



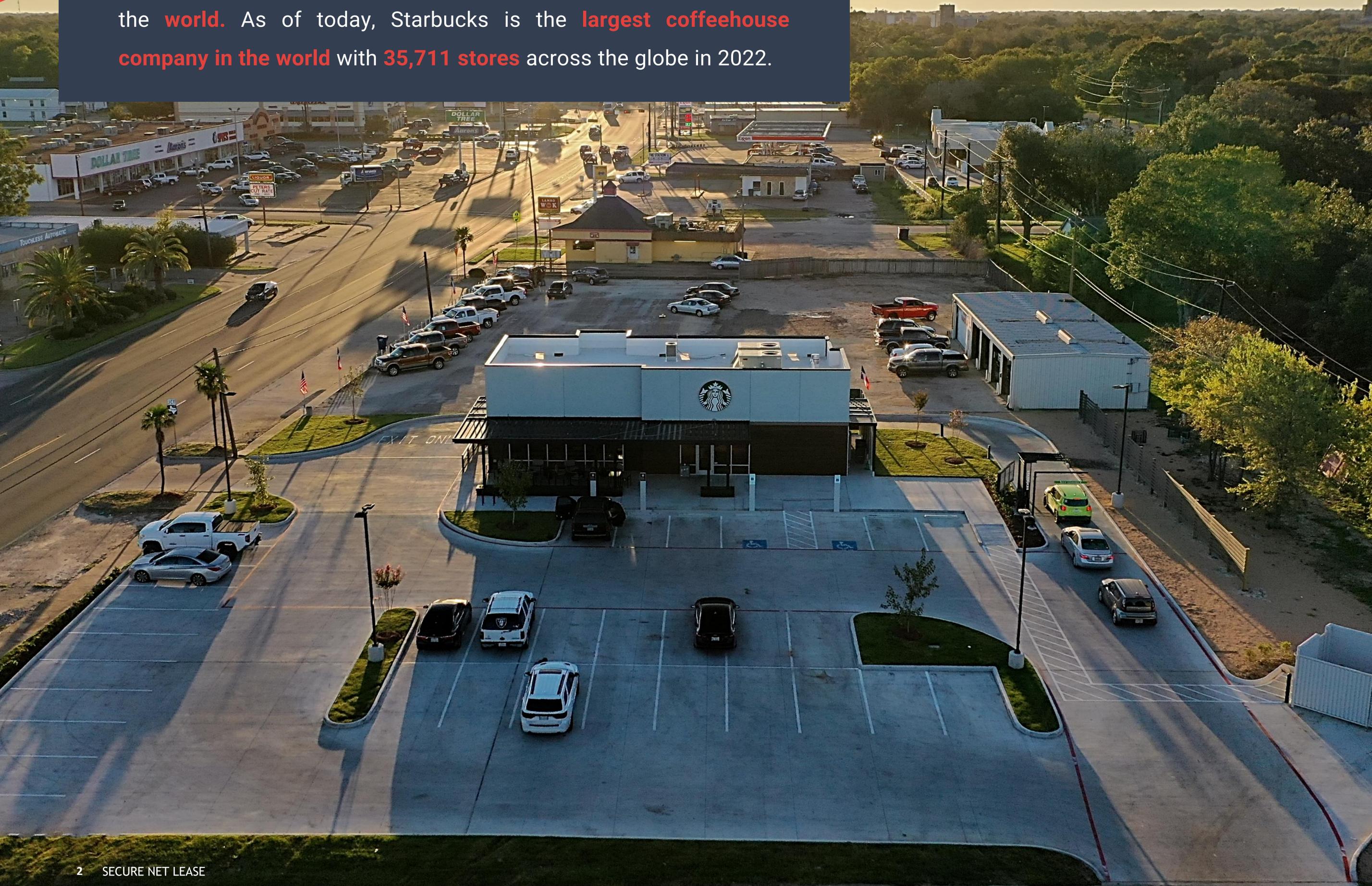
# Starbucks with Drive-Thru

**\$2,280,000 | 5.00% CAP**

3333 7th Street, Bay City, TX

- ✓ 7+ Years Remaining on Initial 10-Year Lease (2020 Construction)
- ✓ No Early Termination Clause
- ✓ Excellent Signalized, Hard Corner Location at the intersection of 7th St (21,100 VPD)
- ✓ Rapidly Growing Suburb of Houston
- ✓ Subject Property Located Near Walmart Supercenter, H-E-B, Jack in the Box, Walgreens, and More

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 **35,711 stores** across the globe in 2022.



