



Starbucks

\$2,508,000 | 6.25% CAP

2002 State Hwy. 105 E., Navasota, TX 77868

- ✓ **New Construction Site with 10 Year Net Lease**
- ✓ **Drive-Thru Format:** Convenient Drive-Thru Caters to Both Locals and Commuters
- ✓ **Prime Location:** Situated on State Highway 105 E (16,000+ VPD)
- ✓ **Proximity to Key Developments:** Near Major Retail, Housing Projects, and Tenants Like H-E-B, Jack in the Box, and Ford, Along with Local Attractions Like Washington-on-the-Brazos.
- ✓ **Investment-Grade Tenant:** Starbucks Reported \$35.98 Billion in Revenue for 2023

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 NAVASOTA, TX

File Photo



CONTACT FOR DETAILS

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Managing Partner
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bob@securenetlease.com

\$2,508,000

6.25% CAP

NOI

\$156,750

Building Area

±2,365 SF

Land Area

±0.689 AC

Year Built

2024

Lease Type

Corporate Net
Lease*

Occupancy

100%

- ✓ **New Construction Site** with 10 Year Net Lease, 10% rental escalation the Primary Term and (4) 5-Year Option Periods.
- ✓ **Drive-Thru Format:** This Starbucks features a drive-thru, catering to both locals and commuters, offering convenience and efficiency for customers on the go, enhancing its appeal in a high-traffic area.
- ✓ **Prime Location:** Situated along State Highway 105 E, a major east-west corridor, this Starbucks benefits from high visibility and traffic flow (16,000+ VPD), connecting Navasota to nearby metropolitan areas like College Station and Houston.
- ✓ **Proximity to Key Developments:** Located in a rapidly growing area with ongoing retail, residential, and industrial developments, including a major H-E-B project nearby and multiple new housing subdivisions, which will further increase foot traffic. Other nearby tenants include: Jack in the Box, Stripes, Shell, NAPA, Ford, & more. Popular local attractions, like Washington-on-the-Brazos State Historic Site, draw additional visitors to the region
- ✓ **Investment Grade Tenant** - Starbucks is Rated BBB+ by S&P, reported \$35.98 Billion in revenue for 2023 and operates over 38,000 locations.
- ✓ **Navasota, TX** is strategically located in southeastern Texas, approximately 70 miles northwest of Houston and 30 miles south of College Station. Its proximity to major highways, including TX-6 and TX-105, provides convenient access to nearby metropolitan areas, making it an attractive location for businesses, residents, and visitors alike.
- ✓ **World's Most Valuable Restaurant Brand:** In 2024, Starbucks was ranked as the most valuable restaurant brand globally for the eighth consecutive year, with its brand value increasing by 14% to reach \$60.7 billion.

*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 NAVASOTA, TX

Starbucks

Lessee: Starbucks Corporation

REVENUE
\$36.5 B

CREDIT RATING
BBB+

STOCK TICKER
SBUX

LOCATIONS
38,137+



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

Starbucks Corporation (NASDAQ: SBUX) is the premier roaster, marketer, and retailer of specialty coffee in the world, operating more than 38,038 locations globally.

Starbucks also sells a **variety of coffee** and tea products and licenses its trademarks through other channels, such as licensed stores, grocery, and national foodservice accounts through its Global Coffee Alliance with Nestlé S.A. (Nestlé). In addition to the flagship Starbucks Coffee brand, Starbucks also sells **goods and services** under the Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, and Princi brand names. Starbucks introduced **new store formats**, such as Starbucks Pickup, Starbucks Now stores, and curbside pickup, to enhance the **"on-the-go"** customer experience and improve operating efficiency across Starbucks stores in certain **major metropolitan areas** in the United States. These new store formats are suitable for customers who prefer to order ahead and pay through the Starbucks Mobile App for pick-up.

