



Starbucks

\$2,640,000 | 5.00% CAP

12723 Telge Rd., Cypress, TX 77429

- ✓ New Construction Site with 10 Year Net Lease, 10% Rent Bumps Every 5 Years
- ✓ Strong Income Demographics Within the Immediate Trade Area (\$103K)
- ✓ Subject Property is One Block from Cole's Crossing (Upscale Neighborhood)
- ✓ Located within the Houston Metroplex (5th Largest MSA in the US)
- ✓ 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 35,711 stores across the globe in 2022.



INVESTMENT OVERVIEW

STARBUCKS CYPRESS, TX

File Photo

\$2,640,000

5.00% CAP

NOI

\$132,000

Building Area

±2,222 SF

Land Area

±0.729 AC

Year Built

2023

Lease Type

*Corporate Net Lease

Occupancy

100%

- ✓ **Projected Rent Commencement:** March 15, 2023

- ✓ **New Construction Site** with 10 Year Net Lease, 10% rental increase every 5 years in both the Primary Term and (4) 5-Year Option Periods.

- ✓ **Excellent Location** along Telge Rd (21,300 VPD), just off of the signalized intersection of Jarvis Rd (11,900 VPD) and Telge Rd.

- ✓ **Strong Income Demographics Within the Immediate Trade Area.** The median household income is over \$103,000 within three miles of the subject property, which is above the median household income for the city and indicates an affluent surrounding community.

- ✓ **Subject Property is One Block from Cole's Crossing**, an upscale 2,600 unit neighborhood boasting 175 acres solely dedicated to recreational amenities and the preservation of natural wooded areas.

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

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

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

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

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 CYPRESS, 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 CYPRESS, 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 CYPRESS, TX

Initial Lease Term	10 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	March 15, 2023
Lease Expiration	March 31, 2033
Lease Type	Corporate Net Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$132,000
Annual Rent YRS 6-10	\$145,200
Option 1	\$159,720
Option 2	\$175,692
Option 3	\$193,261
Option 4	\$212,587

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.





Walgreens
SPEC'S
Cane's

DOLLAR TREE
HOBBY LOBBY
Walmart Supercenter
SONIC
FIREHOUSE SUBS
LESLIE'S
CHIPOTLE
WHATABURGER
Denny's
PANDA EXPRESS
JJ
Jack

AutoZone
DISCOUNT TIRE
POPEYES

LifeStorage

Shell

CIRCLE K
VALERO

NORTHWEST FREEWAY
 ±99,668 VPD

ROBISON ELEMENTARY SCHOOL
 (875 STUDENTS)

CYPRESS WOODS HIGH SCHOOL
 (3,240 STUDENTS)

SAMPSON ELEMENTARY SCHOOL
 (887 STUDENTS)

Firestone
LOWE'S
Arby's
Domino's
Panera BREAD
Pollo Loco

SPILLANE MIDDLE SCHOOL
 (1,614 STUDENTS)

CINEMARK
MATTRESS FIRM
JCPenney
SUBWAY
Kroger
Buffalo Wild Wings
Luby's
Wendy's
TACO BELL
SMOOTHIE KING
Pizza Hut

JARVIS ROAD
 ±11,900 VPD

SHIPLEY DO-NUTS
McDonald's
TACO BELL

POPEYES
 LOUISIANA KITCHEN

Exxon

ExtraSpace Storage

SUBJECT PROPERTY
 12723 TELGE RD.