# INVESTMENT OVERVIEW

STARBUCKS BAY CITY, TX



## CONTACT FOR DETAILS

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(214) 915-8890

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**Bob Moorhead**

Managing Partner  
(214) 522-7210

bob@securenetlease.com

# \$2,280,000

## 5.00% CAP

NOI

\$114,000

- ✓ **Initial 10-Year Corporate Net Lease with Starbucks Corporation.** Lease features 10% rental increases every 5-Years, including option periods, without any termination rights.

Building Area

±1,950 SF

- ✓ **Excellent Signalized, Hard Corner Location** at the intersection of 7th St (21,100 VPD) and Katy Ave. 7th St (SH-35) is one of the two major thoroughfares that go through Bay City

Land Area

±0.86 AC

- ✓ **The Subject Property is Located in a Dense Retail Corridor,** that includes many other national credit tenants, including: H-E-B, AutoZone, CVS, Dairy Queen, McDonald's, Whataburger, Dollar Tree, Taco Bell, Chili's, Tractor Supply, Walmart and many more.

Year Built

2020

- ✓ **Near Several Great Schools.** Tennie Holmes Elementary (707 Students), Linnie Roberts Elementary School (487 Students), Cherry Elementary School (705 Students), Bay City Junior High (809 Students), Bay City High School (968 Students)

Lease Type

Corporate Net Lease

- ✓ **Located Near the Houston Metroplex,** which is home to more than 7.2 million residents and is the fifth largest MSA in the U.S.

Occupancy

100%

- ✓ **Investment Grade Tenant** Starbucks is Rated BBB+ by S&P, reported \$32.3 Billion in revenue for 2022 and operates over 35,711 locations.

\*Landlord Responsible for Roof, Structure and Parking Lot Only

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

# TENANT OVERVIEW

STARBUCKS BAY CITY, TX

## Starbucks

**Lessee:** Starbucks Corporation

REVENUE  
**\$32.3 B**

CREDIT RATING  
**BBB+**

LOCATIONS  
**35,711+**

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 **35,711 locations** worldwide in more than **80 markets**. Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, caffe 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**.

Subject Property



## IN THE NEWS

STARBUCKS BAY CITY, TX

## Starbucks Anticipates More than 1 in 6 Americans will Receive a Starbucks Card this Holiday Season

DECEMBER 20, 2022 (STARBUCKS STORIES &amp; NEWS)

**Starbucks anticipates that more than 1 in 6 Americans will receive a Starbucks Card this holiday season, following a record-breaking holiday season for Starbucks Card sales in 2021.**

Last year, Starbucks sold more than **55 million Starbucks Cards**, including both physical and digital cards in the **U.S. and Canada** during the holiday season, and projects that number will increase this year to over **58 million** cards sold.

**“Starbucks is one of the most gifted brands in the world, and we are honored that our customers continue to give Starbucks Cards as a meaningful gift during the holiday season,”** said Brady Brewer, Starbucks chief marketing officer. **“Starbucks – in so many ways – is a currency of kindness. By giving a Starbucks Card, you’re giving an experience and opportunity to connect over coffee.”**

Nearly **\$3 billion dollars** will be loaded on to Starbucks Cards from October to December, representing another robust holiday quarter of Starbucks Card sales as expected and included in the company’s financial outlook.

The National Retail Federation reports that gift cards will remain a favorite gift item in **2022**, with total spend expected to reach **\$28.6 billion**, and that holiday shoppers plan to purchase between three to four gift cards each. Starbucks anticipates that December 23rd will be the company’s busiest day for Starbucks Card sales, as gift cards continue to make a popular gift all season long.

Gift cards have been available at Starbucks since **1994** as an alternative to paper gift certificates, and Starbucks was among the **first major retailers** to offer a reloadable card, which debuted in 2001. That was the year Starbucks Cards became one of the most popular holiday gifts of the season, selling nearly **200,000** in the first week alone.

