



Starbucks

\$2,888,889 | 5.85% CAP

NWC N Josey & Parker Road, Carrollton, Texas 75056

- ✓ Brand New Construction, 10 Year NN Corporate Lease with 7.5% Rent Bumps Every 5 Years
- ✓ Located off Josey Ln (30,500 VPD) and Parker Rd (9,062). Property is Located Just Off Sam Rayburn Hwy (105,000 VPD).
- ✓ A+ Location in a Bustling Commercial Zone with Outstanding Demographics – 278,900+ Residents w/in 3 Mi. with Avg. HH Income of \$160k+.
- ✓ H-E-B Owns the Land Across the Street. Austin Ranch is a 1,700 Acre Development with 2.46M SF of Commercial Space by Billingsley Near the Property.
- ✓ 4 Miles from \$1B Trinity Mills Development - 300-Acre Transit Hub

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 **40,000+ stores** across the globe.



INVESTMENT OVERVIEW

STARBUCKS CARROLLTON, TX



File Photo

CONTACT FOR DETAILS

Anthony Pucciarello

Executive Vice President
(214) 915-8896

apucciarello@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$2,888,889

5.85% CAP

NOI

\$169,000

Building Area

±2,225 SF

Land Area

±1.05 AC

Year Built

2025

Lease Type

NN

Occupancy

100%

- ✓ **Brand New Construction, 10 Year NN Corporate Lease** with 7.5% Rent Bumps Every 5 Years in Both Primary & Option Periods.
- ✓ **Located off Josey Ln (30,500 VPD) and Parker Rd (9,062), Just Off Sam Rayburn Hwy (105,000 VPD)**, a major highway that serves as a critical transportation route in the Dallas-Fort Worth Metroplex and stretches through Carrollton, Plano, Lewisville, and The Colony.
- ✓ **A+ Location in a Bustling Commercial Zone w/ Outstanding Demographics** – There are 278,900+ residents w/in 3 miles with avg. HH income of \$160k+. Near Target, Kroger, Walmart Supercenter, McDonald's, Chick-fil-A, Spec's, and much more.
- ✓ **H-E-B Owns the Land Across the Street.** Large 1,700 Acre Development "Austin Ranch," just north of the subject property includes over 2,462,000 S/F of commercial space on 1,700 acres of land. It features 18 parks, 10 neighborhoods and 7-Miles of scenic trails.
- ✓ **4 Miles from the \$1B Trinity Mills Development**, a 300-acre transit hub featuring mixed-use buildings, residential units, office spaces, retail, and hotels.
- ✓ **Carrollton, Texas is a Suburb of Dallas, Only 16 Miles from Downtown.** It is only 8 miles from Dallas-Fort Worth International Airport and 7 miles from Dallas Love Field Airport, and provides easy access to Sam Rayburn Tollway, President George Bush Turnpike, and Interstate 35.
- ✓ **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.

*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 CARROLLTON, TX

Starbucks

Lessee: Starbucks Corporation

REVENUE
\$36.53 BCREDIT RATING
BBB+STOCK TICKER
SBUXLOCATIONS
40,000[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 CARROLLTON, 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