CVS pharmacy
PAPA JOHN'S
IHOP
SHIPLEY DO-NUTS
KFC

MATTRESS FIRM
Office DEPOT OfficeMax
Michael's
LESLIE'S
NTB
LANE BRYANT
claire's
FAMOUS footwear
BEST BUY
BOOT BARN
ROSS DRESS FOR LESS
chili's
Chick-fil &
FIVE GUYS

H-E-B
Jersey Mike's
Little Caesars

at home

SONIC

LA FITNESS
Hallmark

jiffy lube

TELGE ROAD
 ±12,300 VPD

Shell

COURTYARD BY MARRIOTT

6 TEXAS

CUBESMART self storage

U-HAUL

Walgreens
Jack

SHERWIN WILLIAMS

CALIBER
 RETHINKING THE BATHROOM OF YOUR LIFE

LAMKIN ELEMENTARY SCHOOL
 (844 STUDENTS)

Walmart Neighborhood Market
marco's Pizza

DISCOUNT TIRE

ANYTIME FITNESS

Firestone
 COMPLETE AUTO CARE

Domino's
SHIPLEY DO-NUTS

290

CY-FAIR HIGH SCHOOL
 (3,303 STUDENTS)

ARNOLD MIDDLE SCHOOL
 (1,456 STUDENTS)

ANDOVER APARTMENTS
 (102 UNITS)

RED WING SHOES

SITE OVERVIEW

STARBUCKS CYPRESS, TX

	Year Built		2023
	Building Area		±2,222 SF
	Land Area		±0.729 AC



NEIGHBORING RETAILERS

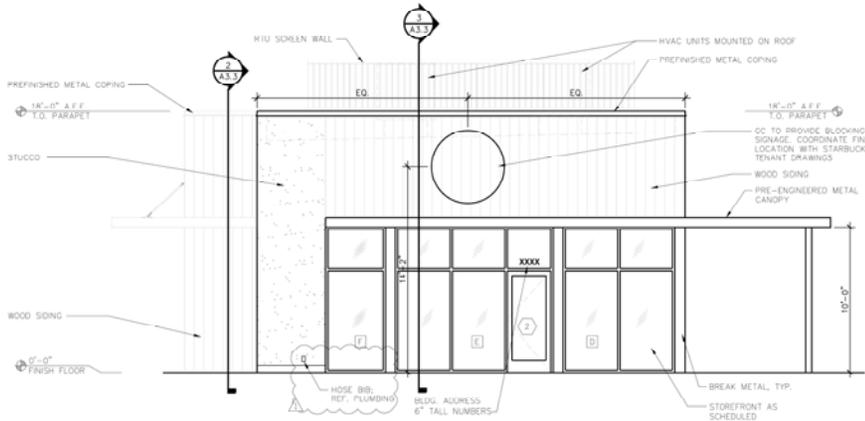
- Kroger
- Walmart Supercenter
- The Home Depot
- Planet Fitness
- T.J. Maxx
- Target
- Lowe's
- Best Buy
- H-E-B
- ROSS Dress For Less



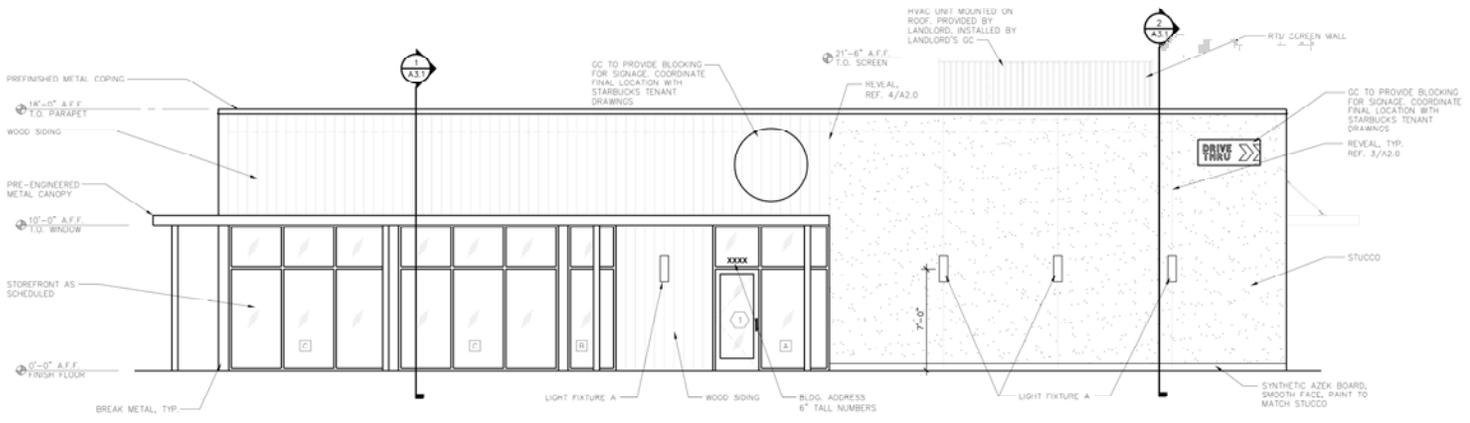
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ELEVATIONS