EXPLORE ARTICLE



## Sip your way to more coffee ... or your next big trip: Delta Air Lines and Starbucks launch loyalty partnership

OCTOBER 12, 2022 (DELTA NEWS HUB)

**Members of Delta SkyMiles and Starbucks® Rewards can turn their next coffee occasion into their next travel adventure with a new loyalty benefits partnership that lets customers unlock even more ways to earn rewards.**

“We’re continuing to evolve Delta’s SkyMiles program to give our customers valuable, **premium experiences** not just on the days they travel but in their everyday lives as well,” said Prashant Sharma, Vice President of Loyalty at Delta. “Through this **new partnership** with Starbucks, we can deliver more moments and interactions that matter, both in the **air** and on the **ground.**”

**Starting Oct. 12, U.S. customers who are enrolled in both Delta SkyMiles and Starbucks Rewards loyalty programs can easily link their accounts by visiting either [deltastarbucks.com](https://deltastarbucks.com) or [starbucksdelta.com](https://starbucksdelta.com). Once the accounts are linked, members will earn one mile per \$1 spent<sup>1</sup> on eligible purchases at Starbucks, and on days when enrolled members have a scheduled flight with Delta, they will earn double Stars on eligible purchases at participating Starbucks stores<sup>2</sup>. This new benefit is open to currently enrolled members as well as new members of the companies’ loyalty programs.**

“Starbucks Rewards and Delta SkyMiles are centered on **creating moments** of meaningful connection, and by bringing together two of the country’s most celebrated **loyalty programs** we are able to **reward** our members with more of what they love,” said Ryan Butz, Vice President, Loyalty Strategy and Marketing at Starbucks.

EXPLORE ARTICLE



# LEASE OVERVIEW

**STARBUCKS** BAY CITY, TX

Initial Lease Term	10-Years
Rent Commencement	August 2020
Lease Expiration	August 2030
Lease Type	Corporate Net Lease
Rent Increases	10% Every 5-Year, Including Option Periods
Annual Rent YRS 1-5	\$114,000
Annual Rent YRS 6-10	\$125,400
Annual Rent YRS 11-15	\$137,940
Option 1	\$151,734
Option 2	\$166,907
Option 3	\$183,598

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.



BAY CITY JUNIOR HIGH SCHOOL (809 STUDENTS)



KATY AVENUE



**SUBJECT PROPERTY**  
3333 7TH ST.



HOLY CROSS CATHOLIC SCHOOL (133 STUDENTS)



