traveling north on the tollway are forced off of main lanes at the intersection **with US 380**. Traveling north of US 380 involves using the two-lane frontage roads in either direction, which currently hit a **dead end at FM 428**.

In a statement to the Celina Record, Rey said the design phase for the main lanes from US 380 to FM 428 began this year, with construction slated to begin in mid-2024.

Work on the Dallas North Tollway extension over **US 380 is expected** to be complete in early 2023, weather permitting, said Michael Rey, media relations manager with the North Texas Tollway Authority.

"Crews recently completed pouring concrete for the main lane bridges," Rey stated. "Looking ahead, crews will be concentrating on ramp paving and retaining walls."

The work at **US 380 is the first part of Phase 4** of Dallas North Tollway development that will extend the highway up to the Grayson County line.

Phase 4A, which is currently underway, involves extending the tollway up to FM 428.

Phase 4B involves then extending the tollway from FM 428 to the Grayson County line.

Currently, Rey stated, that segment has a **two-lane future frontage** road under construction and is expected to open to traffic later this year, weather permitting. The road would have one lane going in each direction.

EXPLORE ARTICLE



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

TEXAS DISCLAIMER

STARBUCKS CELINA, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.