



Starbucks

\$2,323,000 | 6.35% CAP

1820 S Wood Dr., Okmulgee, OK 74447

- ✓ **New Construction Site** with 10 Year Net Lease & 10% Rent Escalation in Primary Term | Outparcel to Walmart Supercenter
- ✓ **1.5 Miles from the Oklahoma State University Institute of Technology** (3,043+ Students)
- ✓ **Near Tulsa (10 Miles) and Oklahoma City (80 Miles)**
- ✓ **Okmulgee Has Access to Major Highways:** U.S. Highway 75, I-44, I-40, I-35
- ✓ **Starbucks Is Rated BBB+ by S&P**, Reported \$35.98 Billion in Revenue for 2023 and Operates over 38,000 Locations

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 **38,587 stores** across the globe in 2023.



INVESTMENT OVERVIEW

STARBUCKS OKMULGEE, OK

File Photo



CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

OK Broker of Record: Grant McKinney

License #: 120857

\$2,323,000

6.35% CAP

NOI

\$147,500

Building Area

±2,221 SF

Land Area

±0.785 AC

Year Built

2024

Lease Type

*Corporate Net Lease

Occupancy

100%

- ✓ **Rent Commencement:** September 3, 2024
- ✓ **New Construction Site** with 10 Year Net Lease, 10% rent escalation in Primary Term | Outparcel to Walmart Supercenter
- ✓ **Subject Property is 1.5 Miles from the Oklahoma State University Institute of Technology (3,043+ Students)**, Oklahoma's only university of applied technology. OSUIT is a leader in workforce and economic development for the state of Oklahoma. They are known for world-class teaching facilities, partnerships with industry, and a nearly 90 percent employment rate.
- ✓ **Subject Property is part of The 2000 Center**, a regional strip center located on Highway 62, anchored by a Walmart Supercenter. Tenants include Bomgaars, Bealls Outlet, Shoe Sensation, Hibbett Sports, Factory Connection, Harbor Freight, and others. Other nearby retailers include Walgreens, Braums, Dominoes, AT&T, Murphy USA, & more.
- ✓ **Property Conveniently Located Near Tulsa and Oklahoma City**, with Oklahoma City (80 miles) being the state capital and largest city, boasting a population of over 1.4 million, and Tulsa (10 miles), known as the "oil capital of the world," offering a vibrant cultural scene, diverse economy, and recognition as one of America's most livable large cities.
- ✓ **Okmulgee, OK:** Centrally located in the U.S., Okmulgee is equidistant from the west and east coasts and just south of the nation's midpoint. It offers access to major highways (U.S. Highway 75, I-44, I-40, I-35), additional truck routes (Highways 69 and 75), and key airports (Okmulgee Regional, Jones/Riverside, Tulsa International). This makes it an ideal logistics hub for efficient domestic and international goods movement, providing significant market access and economic opportunities for businesses.
- ✓ **Investment Grade Tenant** - Starbucks is Rated BBB+ by S&P, reported \$35.98 Billion in revenue for 2023 and operates over 38,000 locations.

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

TENANT OVERVIEW

STARBUCKS OKMULGEE, OK

Starbucks

Lessee: Starbucks Corporation

REVENUE
\$36.53 B

CREDIT RATING
BBB+

STOCK TICKER
SBUX

LOCATIONS
38,587+



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

Starbucks Corporation is the world's largest roaster, marketer, and retailer of coffee.

Each Starbucks location offers more than **170,000** ways to customize coffee and tea beverages. Starbucks stores also offer **various food products** such as pastries, sandwiches, and lunch items. Starbucks confirmed they plan to expand to **55,000 stores** in over **100 markets by 2030**.