STARBUCKS CYPRESS, TX



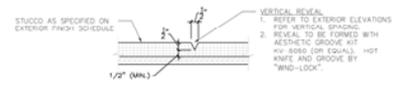
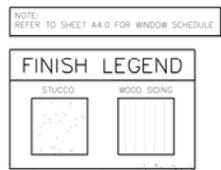
1 EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



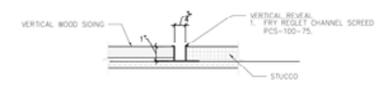
2 NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
STUCCO	TWILIGHT GRAY	DRYVIT	SANDPAPERABLE FINE FINISH
WOOD SIDING	NICHHA - VINTAGEWOOD CEDAR WOOD CLADDING	NICHHA FIBER CEMENT	INSTALL VERTICALLY PER MANUFACTURER'S SPECIFICATIONS. HORIZONTAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE HORIZONTAL CALKED SEAMS ALIGNED IN THE CENTER OF THE ARCHON. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS).
METAL GATES AT TRASH ENCLOSURE	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
PRE-ENGINEERED METAL CANOPY	TO MATCH "BLACK FOX" SW 7020	ARCHITECTURAL FABRICATION	COLOR TO BE REVIEWED AND APPROVED BY STARBUCKS DESIGNER
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAMBEER	REFER TO WINDOW AND DOOR SCHEDULE
HARDWARE	SATIN CLEAR FINISH	FACTORY FINISHED	REFER TO HARDWARE LEGEND
HOLLOW METAL DOOR AND FRAME	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
DOWNSPOUTS	TO MATCH STUCCO COLOR	JEP SPAN	FACTORY APPLIED DURATECH FINISH
ROOF LADDER	TO MATCH STUCCO COLOR	SHERWIN WILLIAMS	
MISCELLANEOUS METALS	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
PREFINISHED METAL COPING	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
LIGHT FIXTURE A	BLACK	KICHLER	LED (REFER TO ELECT.)
LIGHT FIXTURE B	DARK BRONZE	LITHONIA	
KITU SCREEN WALL	DARK BRONZE	CITY SCAPES	FINISOR 7.2-BIB VERTICAL SOLID

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



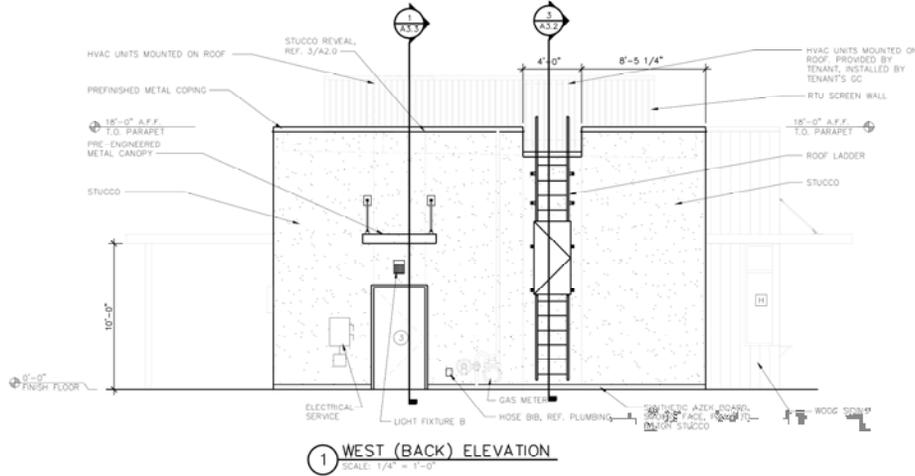
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SCALE: 3"=1'-0"