CAMPBELL-HUITT INSURANCE



7TH STREET  
±21,100 VPD



35 TEXAS

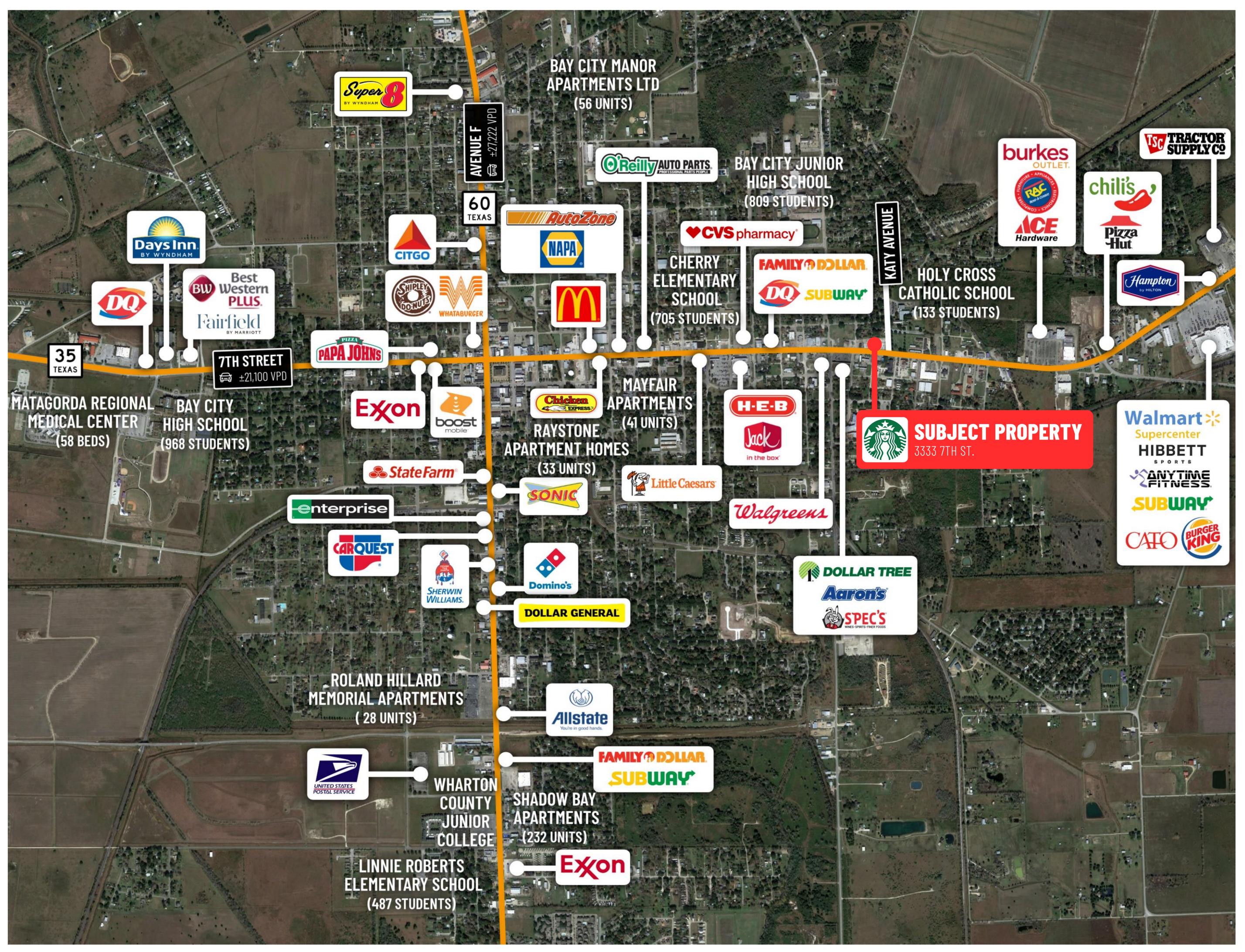


Regency Inn & Suites



TENIE HOLMES ELEMENTARY SCHOOL (707 STUDENTS)





BAY CITY MANOR APARTMENTS LTD (56 UNITS)

BAY CITY JUNIOR HIGH SCHOOL (809 STUDENTS)

burkes OUTLET. RBC ACE Hardware

TSC TRACTOR SUPPLY CO

chili's Pizza Hut

AutoZone NAPA

CVS pharmacy

FAMILY DOLLAR DQ SUBWAY

KATY AVENUE

HOLY CROSS CATHOLIC SCHOOL (133 STUDENTS)

Hampton by Hilton

60 TEXAS

CITGO SHIPLEY DONUTS WHATABURGER

McDonald's

CHERRY ELEMENTARY SCHOOL (705 STUDENTS)

Days Inn BY WYNDHAM

Best Western PLUS Fairfield BY MARRIOTT

DQ

35 TEXAS

7TH STREET ±21,100 VPD

PIZZA PAPA JOHN'S

Exxon

boost mobile

Chicken EXPRESS

MAYFAIR APARTMENTS (41 UNITS)

H-E-B Jack in the box

STARBUCKS SUBJECT PROPERTY 3333 7TH ST.

Walmart Supercenter HIBBETT SPORTS ANYTIME FITNESS SUBWAY CATO BURGER KING

MATAGORDA REGIONAL MEDICAL CENTER (58 BEDS)

BAY CITY HIGH SCHOOL (968 STUDENTS)

RAYSTONE APARTMENT HOMES (33 UNITS)

Little Caesars

State Farm

enterprise

SONIC

Walgreens

CARQUEST

SHERWIN WILLIAMS

Domino's

DOLLAR GENERAL

DOLLAR TREE Aaron's SPEC'S

ROLAND HILLARD MEMORIAL APARTMENTS (28 UNITS)

Allstate You're in good hands.