The company continues to deliver record financial performances in part to their **3-fold strategy** - increase digital engagement, grow relevancy in China, and promote the Starbucks Reserve brand as the company's innovation lab for the future. Perhaps its greatest opportunity lies in China where the number of stores has **grown to 4,100** in the past 5 years. Starbucks continues to strengthen its drive-thru experience. Consumers prefer ease, convenience, and contactless pick-up afforded by a drive-thru. Starbucks' reinvention of the drive-thru has initiated the **largest capital expenditure** in the company's history, and **80% of future stores** built will include a drive-thru. As of September 2023, Starbucks projected earnings per **share growth of 15% to 20%** annually over the next three years and annual same-store **sales growth of 7% to 9%**. Starbucks shareholders have seen a return of \$25 billion over the last 4 years. Starbucks plans to return another \$20 billion by 2025.



IN THE NEWS

STARBUCKS OKMULGEE, OK

Roast with the most: Valued at \$60.7 billion, Starbucks ranked world's most valuable restaurant brand for 2024

FEBRUARY 08, 2024 (BRAND FINANCE)

Starbucks is the world's most valuable restaurant brand for the eighth consecutive year following a 14% brand value increase to USD60.7 billion, according to the new report from Brand Finance, the world's leading brand valuation consultancy.

This brand value increase aligns with the coffee chain's reinvention plan, initiated in **September 2022**, which emphasizes expansion, stronger employee support, and new, experiential store concepts. The **increase** is also bolstered by rising **demand** for its products, especially as people return to office routines, highlighting the **brand's enduring appeal** in the evolving market.

"The global restaurant industry is working to appeal to customers who generally have lower disposable income and may be grappling with higher living costs, and fast-food favorites are feeling the heat. Brand Finance research found that rising menu prices are negatively impacting customer sentiment, resulting in a notable decline in brand strength among major players across the sector. However, those brands that have managed to uphold affordable pricing strategies have not only preserved but also grown their brand strength year-on-year, with notable examples including Jollibee, Dunkin', and Haidilao."

American brands make up 19 out of the top **25 brands** in the ranking and collectively account for **90%** of the total brand value. McDonald's (brand value up 3% to **USD38.0 billion**) and KFC (brand value down 20% to USD14.2 billion) round off the top three, sitting in **2nd and 3rd place**, respectively.

EXPLORE ARTICLE



Starbucks continues its sustainability investments with new solar power projects

JOANNA FANTOZZI, JULY 24, 2024 (NATION'S RESTAURANT NEWS)

Starbucks has been announcing multiple sustainability efforts this summer, as part of the ramped-up efforts to combat climate change that CEO Laxman Narasimhan mentioned at the end of 2023.

First, Starbucks launched another **returnable beverage** cup pilot program in partnership with NextGen, and then last week, the Seattle-based coffee chain announced a partnership with Mercedes-Benz to install **400 electric vehicle** chargers at **100 Starbucks stores**.

The Seattle-based chain first announced another reusable cup pilot, then more electric car charging stations, and now 170 solar-powered Illinois stores

In the latest green news, Starbucks has announced **six new solar energy projects** in Illinois in partnership with Nexamp, which will provide electricity savings to more than **1,100 Illinois residents** and purchase electricity for **170 area** Starbucks stores. "Starbucks is committed to our environmental promise to give more than we take, and we have a long history of **renewable energy projects** that bring clean energy to more communities," Michael Kobori, Starbucks chief sustainability officer, said in a statement. "We're proud to support Nexamp's efforts to bring community solar into areas where it can have the most impact and make **savings opportunities** available to community members."

By investing in the Nexamp solar projects, Starbucks will receive renewable electricity credits to power its own stores. In total, the project will provide more than **40 megawatts** of solar energy in Illinois communities, building upon the **340 Illinois Starbucks stores** that are powered by wind energy.