4 REVEAL DETAIL
SCALE: 3"=1'-0"

ELEVATIONS

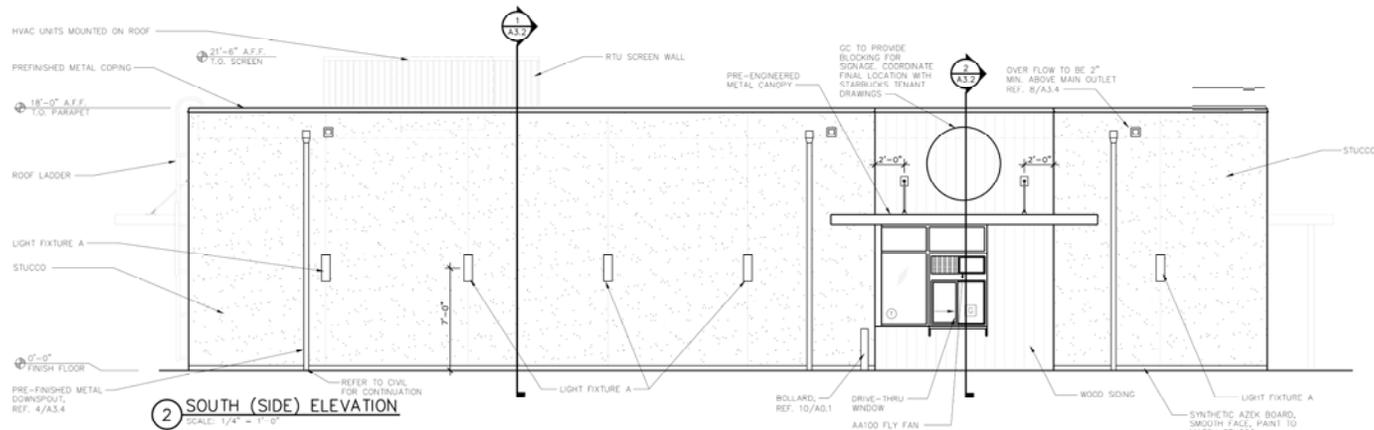
STARBUCKS CYPRESS, TX



EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
STUCCO	TWILIGHT GRAY	DRYVIT	SANDEBBLE FINE FINISH
WOOD SIDING	NOHIA - VINTAGEWOOD CEDAR WOOD CLADDING	NOHIA FIBER CEMENT	INSTALL VERTICALLY PER MANUFACTURER'S SPECIFICATIONS. HORIZONTAL SEAMS SHALL BE UNGRAZED. ALL SPANS OF 10' OR MORE SHALL HAVE HORIZONTAL CALKED SEAMS ALIGNED IN THE CENTER OF THE ARCHON. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS).
METAL GATES AT TRASH ENCLOSURE	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	=
PRE-ENGINEERED METAL CANOPY	TO MATCH "BLACK FOX" SW 7020	ARCHITECTURAL FABRICATION	COLOR TO BE REVIEWED AND APPROVED BY STARBUCKS DESIGNER.
STORYFRONT 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	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	=
DOWNSPOUTS	TO MATCH STUCCO COLOR	AEP SPAN	FACTORY APPLIED DURATECH FINISH
ROOF LADDER	TO MATCH STUCCO COLOR	SHERWIN WILLIAMS	=
MISCELLANEOUS METALS	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	=
PRE-ENGINEERED METAL COPING	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	=
LIGHT FIXTURE A	BLACK	KICHLER	LED (REFER TO ELECT.)
LIGHT FIXTURE B	DARK BRONZE	LITHONIA	=
RTU SCREEN WALL	DARK BRONZE	CITY SCAPES	ENVISOR 7.2 RIB VERTICAL SOLID.