As of 2020, Forbes ranked Starbucks as the **world's second-largest** restaurant company and the world's 393rd-largest company overall, as well as ranking 37th on Forbes' World's Most Valuable Brands 2020. Starbucks' consolidated revenues increased 11% to **\$32.3 billion** in fiscal 2022 compared to **\$29.1 billion** in fiscal 2021, primarily driven by strength in its U.S. business and growth in the international segment. North America's total net revenues for fiscal 2022 increased **\$2.9 billion**, or 14%, primarily due to a 12% increase in comparable store sales (\$2.2 billion) driven by a 7% increase in average ticket and a 5% increase in transactions. Also contributing to these increases were the performance of net new company-operated store openings over the past **12 months (\$628 million)**. Revenue from company-operated stores accounted for 82% of total net revenues during fiscal 2022. Revenue for the Channel Development segment increased **\$250 million**, or 16%, compared with fiscal 2021, driven by higher product sales and royalty revenue from the Global Coffee Alliance and growth in the global ready-to-drink business.



IN THE NEWS

STARBUCKS NAVASOTA, TX

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 year with its brand value up 14%
- Asian brands value boost Luckin Coffee (+96%) and Jollibee (+51%)
- Hot pot in top spot: Haidilao brand emerges as sector's strongest with AAA+ brand strength rating

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.

"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."

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.

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 NAVASOTA, TX

Initial Lease Term	10 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	February 2025 (Approx.)
Lease Expiration	February 2035 (Approx.)
Lease Type	Corporate Net Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$156,750
Annual Rent YRS 6-10	\$172,425
Option 1	\$189,668
Option 2	\$208,634
Option 3	\$229,498
Option 4	\$252,447

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.



N LASALLE STREET
±8,305 VPD

N HIGHWAY 6 LOOP
±17,364 VPD

Navasota Concrete
Established 1995

NLA
NAVASOTA LITERATURE ASSOCIATION

90 TEXAS

±17,338 VPD

JOHN C WEBB ELEMENTARY SCHOOL
(597 STUDENTS)

NAVASOTA HIGH SCHOOL
(884 STUDENTS)

NAVASOTA JUNIOR HIGH SCHOOL
(664 STUDENTS)

KEY PERFORMANCE PETROLEUM

JARVIS TIRE PROS

SUBWAY
BURGER KING

McDonald's

SONIC
Popeye's
Pizza Hut

Walmart

DOLLAR TREE

BRULE ELEMENTARY SCHOOL
(327 STUDENTS)

GMC
BUICK

105 TEXAS

CHRYSLER
Jeep
RAM

Brookshire Brothers
DOLLAR GENERAL
O'Reilly AUTO PARTS

Benjamin Moore

PROSPERITY BANK

TSC TRACTOR SUPPLY CO

Comfort INN & SUITES

ACE Hardware

Shell

Navasota Mini Storage

NAVASOTA MANOR APARTMENTS
(40 UNITS)

UNITED Ag & Turf

Ford

W WASHINGTON AVENUE
±11,849 VPD

105 TEXAS

HUGHES FABRICATION & WELDING, INC.

SPUR 515
±5,271 VPD

SPUR 527

Chicken EXPRESS

Jack in the box

105 TEXAS

±12,159 VPD

MOCKINGBIRD PARK

6 TEXAS

NAPA

SUBJECT PROPERTY
2002 STATE HWY. 105 E.

NAVASOTA MUNICIPAL AIRPORT

PECAN LAKES GOLF CLUB

FCI FORGED COMPONENTS INC.

TPW TEXAS PIPE WORKS

TEXAS CUSTOM COATERS

SCHULTE ROOFING

NOV

CHAMPION HOMES CENTER


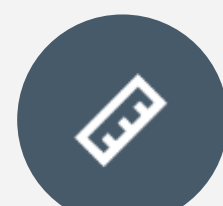
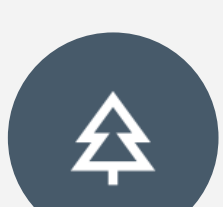
6 TEXAS

SUMMIT PRECAST CONCRETE

TRINITY HEADS INC.