EXPLORE ARTICLE



LEASE OVERVIEW

STARBUCKS OKMULGEE, OK

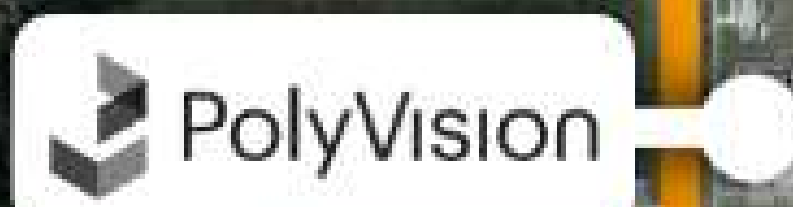
Initial Lease Term	10 Years, Plus (6), 5-Year Options to Renew
Rent Commencement	September 3, 2024
Lease Expiration	September 30, 2034
Lease Type	Corporate Net Lease
Rent Increases	10% In Primary Term, 8% in Renewal Options
Annual Rent YRS 1-5	\$147,500
Annual Rent YRS 6-10	\$162,250
Option 1	\$175,230
Option 2	\$189,248
Option 3	\$204,388
Option 4	\$220,739
Option 5	\$238,398
Option 6	\$257,470

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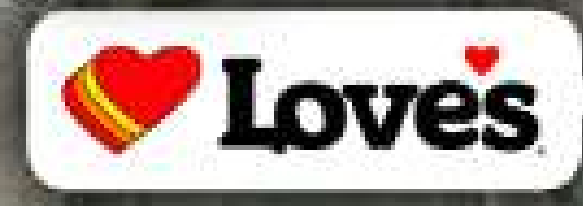


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OKMULGEE REGIONAL AIRPORT



OXFORD PLACE APARTMENTS (60 UNITS)



DUNBAR ELEMENTARY SCHOOL (322 STUDENTS)



OKMULGEE HIGH SCHOOL (310 STUDENTS)



OKMULGEE PIONEER VILLAGE APARTMENTS

OKLAHOMA STATE UNIVERSITY INSTITUTE OF TECHNOLOGY

W 4TH STREET ±3,736 VPD



The Hodges Companies

HARMON STADIUM



OKMULGEE MEMORIAL HOSPITAL (66 BEDS)



NEW MORRIS HIGHWAY ±5,363 VPD

PACCAR

OKMULGEE MUNICIPAL PARK



24TH STREET



SUBJECT PROPERTY



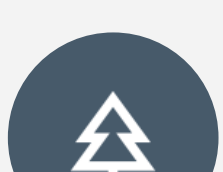
1820 S. WOOD DR.