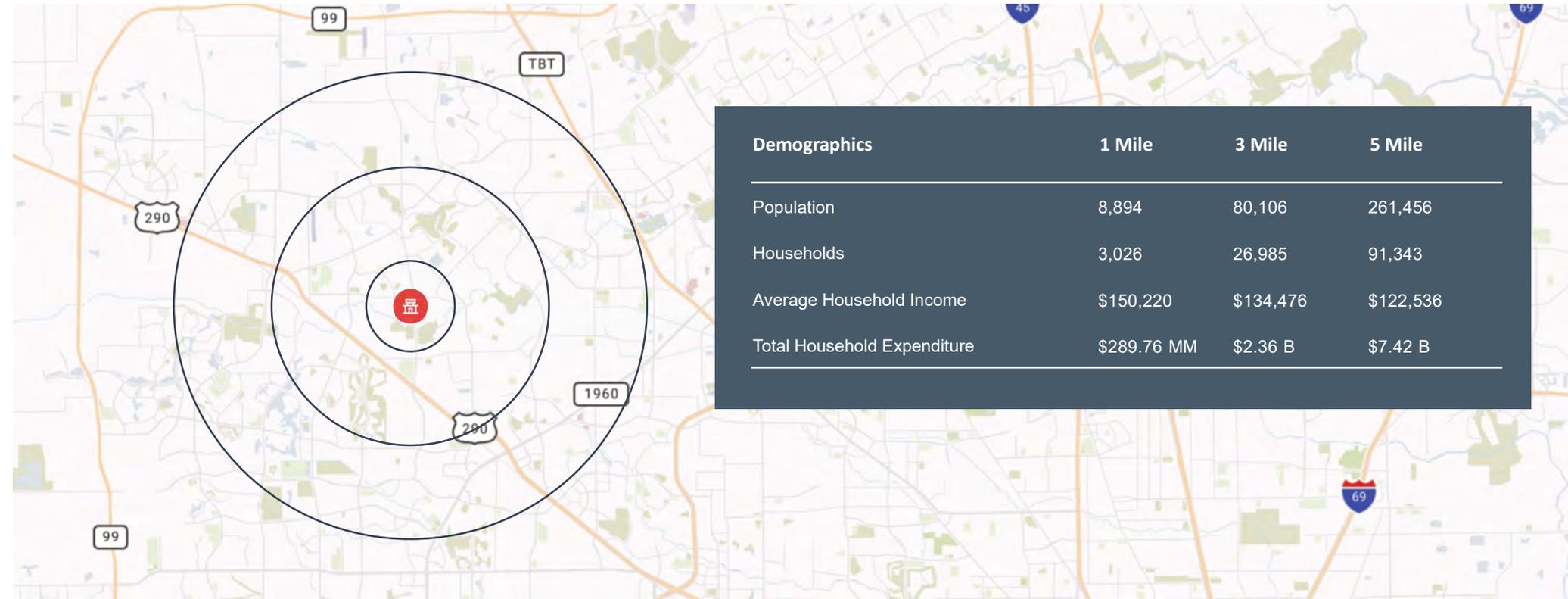
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NOTE: REFER TO SHEET A4.0 FOR WINDOW SCHEDULE