UNITED STATES POSTAL SERVICE

WHARTON COUNTY JUNIOR COLLEGE

SHADOW BAY APARTMENTS (232 UNITS)

FAMILY DOLLAR SUBWAY

LINNIE ROBERTS ELEMENTARY SCHOOL (487 STUDENTS)

Exxon

# SITE OVERVIEW

STARBUCKS BAY CITY, TX

	Year Built		2020
	Building Area		±1,950 SF
	Land Area		±0.86 AC



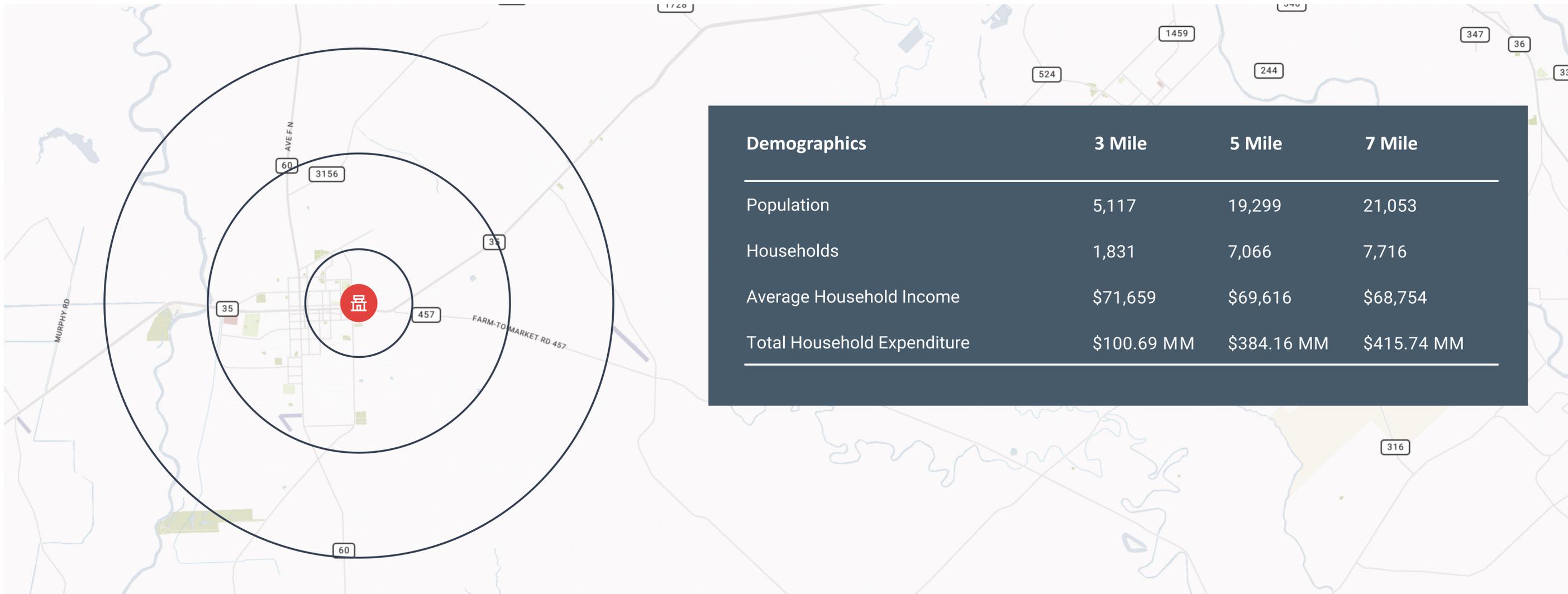
## NEIGHBORING RETAILERS

- Walmart Supercenter
- Tractor Supply Co.
- Ace Hardware
- Whataburger
- Burkes Outlet
- Aaron's
- Dollar Tree
- Walgreens
- Family Dollar
- H-E-B
- O'Reilly Auto Parts



# LOCATION OVERVIEW

STARBUCKS BAY CITY, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. South Texas Project (986)
2. Tenaris (653)
3. Bay City ISD (598)
4. Wal-Mart (265)
5. Matagorda County Regional Medical Center (256)
6. H.E.B. (250)
7. Matagorda County (202)
8. Oxea (193)
9. Lyondell (175)
10. City of Bay City (159)

# LOCATION OVERVIEW

STARBUCKS BAY CITY, TX

## Bay City

Texas

 17,882  
Population

 \$46,171  
Median Household Income



BAY CITY  
WELCOMES YOU

Bay City is Located  
Roughly 78 Miles  
From Houston

78 Miles

Bay City is Known for  
Fishing in the  
Matagorda Bay

Fishing

**Bay City, the county seat of Matagorda County, is an incorporated city at the junction of State Highways 35 and 60, in the north central portion of the county 78 miles southwest of Houston.**

“The Gateway to the Great Outdoors”, there are a variety of things to do within Bay City and the surrounding cities of Matagorda County.

