



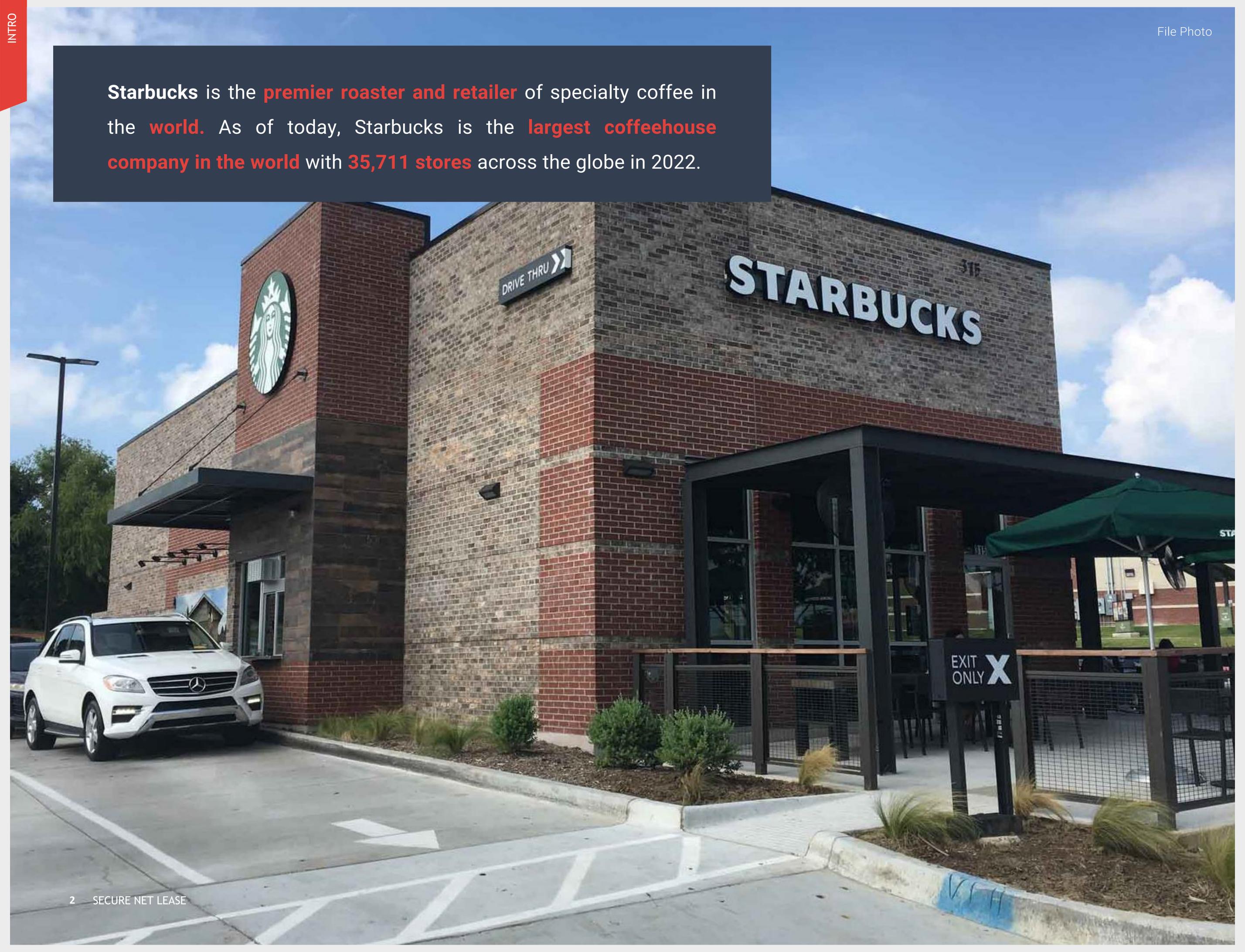
Starbucks

\$2,000,000 | 5.50% CAP

1371 W Wilson St, Borger, TX 79007

- ✓ **Brand New 10 Year Net Lease w/ (4) 5 Year Options to Renew**
- ✓ **Excellent Location** Near the intersection of W Wilson Rd/TX-136 (13.3K VPD)
- ✓ **Subject Property is Located Across the Street** from Bulldog Stadium (4,500 Person Capacity)
- ✓ **Starbucks is an Investment Grade Tenant** (S&P BBB+)
- ✓ **Texas Leads Nation in Job Growth** by reporting a 5% increase in 2022