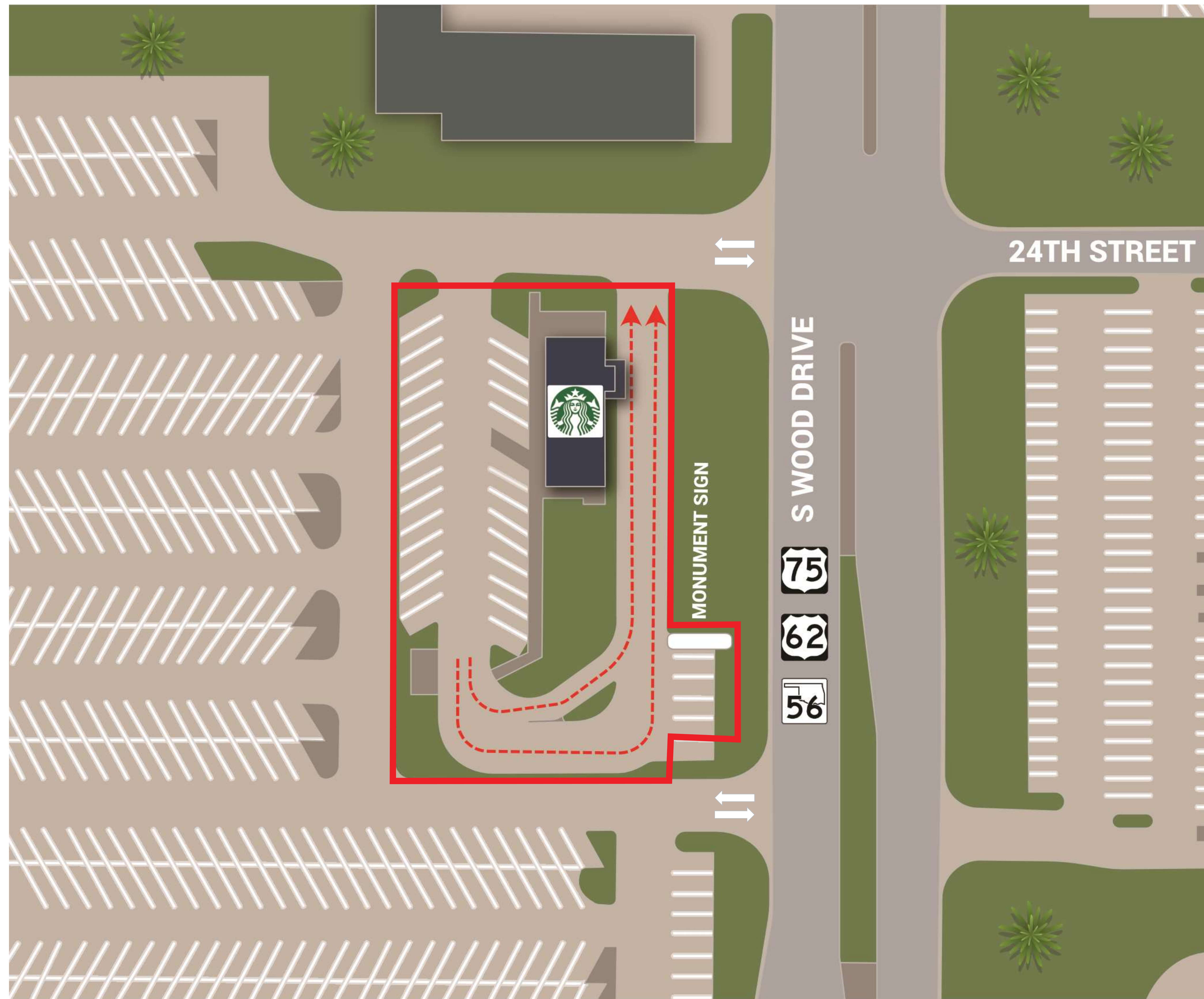


S WOOD DRIVE ±28,288 VPD

SITE OVERVIEW

STARBUCKS OKMULGEE, OK

	Year Built		2024
	Building Area		±2,221 SF
	Land Area		±0.785 AC



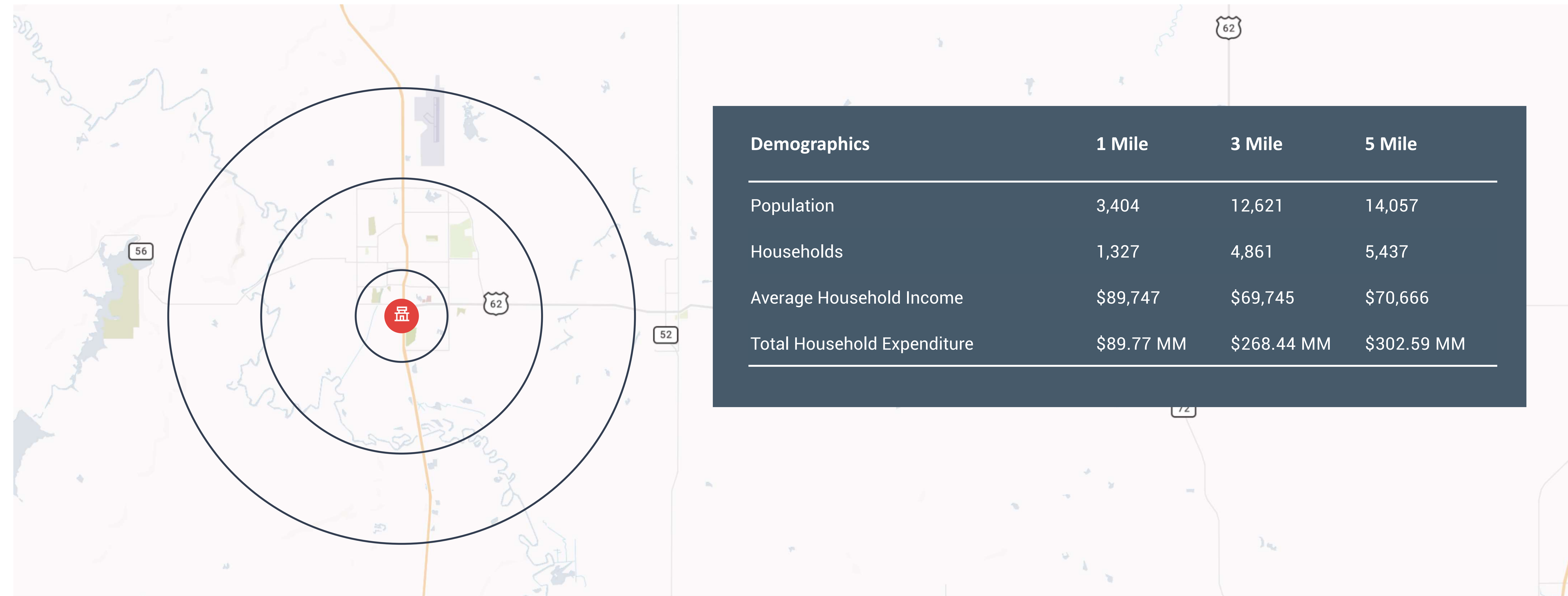
NEIGHBORING RETAILERS

- Walmart
- Bealls Outlet
- Harbor Freight Tools
- Tractor Supply Co.
- O'Reilly Auto Parts
- AutoZone Auto Parts
- Dollar Tree
- Dollar General
- Subway
- Taco Bell



LOCATION OVERVIEW

STARBUCKS OKMULGEE, OK



TULSA ECONOMIC DRIVERS (EMPLOYEES)

1. Saint Francis Healthcare System (11,000)
2. Hillcrest Healthcare System (6,500)
3. Tulsa Public Schools (5,000)
4. American Airlines Maintenance Base (5,000)
5. Ascension St. John (4,500)
6. City of Tulsa (3,500)
7. Amazon Fulfillment Center (3,000)
8. QuikTrip (3,000)
9. AAON, Inc. (2,500)
10. Broken Arrow Public Schools (2,500)

LOCATION OVERVIEW

STARBUCKS OKMULGEE, OK

Okmulgee

Oklahoma

 11,404
Population

 \$50,819
Median Household Income



Okmulgee is 20 Miles from
Tulsa, OK

TULSA MSA

Okmulgee is Home to the
Oklahoma State University
Institute of Technology

OSU

Okmulgee is a city in and the county seat of Okmulgee County, Oklahoma, and is part of the Tulsa Metropolitan Area.

The name is from the Muskogee word Okmulgee, which means "boiling waters". The site was chosen because of the nearby rivers and springs.

Okmulgee's Main Street was named as one of the top five Great American Main Streets and is in the National Register of Historic Places.

Sandwiched in between Tulsa and Henryetta along US- 75, Okmulgee was settled just after the Civil War, in 1868, due to its close proximity to the rivers and springs.