**As the largest city in Matagorda County, Bay City captures a large amount of the retail traffic from existing and projected growth in the area.**

Citizens can enjoy any one of the City’s 23 parks, splash pad, pool and a sports complex. Local attractions include: Matagorda County Birding and Nature Center,

Rio Colorado Golf Course, Shulman Movie Bowl Grill, Bowlera, Bay City Public Library, Matagorda County Museum, and the local downtown square.

The City of Bay City is committed to fostering future economic growth by collaborating with their citizens, employers, current and future businesses, as well as the Community and Economic Development Centers. They strive to deliver superior municipal services and to invest in quality-of-life initiatives such as housing, businesses, jobs, and activities for all citizens. They make a concerted effort to respond to resident’s concerns in a timely and professional manner in order to achieve customer satisfaction.

## IN THE NEWS

STARBUCKS BAY CITY, TX

## Houston Outperforms Texas Peers in New Global Ranking

BRINA MORALES, DECEMBER 08, 2022 (GREATER HOUSTON PARTNERSHIP)

**A new report is reinforcing why Houston is a great global city after it ranked No. 42 globally, beating Dallas and Austin, and ranked No. 1 in Texas.**

Resonance Consulting recently released its 2023 **World's Best Cities Report**, ranking the top 100 cities with **metro populations** of more than one million based on a city's performance across 24 areas, including education, quality of life, infrastructure and investment.

"In the past year, immigration both domestic and international has swelled the metro population almost seven million—**an increase of almost 300,000**. And the people arriving are more educated and more international than before the pandemic. Houston today is one of America's most ethnically **diverse big cities**, with more than 145 languages spoken at home, according to the latest census—about even with New York."

According to the report, Houston is described as "...America's stealthy powerhouse on the rise," citing its educated, diverse and hard-working population.

That diverse population allows Houston to serve up an ethnically **dynamic food scene**, another attribute the report recognized. In 2022, the greater Houston area received 10 semifinalist nominations for the James Beard Awards, commonly known as the "**Oscars of the food world**."

Railway Heights, POST Houston, Chivos, Casa Nomad and Urbe were highlighted in the report, noting that "**few cities anywhere do Mexican better than Houston**."

According to Houston Facts 2022, the Houston Metropolitan Statistical Area was **home to more than 11,000 food service** and drinking establishments at the end of 2021 with more than 80 categories of cuisine.

EXPLORE ARTICLE



## Texas Leads Nation in Job Growth

ALI LINAN, JAN 25, 2023 (GAINESVILLE DAILY REGISTER)

**Texas reported a job growth rate of 5% last year, leading the nation in job creation, according to a December U.S. Bureau of Labor Statistics report.**

Over the year, Texas added **650,100 nonfarm jobs**, bringing the total to 13.7 million jobs at the close of 2022.

Texas' **civilian labor force** is also at an all-time high as of December at 14.6 million, and a labor force participation rate of 63.5%, which stands **1.2 percentage points higher** than that of the U.S. overall, officials said.

"Texas continues to demonstrate it is an economic powerhouse with a world-class workforce and employers leading the nation in job growth," said Bryan Daniel, chairman of the Texas Workforce Commission, in a statement.

The Dallas-Fort Worth-Arlington Metropolitan Statistical Area **ranked first in the nation** for the largest percent increase over the year in not seasonally adjusted **nonfarm jobs** added at 5.9%, reaching the **second highest** absolute increase in jobs added over the year, with **234,700 positions gained**.

Rates that are **seasonally adjusted** reflect seasonal trends, such as construction in the summer and holiday hiring in the winter, and are considered a more accurate **reflection of unemployment** than unadjusted numbers.