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 BORGER, TX

File Photo



CONTACT FOR DETAILS

Teddy Leonard

Vice President
(512) 387-9770

tleonard@securenetlease.com

\$2,000,000

5.50% CAP

NOI

\$110,000

Building Area

±1,881 SF

Land Area

±0.60 AC

Year Built

2023

Lease Type

NN*

Occupancy

100%

- ✓ **Projected Rent Commencement:** April 2023
- ✓ **Brand New 10 Year NN Lease*** w/ (4) 5-Year Options to Renew and 10% rental bumps every 5 years in primary term and options.
- ✓ **Excellent Location** near the intersection of W Wilson Rd/TX-136 (13,300 VPD) and Opal St. TX-136 is a state highway that runs from the Oklahoma-Texas border to Amarillo.
- ✓ **Subject Property is Located Across the Street from Bulldog Stadium**, the Borger ISD field that was built in 2018 (4,500+ Capacity), as well as near the Dome Civic and Convention Center (33K Sq Ft).
- ✓ **Borger is an Important Shipping Point for Agricultural Produce**, as well as for the petroleum products produced there. It is home of the world's largest inland petrochemical complexes, which produces products for Chevron, Phillips 66, and more.
- ✓ **Texas Leads Nation in Job Growth** by reporting a 5% increase in 2022. Texas' civilian labor force is at an all-time high and the state was ranked #3 in the US for fastest population growth last year, proving that it is a powerhouse for new developments.
- ✓ **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 and Structure*

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 BORGER, 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**.



IN THE NEWS

STARBUCKS BORGER, TX

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

DECEMBER 20, 2022 (STARBUCKS STORIES & 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 or starbucksdelta.com. Once the accounts are linked, members will earn one mile per \$1 spent¹ 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 stores². 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 BORGER, TX

Initial Lease Term	10 Years w/ (4) 5 Year Options to Extend
Rent Commencement	Est. April 2023
Lease Expiration	Est. April 2033
Lease Type	NN
Rent Increases	10% Every 5 Years, In Both Primary and Options
Annual Rent Years 1-5	\$110,000
Annual Rent Years 6-10	\$121,000
Option 1	\$133,100
Option 2	\$146,410
Option 3	\$161,051
Option 4	\$177,156

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.



SUBJECT PROPERTY
1371 W WILSON ST.

bealls OUTLET. maurices
burkes OUTLET. United supermarkets
HIBBETT SPORTS
ACE Hardware Pizza Hut SCOOTER'S COFFEE

CHEVROLET GMC
BUICK

Chicken EXPRESS
Wendy's

TSC TRACTOR SUPPLY CO

Hampton by HILTON

GOLDEN PLAINS COMMUNITY HOSPITAL (25 BEDS)

Walmart Supercenter

FRANK PHILLIPS COLLEGE

Allstate You're in good hands.

207 TEXAS

FARMERS INSURANCE

HUBER PARK

DOLLAR TREE
T-Mobile
ANYTIME FITNESS
RAC

Holiday Inn Express

CHEVROLET GMC
BUICK

SUBWAY

W WILSON STREET
±13,300 VPD

FASTENAL

DOLLAR GENERAL

UNITED STATES POSTAL SERVICE

RE/MAX Town & Country

ALON

KFC

McDonald's

Little Caesars

TACO BELL

BRAUM'S

136 TEXAS

BORGER HIGH SCHOOL (774 STUDENTS)

SONIC

CVS pharmacy

H&R BLOCK

AutoZone

O'Reilly AUTO PARTS

cricket wireless

N CEDAR STREET
±12,758 VPD

InterBank

NAPA

VALERO

N FLORIDA STREET
±3,887 VPD

BORGER AMBASSADOR INN

W 3RD STREET
±4,984 VPD

152 TEXAS

246 TEXAS

Xcel Energy

UnivarSolutions

VALERO

U-HAUL

VALLEN

BORGER MIDDLE SCHOOL (384 STUDENTS)

CROCKETT ELEMENTARY SCHOOL (333 STUDENTS)

GATEWAY ELEMENTARY SCHOOL (334 STUDENTS)

ZACHRY

PHILLIPS ROAD
±7,283 VPD



119 TEXAS

CAROLINA STREET
±2,249 VPD

245 TEXAS

140 TEXAS

207 TEXAS

152 TEXAS

136 TEXAS

HUTCHINSON COUNTY AIRPORT

GATEWAY ELEMENTARY SCHOOL

N CEDAR STREET
±12,758 VPD

N MAIN STREET
±2,270 VPD



PAUL BELTON ELEMENTARY SCHOOL
(297 STUDENTS)

BORGER INDEPENDENT SCHOOL DISTRICT
(2,472 STUDENTS)

N FLORIDA STREET
±3,887 VPD



SUBJECT PROPERTY
1371 W WILSON ST.