SITE OVERVIEW

STARBUCKS NAVASOTA, TX

	Year Built		2024
	Building Area		±2,365 SF
	Land Area		±0.689 AC

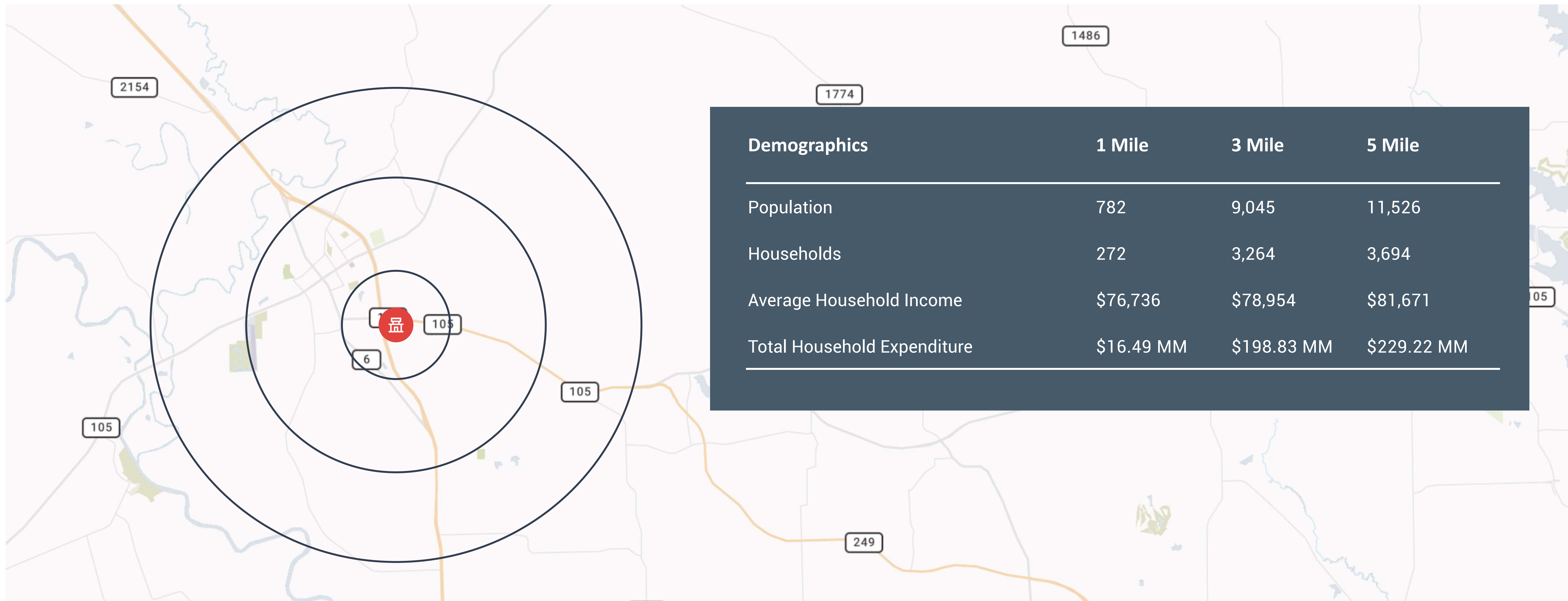
NEIGHBORING RETAILERS

- Walmart
- Brookshire brothers
- Dollar General
- Tractor Supply and Co
- O'Reilly Auto Parts
- Ace Hardware
- NAPA Auto Parts
- Dollar Tree
- Wells Fargo
- Jack in the Box



LOCATION OVERVIEW

STARBUCKS NAVASOTA, TX



GRIMES COUNTY (NUMBER OF EMPLOYEES)