LOCATION OVERVIEW

STARBUCKS CYPRESS, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. H-E-B Grocery (38,554)
2. Wal-Mart (32,000)
3. Memorial Hermann Healthcare System (27,717)
4. The Methodist Hospital System (26,540)
5. The University of Texas MD Anderson (21,946)
6. Amazon (16,000)
7. Cypress-Fairbanks ISD (15,763)
8. Kroger (15,750)
9. HCA Houston Healthcare (15,065)
10. ExxonMobil (14,834)

LOCATION OVERVIEW

STARBUCKS CYPRESS, TX

Cypress

Texas



182,459

Population



\$98,191

Median Household Income



Cypress is Located
Just 24 Miles from
Downtown Houston

24 Miles

Houston is the 5th
Largest MSA in the
US

5th Largest MSA

Cypress, Texas is an affluent suburb in Houston and is part of the Houston Metropolitan area with over 6.9 million residents.

The Houston MSA is the 5th largest metropolitan area in the country.

Located 24 miles from downtown Houston and only 25 miles from the George Bush Intercontinental Airport, Cypress boasts affluent demographics within the immediate trade area.

Located 24 miles from downtown Houston and only 25 miles from the George Bush Intercontinental Airport, Cypress boasts incredible demographics within the 1, 3 and 5 mile radius.

Houston is the largest city in the state of Texas and the fourth largest city in the United States. Cypress is located NW of downtown Houston, accessible through US-290, the main arterial to Houston. The global economy of Houston is second only to New York in the number of Fortune 500 headquartered companies. Main economic drivers in the metro area include oil related, medical and retail sectors. Large oil companies in the area include Exxon Mobil, Shell Oil, Chevron, BP America, Schlumberger, Haliburton and Phillips 66. The medical industry cluster in Houston is a strong attracting force for medical professionals across the globe. The retail sector of the Houston area is home to Walmart, H-E-B Grocers, Kroger, McDonalds, United Airlines, Fluor and Cisco System.

IN THE NEWS

STARBUCKS CYPRESS, 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.

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

"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."

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

JANUARY 25, 2023 (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



HOUSTON MSA

STARBUCKS CYPRESS, TX

SUBJECT PROPERTY
12723 TELGE RD.

Gill Aviation DAVID WAYNE HOOKS MEMORIAL AIRPORT

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

HOUSTON AIRPORTS GEORGE BUSH INTERCONTINENTAL AIRPORT

- ✓ 40 Million Annual Passengers
- ✓ Hub for United Airlines & Atlas Air

MEMORIAL HERMANN 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.

Hewlett Packard Enterprise

- ✓ 59,400 Employees
- ✓ Ranked No. 107 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

Baker Hughes

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

Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)

- ✓ 18,300 Seating Capacity

MINUTE MAID PARK STADIUM

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

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

PLAINS

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

Sysco

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

HERMANN PARK CONSERVANCY

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

UNIVERSITY OF HOUSTON

- ✓ Part-Time Law Program Ranked #9 Nationally
- ✓ 45,364 Students

PORT OF HOUSTON INTERNATIONAL PORT

- ✓ 182 Billion Tons of Cargo Annually
- ✓ Shipping Activity Accounts for \$159 Billion in Trade

66

- ✓ 14,000 Employees
- ✓ Ranked No. 23 on the Fortune 500 List and No. 67 on the Fortune Global 500 List as of 2018

RICE UNIVERSITY

- ✓ School of Architecture Ranked #2 in the Nation
- ✓ 6,740 Students

nrg park

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

HOUSTON AIRPORTS WILLIAM P. HOBBY AIRPORT

- ✓ 14 Million Annual Passengers
- ✓ 93% of Annual Flights are on Southwest Airlines

TMC TEXAS MEDICAL CENTER

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

NASA JOHNSON SPACE CENTER

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

MOODY GARDENS

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

SECURE

NET LEASE

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

Edward Benton

Executive Vice President

(713) 263-3981

ebenton@securenetlease.com

TEXAS DISCLAIMER

STARBUCKS CYPRESS, 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.