W 3RD STREET
±4,984 VPD



BORGER HIGH SCHOOL
(774 STUDENTS)

246 TEXAS

152 TEXAS



BULLDOG STADIUM



Little Caesars



DOLLAR GENERAL



CROCKETT ELEMENTARY SCHOOL
(333 STUDENTS)

BORGER MIDDLE SCHOOL
(384 STUDENTS)

GOLDEN PLAINS COMMUNITY HOSPITAL
(25 BEDS)

FRANK PHILLIPS COLLEGE



GATEWAY ELEMENTARY SCHOOL
(334 STUDENTS)



W WILSON STREET
±13,300 VPD

136 TEXAS

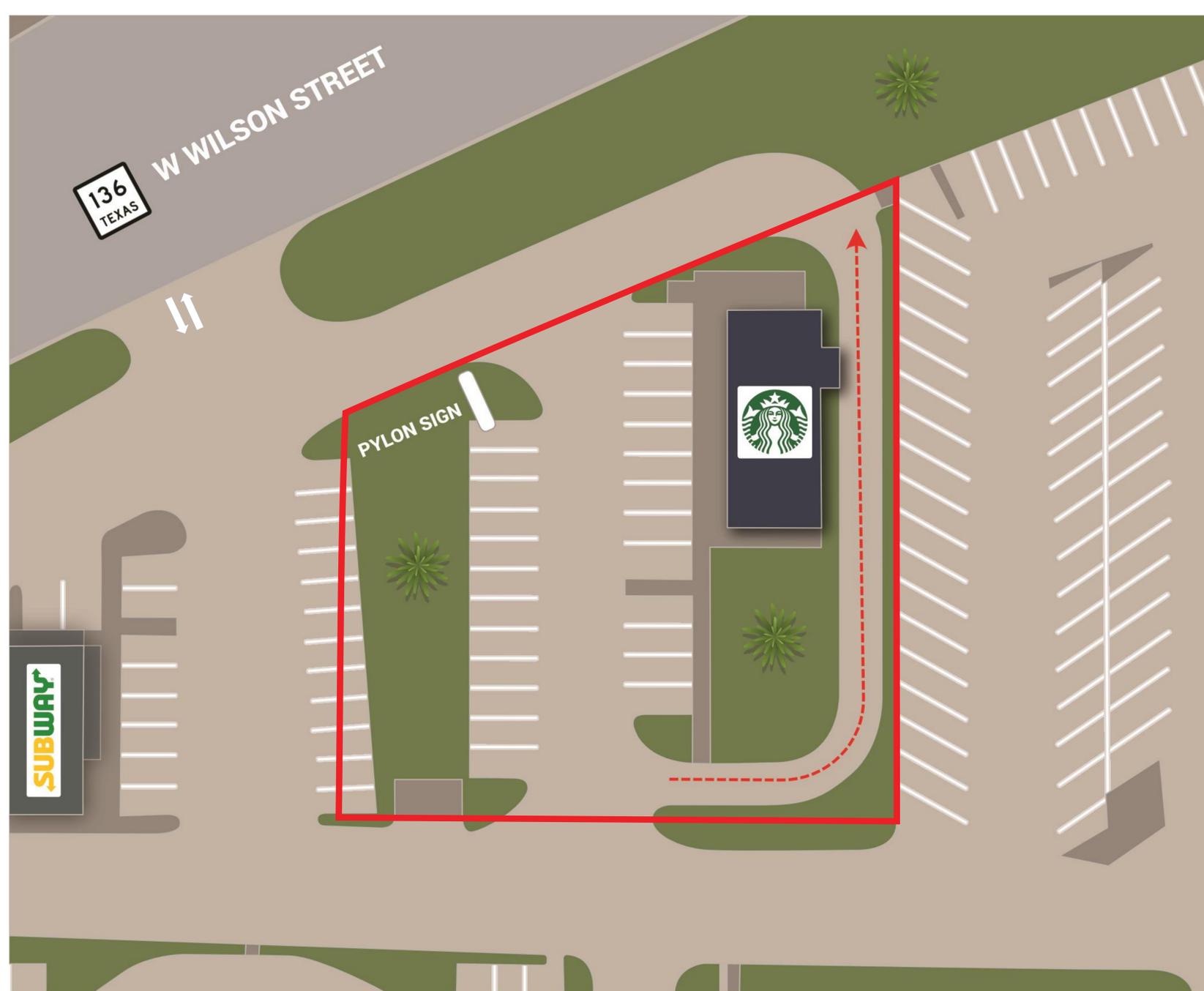


207 TEXAS

SITE OVERVIEW

STARBUCKS BORGER, TX

	Year Built		2023
	Building Area		±1,881 SF
	Land Area		±0.60 AC



NEIGHBORING RETAILERS

- Walmart Supercenter
- Subway
- Anytime Fitness
- Dollar Tree
- Bealls Outlet
- Burkes Outlet
- Ace Hardware
- Pizza Hut
- Tractor Supply Co.
- Wendy's
- McDonald's



File Photo

LOCATION OVERVIEW

STARBUCKS BORGER, TX

Borger
Texas

12,419
Population

\$49,705
Median Household Income



World's Largest - It is home of the world's largest inland petrochemical complexes

World's Largest

Phillips 66 -Home to Phillips 66's Borger Refinery (700 Employees)

Phillips 66

Borger is the largest city in Hutchinson County, Texas. It is located roughly 48 miles northeast of Amarillo, TX.

It is the home of the world's largest inland petrochemical complexes. Chevron-Phillips Chemical Company produces specialty chemicals. Solvay produces RYTON PPS plastics.

Borger is an important shipping point for agricultural produce, as well as for the petroleum products produced there.

Phillips 66 Petroleum Company processes crude oil and natural gas liquids. Agrium manufactures nitrogen fertilizer in its Borger plant.

Borger also has Sid Richardson Carbon Company, which produces rubber-grade carbon black used to strengthen rubber tires, and Orion Engineered Carbons, Inc., which produces a variety of carbon blacks at its Borger facility.

The community supports eight schools, fifty churches, two banks, a radio station, twenty-four city parks, a library, a hospital, and Frank Phillips College, a junior college. The city's newspaper, the Borger News-Herald, has been in business since 1926. The Hutchinson County Museum, opened in 1977, houses artifacts of the county's pioneer past. Borger is especially noted for its scale models of the buildings at Adobe Walls at the time of the 1874 battle. The annual World's Largest Fish Fry is held in Borger each June.