1. Texas Dept. of Criminal Justice (Luther) (775 employees)
2. Navasota ISD (500 employees)
3. NOV Grant Prideco (400 employees)
4. Ellwood Texas Forge (290 employees)
5. Grimes County (195 employees)
6. MidSouth (190 employees)
7. NOV Rolligon (175 employees)
8. Texas Pipe Works (145 employees)
9. Trinity Heads (129 employees)
10. Camp Allen (125 employees)

LOCATION OVERVIEW

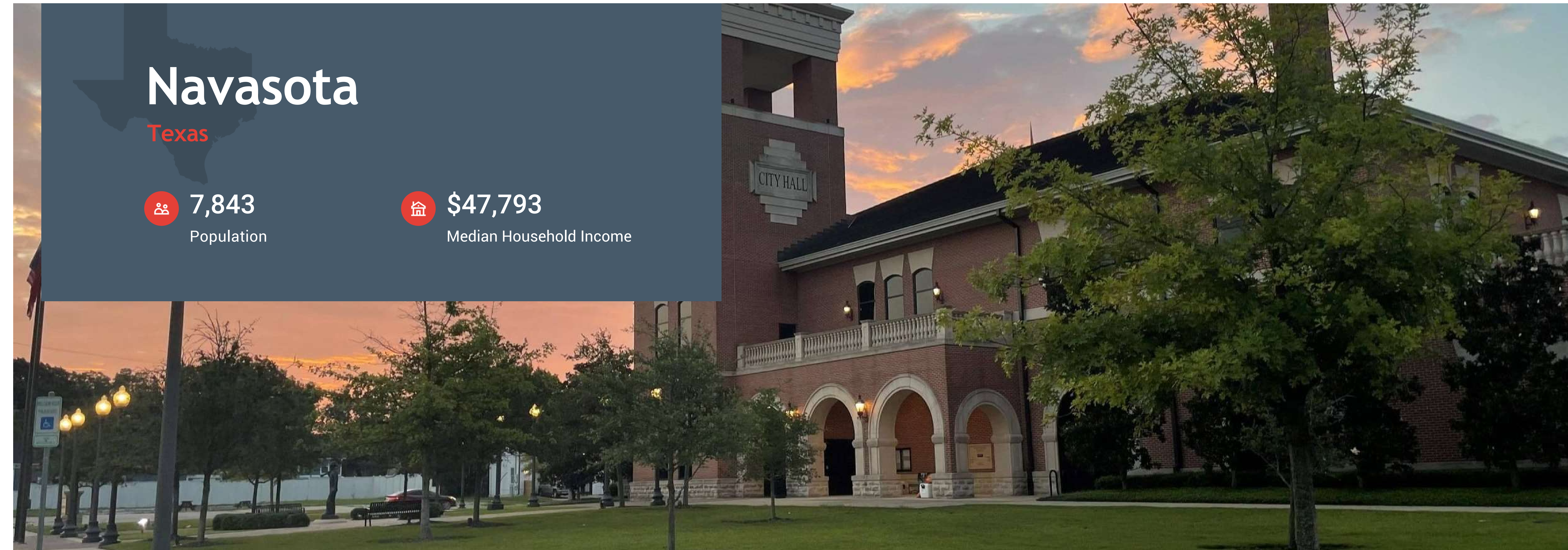
STARBUCKS NAVASOTA, TX

Navasota

Texas

 7,843
Population

 \$47,793
Median Household Income



Known as the

**"BLUES CAPITAL
OF TEXAS"**

Located in Between

**HOUSTON &
COLLEGE STATION**

Navasota, Texas, located between Houston and College Station, has become a growing hub for both residents and businesses.

Once a historic stagecoach stop, the town now benefits from its strategic location along major highways like TX-6 and TX-105, making it accessible to larger urban centers.