In 1907, oil pools were discovered and brought prosperity and new manufacturing facilities to Okmulgee. Muscogee (Creek) Nation is a self-governed Native American tribe located in Okmulgee, Oklahoma. MCN is one of the 5 Civilized Tribes and is the fourth largest tribe in the U.S. with 100,766 citizens. The government side of the tribe is made up of an executive branch, a legislative body and a tribal court system. Recreational opportunities include Okmulgee Park and Dripping Springs Park, which offer RV and camping facilities, as well as swimming, fishing, and boating opportunities through the adjacent Dripping Springs Lake. The end of Okmulgee Lake features the Lake Okmulgee Dam Spillway Cascade, listed in the National Register of Historic Places in Okmulgee County, Oklahoma, which on occasions of heavy rains and high lake levels creates an intense man-made waterfall. In 1992, the Okmulgee Downtown Historic District earned a spot on the National Register of Historic Places, and by 2002, the city was named one of the top five Great American Main Streets. Most recently, in 2022, they were honored once again as an Accredited Main Street America™ program, marking 37 years of exemplary performance, dedication, and resilience.

IN THE NEWS

STARBUCKS OKMULGEE, OK

Okmulgee Celebrates Groundbreaking of Business Industrial Park to Support Manufacturing Expansion

OCTOBER 27, 2022 (OKLAHOMA COMMERCE)

The Okmulgee Area Development Corporation celebrated the groundbreaking for a new business industrial park. The development of the site is supported by a \$2.1 million grant awarded to Okmulgee by the Economic Development Administration (EDA). The grant funding was announced earlier this year.

This project will help redevelop a brownfield site to **attract manufacturing businesses** and create jobs for the region. This EDA investment will be matched by **\$635,430** in local funds and is expected to create **175 jobs** and generate **\$50 million** in private investment, according to grantee estimates.

“It is great to see such an impactful investment in Okmulgee, OK from the local community and EDA,” said Governor Kevin Stitt. “The development investment will have positive rippling effects on the economy, job growth and infrastructure for the city and surrounding area.”

“This is great news for the city of Okmulgee,” said Congressman Markwayne Mullin (OK-02). “I have long advocated for the revitalization of brownfield sites and look forward to the **positive economic impact** this project will bring to Oklahoma. I’m glad to see the Economic Development Administration shares this view and sees the value of investing in the Sooner state.”

This project was made possible by the **regional planning efforts** led by the Eastern Oklahoma Development District (EODD). EDA funds EODD to bring together the public and private sectors to create an **economic development** roadmap to strengthen the regional economy, support **private capital investment** and create jobs.

EXPLORE ARTICLE



Oklahoma Sees ‘Tremendous Growth’ In New, Existing Companies

KARI WILLIAMS, APRIL 15, 2024 (BUSINESS FACILITIES)

Two economic development programs awarded a combined \$13.5 million to more than 175 businesses in 2023 alone, according to the Oklahoma Department of Commerce.

The past year was one of “**tremendous growth**” for Oklahoma, according to Lt. Governor and Secretary of Workforce and **Economic Development** Matt Pinnell.

The Oklahoma Innovation Expansion Program and the Business Expansion Incentive Program were key in supporting businesses, according to the Oklahoma Department of Commerce (Commerce), which awarded a total \$13.5 million to more than 175 businesses.

“Through **Commerce-led initiatives**, we supported growth in existing Oklahoma companies, the very bedrock of our economic landscape, and welcomed many new businesses to the state,” Pinnell said. “It was a year that will impact Oklahoma communities for generations to come.” More than **40 companies received grants** through the Business Expansion Incentive Program, the department said.

Commerce also recently unveiled its Supporting Industrial Transformation and Economic Success (SITES) Ready Program, which, **focuses on assessing site** and community readiness and participating communities receive recommendations from a consulting firm to **“improve and market community assets.”**