The **Houston-The Woodlands-Sugar Land** Metropolitan Statistical Area **ranked third** among large MSAs in largest percent increase over the year in not seasonally adjusted nonfarm **jobs added at 5%**.

"Employers know that **Texas is the best state to do business, locate a business and grow your business**," said Aaron Demerson, a workforce commissioner representing employers.

EXPLORE ARTICLE



# HOUSTON MSA

STARBUCKS BAY CITY, TX

**DAVID WAYNE HOOKS MEMORIAL AIRPORT**

- ✓ 272 Flights/Day
- ✓ It is the Busiest General Aviation Airport in Texas

**Hewlett Packard Enterprise**

- ✓ 60,200 Employees
- ✓ Ranked No. 107 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

**MEMORIAL HERMANN CYPRESS HOSPITAL**

- ✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
- ✓ Currently 1 of the Country's Largest Tilt Wall Hospitals.

**HCA HOUSTON HEALTHCARE NORTH CYPRESS**

- ✓ It 163-Licensed Bed, General Acute Care Hospital
- ✓ It is now part of the Largest Healthcare system in Houston

**GEORGE BUSH INTERCONTINENTAL AIRPORT**

- ✓ 1,104 Flights/Day
- ✓ Hub for United Airlines

**Baker Hughes**

- ✓ 54,000 Employees
- ✓ One of the World's Largest Oil Field Services Companies

**Sysco**

- ✓ World's Largest Broadline Food Distributor
- ✓ Ranked No. 54 in the 2018 Fortune 500 List of the Largest US Corporations by Total Revenue

**RICE UNIVERSITY**

- ✓ 8,285 Students
- ✓ Ranked #15 in National Universities

**WILLIAM P. HOBBY AIRPORT**

- ✓ 543 Flights/Day
- ✓ 5th Largest Airport in Southwest's Network

**PORT OF HOUSTON INTERNATIONAL PORT**

- ✓ 182 Billion Tons of Cargo Annually
- ✓ Shipping Activity Accounts for \$159.8 Billion in Trade

**Enterprise Products Partners L.P.**

- ✓ 7,000 Employees
- ✓ Ranked No. 105 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

**PHILLIPS 66**

- ✓ 14,600 Employees
- ✓ Ranked No. 29 on the Fortune 500 List and No. 74 on the Fortune Global 500 List as of 2022

**TMC TEXAS MEDICAL CENTER**

- ✓ Texas Medical Center offered over 9,200 total patient beds
- ✓ Hosts 10 million patient encounters annually

**PLAINS**

- ✓ It Owns Interests in 18,370 Miles
- ✓ Revenue \$23.290 Billion (2020)

**HERMANN PARK CONSERVANCY**

- ✓ Over 6 Million Visitors Annually
- ✓ It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

**JOHNSON SPACE CENTER**

- ✓ Hub of Human Space Flight for More than Half a Century
- ✓ 1 Million Visitors Annually

**MINUTE MAID PARK STADIUM**

- ✓ Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
- ✓ 41,168 Seating Capacity

**nrg park**

- ✓ Houston Texans - 9th Most Valuable NFL Team (\$3.1B)
- ✓ 72,220 Seating Capacity

**MOODY GARDENS**

- ✓ 2 Million Visitor per year
- ✓ It is an Educational Tourist Destination

**TOYOTA CENTER**

- ✓ Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)
- ✓ 19,300 Seating Capacity

**MEMORIAL STADIUM**

- ✓ 8,500 Seating Capacity
- ✓ Home Teams of Bay City Black Cats

**STARBUCKS SUBJECT PROPERTY**  
3333 7TH ST.

**MATAGORDA REGIONAL MEDICAL CENTER**

- ✓ 58 Beds
- ✓ Recognized by Healthgrades for Excellence in Patient Safety

**Bay City REGIONAL AIRPORT**

- ✓ 39 Flights/Day
- ✓ Covers an Area of 140 Acres

**UNIVERSITY OF HOUSTON**

- ✓ 47,031 Students
- ✓ Ranked #182 in National Universities

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) 320-2321

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CALL FOR ADDITIONAL INFORMATION

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Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)

# TEXAS DISCLAIMER

STARBUCKS BAY CITY, 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.