As the "Blues Capital of Texas," the town celebrates its rich musical heritage with public art, festivals, and community events

The town's population is steadily increasing, reaching nearly 9,000 in 2024, and is projected to grow even more in the coming years. With an economic mix of

industrial jobs, retail, and residential developments, Navasota presents a favorable environment for both investors and new residents. The economic development efforts in Navasota have led to significant growth, particularly in the retail and industrial sectors. In 2022 alone, the city welcomed a variety of new businesses, including restaurants, clinics, and industrial facilities, while also planning future large-scale projects like the development of a new H-E-B and multiple residential subdivisions. Key industrial developments, such as the Champion Home Builders facility, have added hundreds of jobs to the local economy. The city also reported a substantial increase in sales tax revenue, up by 13% compared to the previous year, reflecting the thriving local economy. Navasota is known for its blend of small-town charm and cultural activities. As the "Blues Capital of Texas," the town celebrates its rich musical heritage with public art, festivals, and community events like the Texas Birthday Bash, which attracts thousands of visitors. The town's proximity to historic sites like Washington-on-the-Brazos State Park enhances its cultural appeal, while local recreational amenities, such as parks, soccer leagues, and the Navasota Municipal Airport, contribute to a higher quality of life for residents. In terms of infrastructure and future growth, Navasota is preparing for continued expansion with projects like a new water plant and improvements to roads and sidewalks. With smart growth initiatives like the Tax Increment Reinvestment Zone (TIRZ), the city is planning to support sustainable development. This combination of strategic planning, cultural richness, and economic opportunity makes Navasota a prime location for real estate investment and business expansion.

IN THE NEWS

STARBUCKS NAVASOTA, TX

Navasota State of the City

JANUARY 18, 2023 (THE EXAMINER)

Miller reviews City's changing landscape

The headliner of the Jan. 11 Navasota State of the City Address, Mayor Bert Miller, began his presentation with a review of the projects which literally changed the face and landscape of Navasota in 2022.

Retail and rooftops

On the retail and business side in **2022**, the City welcomed Los Cabos Mexican Grill, Chicken Express, Red Board Tavern & Table, Health-Point Clinic, Rail & Rye, Key Performance Petroleum Facility, Joe's Italian Restaurant and the expansion of United Ag & Turf. The **2,621 building inspections** conducted in 2022 represented a **55% increase over 2021**.

The City's very active Development Services Department saw more than \$26.4 million invested in the Navasota community.

Miller said, "And yes, H-E-B did finalize the purchase of acreage at the intersection of Highway 6 and 105 East. We're just waiting for them to submit their site plans and zone change documents so we can get moving with that development."

On the rooftop side, Miller said **99 new single-family homes** and two duplex permits were issued and the 30lot Phase I of the new Hidden Hills Subdivision got underway in 2022.

According to Miller, current projects slated for completion in 2023 are Team Elliott Ford, Navasota Welding Supply, North Side Market, Phase IV of the Pecan Lakes Estates Subdivision with **180 homes**, Jack in the Box, Fairway Self Storage and a downtown fitness center which plans to open in February. Miller said, "In the next couple of years, there will be the development of Pecan Grove, a **200-home development**, an added phase in Hidden Hills and plans for a **400 lot development** on Highway 90 just east of town. And with that approaching, the City begins the planning and design of a new water plant and tower. We're looking forward to that growth."

EXPLORE ARTICLE



Navasota Achieves Music Friendly Texas Certification, Becomes State's 67th Designated Community

(NAVASOTA)

The City of Navasota is excited to announce its designation as a Music Friendly Texas Certified Community, making it the 67th city in the state to receive this recognition from the Texas Music Office (TMO).

This certification underscores Navasota's commitment to fostering a thriving local music industry, providing **support for musicians** and venues, and creating **new opportunities** for music-related businesses.