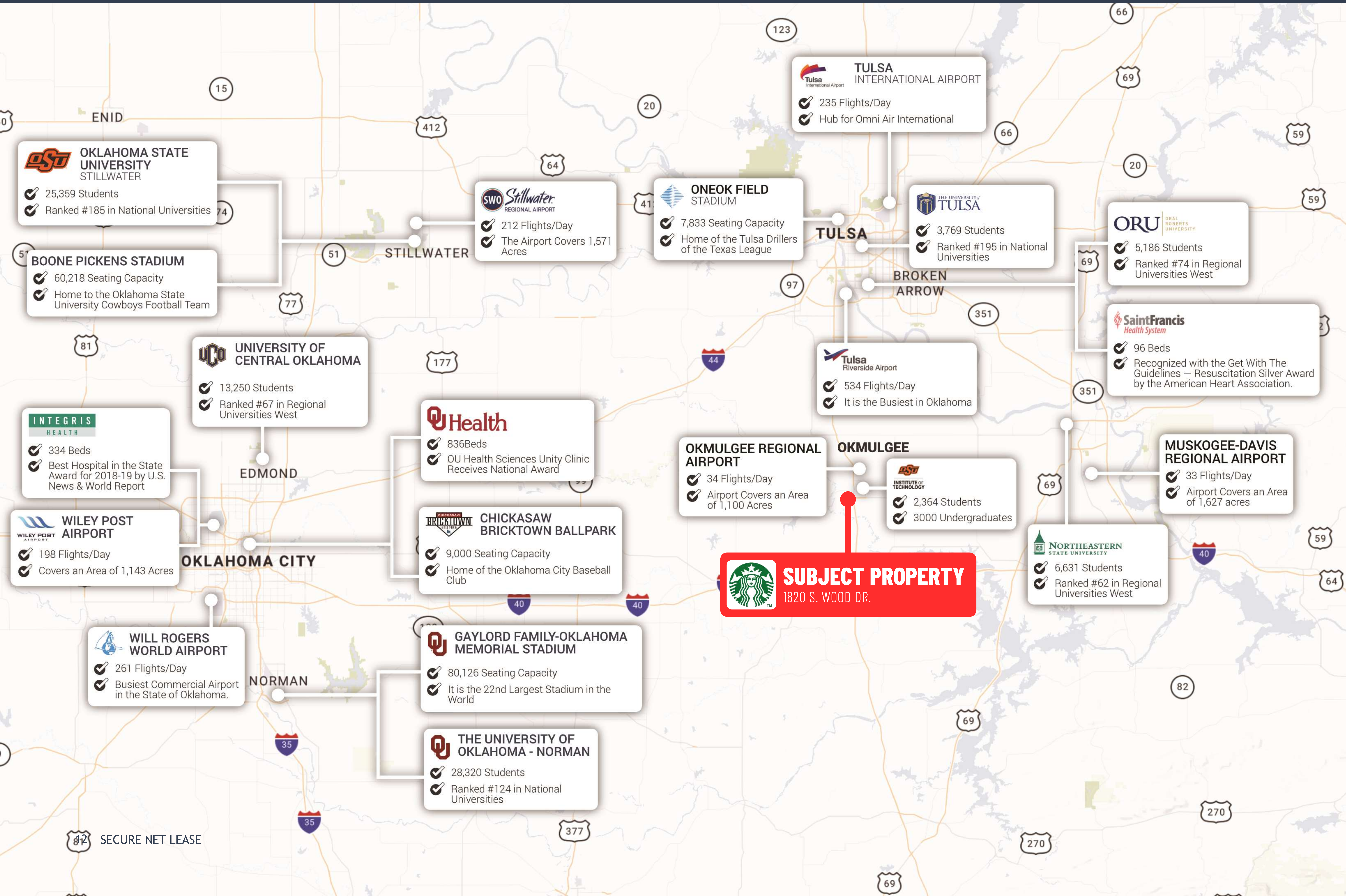
“Local communities play a leading role in economic development and site selection,” said Jennifer Springer, Director of Business Development, Commerce. “The SITES Ready Program will help local communities understand existing economic development capacity while also learning how to **expand** and leverage that capacity or pivot to a **new strategic plan** to increase economic growth and potential.”

EXPLORE ARTICLE



METRO AREA

STARBUCKS OKMULGEE, OK



 **SUBJECT PROPERTY**
1820 S. WOOD DR.

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

edenton@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com