IN THE NEWS

STARBUCKS BORGER, TX

Slater Controls announces expansion, groundbreaking on new sales office and warehouse in Borger Enterprise Park

SEPTEMBER 13, 2022 (BORGER EDC)

Slater Controls is expanding to the Texas Panhandle and will serve the region from its new location in Borger, Texas

Slater Controls, an industrial process instrumentation and controls business based in the Permian Basin, has announced its expansion in the **Texas Panhandle Region** and plans to break ground on a new sales office and warehouse in **Borger Enterprise Park**, a development by Borger, Inc., later this month. A major supplier of industrial automation equipment, the company says the **expansion** will enable them to **better serve** their **existing and new customers** while positioning them for **future growth**.

“Our new location in Borger will allow us to provide timely delivery of critical components to our customers in the refining, aerospace, as well as oil and gas industries in the Texas Panhandle. We look forward to growing our business while strengthening the industrial supply chain here in the region with our products, services, and engineering expertise. With locations and offices throughout Arizona, New Mexico, and Texas, the Borger location will be our first addition to Slater Controls outside of the Permian Basin that incorporates both dedicated full-time service personnel and inventory under one roof. It is an exciting expansion for us!” said Kevin Slater, CEO and President of Slater Controls.

Slater Controls **purchased 2.4 acres in Borger Enterprise Park** earlier this year and is constructing a warehouse and office building on the site. **Trey Pearson Construction, LLC** is the general contractor for the project.

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. Texas continues to rake in Fortune **500 companies** with Caterpillar, Hewlett Packard Enterprise and Amazon announcing openings or expansion in Texas in 2022.