As a Music Friendly Texas Certified Community, Navasota will collaborate with the Texas Music Office to enhance support for local artists and live music venues, helping to ensure a thriving music scene. The program aims to foster economic development related to the music industry and strengthen the cultural fabric of Texas communities.

Governor Greg Abbott remarked on the significance of the Music Friendly Texas program, stating, "Music is key to the Texas brand and is deeply rooted in the cultural traditions of our great state. Music Friendly Texas Communities certified by the Texas Music Office work tirelessly to **attract and develop** the local music industry to **boost local job creation** and economic growth." With this new designation, Navasota joins a growing network of cities across Texas that are dedicated to advancing their **local music economies**.

"Congratulations to the City of Navasota on being designated a Music Friendly Texas Certified Community," said Senator Lois W. Kolkhorst. "From the era of famed blues musician 'Mance' Lipscomb to the city's music festivals of today, Navasota provides **quality musical experiences** that contribute significantly to the local economy, attracting visitors and stimulating growth. This designation is a testament to Navasota's commitment to **supporting and promoting** its vibrant music scene, and I am certain it will benefit the entire area."

EXPLORE ARTICLE



METRO AREA

STARBUCKS NAVASOTA, TX

SUBJECT PROPERTY
2002 STATE HWY. 105 E.

NAVASOTA

TOYOTA CENTER

- 18,055 Seating Capacity
- Home to the Houston Rockets of the National Basketball Association

MINUTE MAID PARK STADIUM

- 41,168 Seating Capacity
- Home to Houston Astros (MLB)

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

- Revenue \$57.342 Billion (2022)
- One of the largest energy infrastructure and logistics companies in North America

BEAUMONT MUNICIPAL AIRPORT

- 42 Flights/Day
- Airport covers 276 Acres

PROVOST UMPHREY STADIUM

- 16,000 Seating Capacity
- Home to the Lamar Cardinals football team

LAMAR UNIVERSITY

- 16,914 Students
- Ranked #395-435 in National Universities

GEORGE BUSH INTERCONTINENTAL AIRPORT

- 1095 Flights/Day
- 40.9 Million Annual Passengers

Baker Hughes

- 55,000 Employees
- One of the World's Largest Oil Field Services Companies

JACK BROOKS REGIONAL AIRPORT

- 52 Flights/Day
- Covers an area of 1,799 Acres

MEMORIAL HERMANN CYPRESS HOSPITAL

- The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
- Memorial Hermann Named One of the Nation's Top 5 Large Health Systems

DAVID WAYNE HOOKS MEMORIAL AIRPORT

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

UNIVERSITY OF HOUSTON

- 45,364 Students
- Ranked #133 in National Universities

PORT OF HOUSTON INTERNATIONAL PORT

- One of the world's largest port
- Owns and operates the eight public facilities along the 52-mile Houston Ship Channel

HERMANN PARK CONSERVANCY

- Over 6 Million Visitors Annually
- It includes Houston Zoo, Miller Outdoor Theatre, the Houston Museum of Natural Science, and the Hermann Park Golf Course

WILLIAM P. HOBBY AIRPORT

- 569 Flights/Day
- 13 Million Annual Passengers

RICE UNIVERSITY

- 8,672 Students
- Ranked #17 in National Universities

JOHNSON SPACE CENTER

- It has led the world on a continuing adventure of human exploration, discovery and achievement
- Home to NASA's astronaut corps

TMC TEXAS MEDICAL CENTER

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

nrg stadium

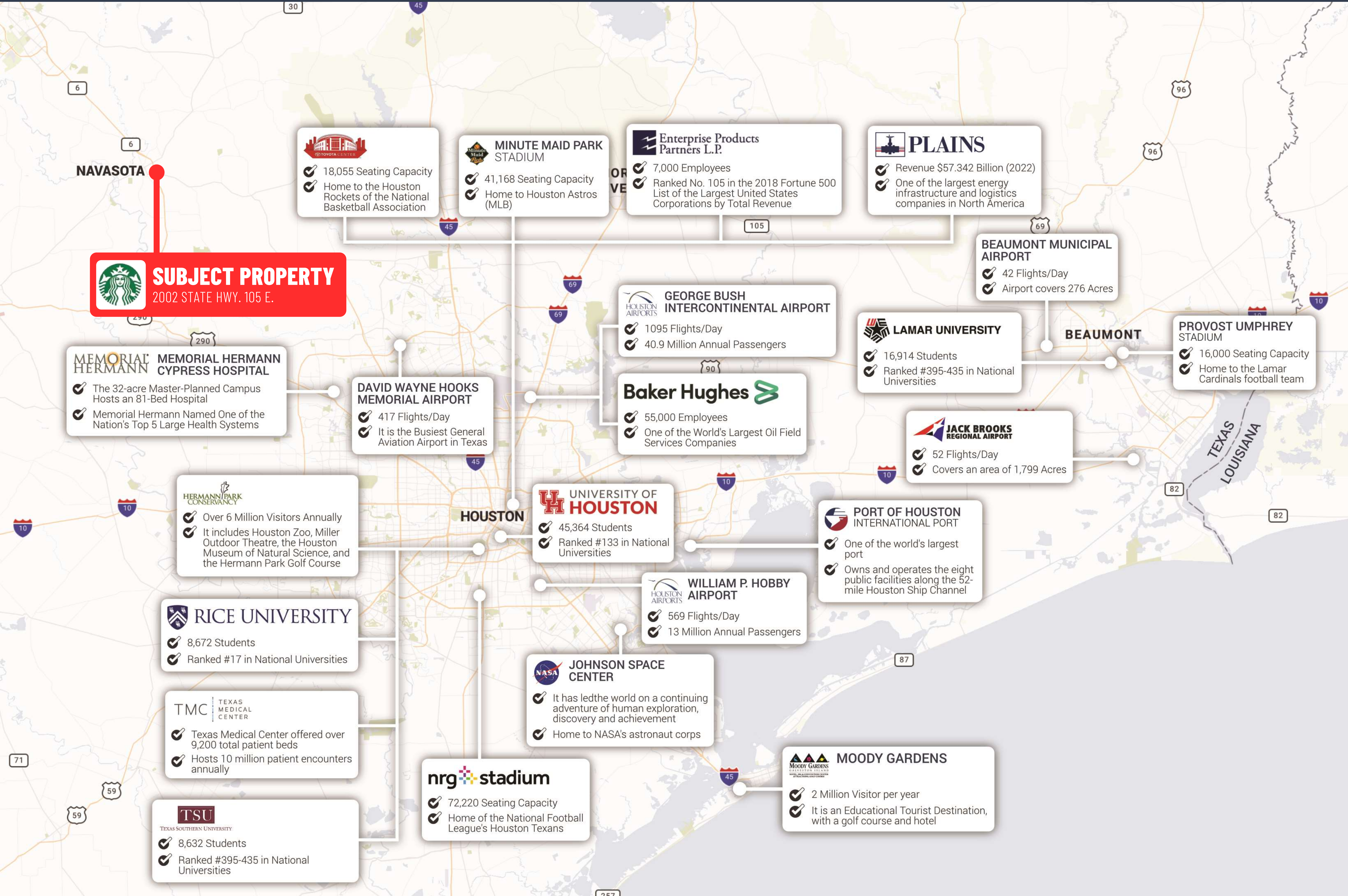
- 72,220 Seating Capacity
- Home of the National Football League's Houston Texans

MOODY GARDENS

- 2 Million Visitor per year
- It is an Educational Tourist Destination, with a golf course and hotel

TSU TEXAS SOUTHERN UNIVERSITY

- 8,632 Students
- Ranked #395-435 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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Bob Moorhead

Managing Partner
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TEXAS DISCLAIMER

STARBUCKS NAVASOTA, 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.