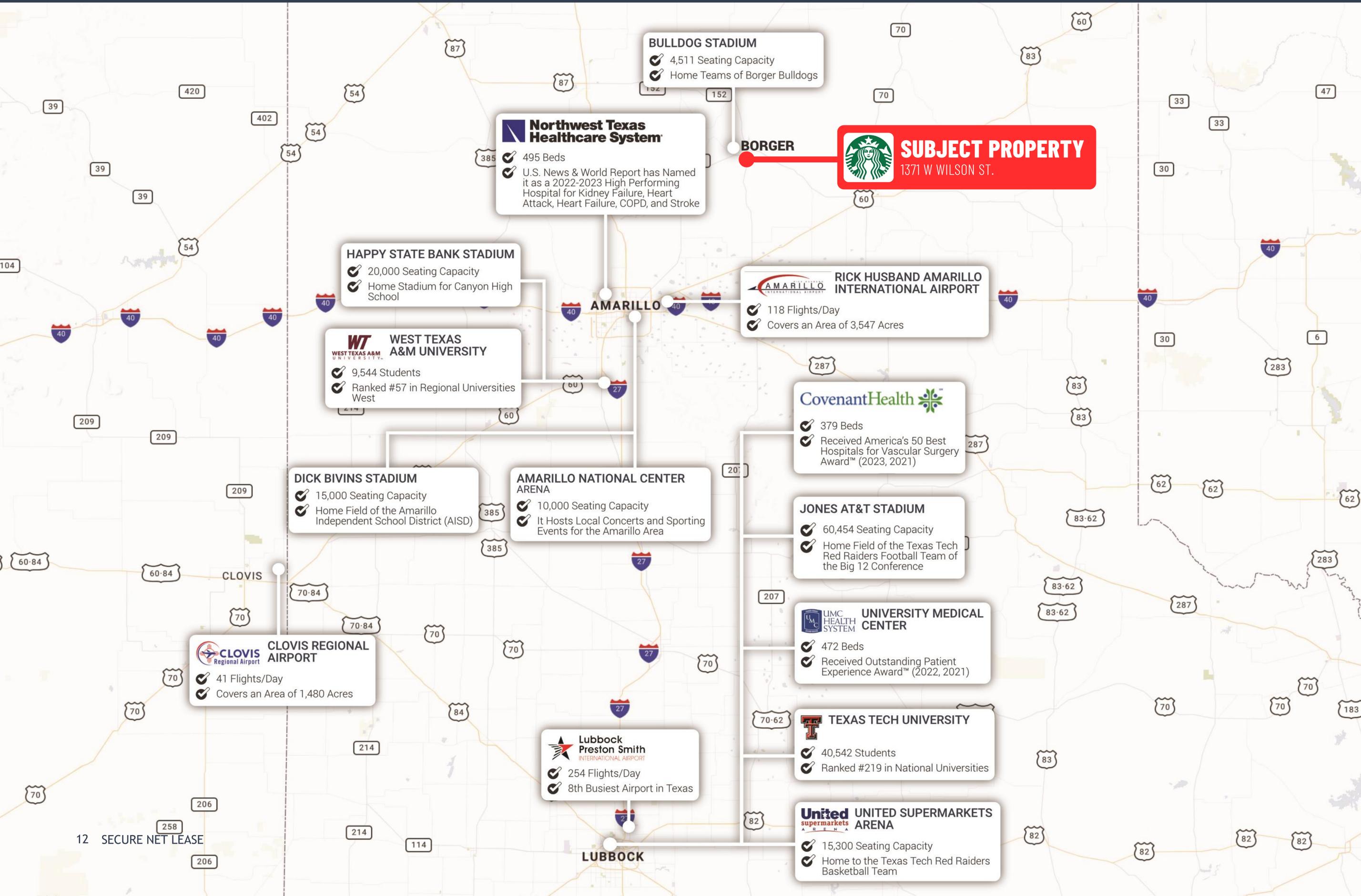
“Texas works when Texans work, and in this legislative session, we will continue expanding opportunity and ensuring Texas remains the **best state to live**, work, build a business and raise a family,” Gov. Greg Abbott said in a statement.

EXPLORE ARTICLE



AMARILLO MSA

STARBUCKS BORGER, TX



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

CALL FOR ADDITIONAL INFORMATION

Teddy Leonard
Vice President
(512) 387-9770

tleonard@securenetlease.com

TEXAS DISCLAIMER

STARBUCKS BORGER, 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.