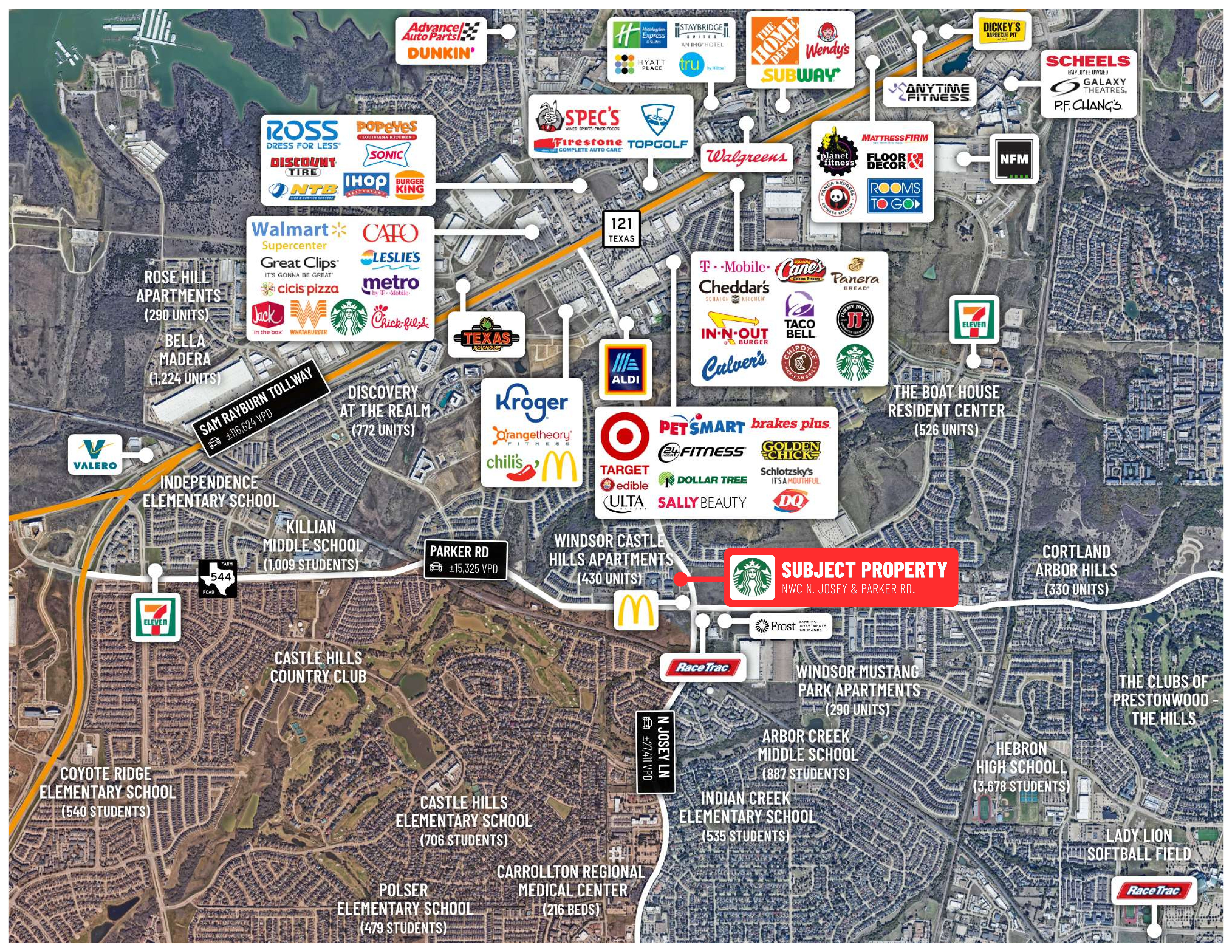
LEASE OVERVIEW

STARBUCKS CARROLLTON, TX

Initial Lease Term	10 Years, Plus (4), 5-Year Renewal Options
Rent Commencement	TBD 2025
Lease Expiration	TBD 2035
Lease Type	NN
Rent Increases	7.5% Every 5 YRS
Annual Rent YRS 1-5	\$169,000
Annual Rent YRS 6-10	\$181,675
Option 1	\$195,301
Option 2	\$209,948
Option 3	\$225,694
Option 4	\$242,621

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.





Advance Auto Parts
DUNKIN'

Hyatt Place
Staybridge Suites
tru by Hilton

Home Depot
Wendy's
SUBWAY

DICKEY'S
BARBECUE PIT

SCHEELS
EMPLOYEE OWNED
GALAXY THEATRES
P.F. CHANG'S

ROSS
DRESS FOR LESS
DISCOUNT TIRE
NTB
POPEYES
SONIC
IHOP
BURGER KING

SPEC'S
WINES • SPIRITS • FINE FOODS
Firestone
COMPLETE AUTO CARE
TOPGOLF

Walgreens

planet fitness
MATTRESS FIRM
FLOOR DECOR
PANDA EXPRESS
CHINESE KITCHEN
ROOMS TO GO

NFM

Walmart
Supercenter
Great Clips
IT'S GONNA BE GREAT
cicis pizza
Jack
W
Starbucks
Cato
LESLIE'S
metro
by T-Mobile
Chick-fil-A

TEXAS
ROADHOUSE

121
TEXAS

ALDI

T-Mobile
Cheddar's
Scratch Kitchen
Panera
BREAD
IN-N-OUT
BURGER
TACO BELL
Culver's
CHIPOTLE
MEXICAN GRILL
Starbucks

7
ELEVEN

ROSE HILL
APARTMENTS
(290 UNITS)

BELLA
MADERA
(1,224 UNITS)

SAM RAYBURN TOLLWAY
±116,624 VPD

DISCOVERY
AT THE REALM
(772 UNITS)

Kroger
Orangetheory
FITNESS
chili's
McDonald's

Target
edible
ULTA
PET SMART
brakes plus
24 FITNESS
DOLLAR TREE
SALLY BEAUTY
GOLDEN CHICK
Schlotzsky's
IT'S A MOUTHFUL
DQ

THE BOAT HOUSE
RESIDENT CENTER
(526 UNITS)

VALERO

INDEPENDENCE
ELEMENTARY SCHOOL

KILLIAN
MIDDLE SCHOOL
(1,009 STUDENTS)

PARKER RD
±15,325 VPD

WINDSOR CASTLE
HILLS APARTMENTS
(430 UNITS)

Starbucks
SUBJECT PROPERTY
NWC N. JOSEY & PARKER RD.

CORTLAND
ARBOR HILLS
(330 UNITS)

7
ELEVEN

CASTLE HILLS
COUNTRY CLUB

COYOTE RIDGE
ELEMENTARY SCHOOL
(540 STUDENTS)

CASTLE HILLS
ELEMENTARY SCHOOL
(706 STUDENTS)

POLSER
ELEMENTARY SCHOOL
(479 STUDENTS)

CARROLLTON REGIONAL
MEDICAL CENTER
(216 BEDS)

N JOSEY LN
±27,411 VPD

RaceTrac

WINDSOR MUSTANG
PARK APARTMENTS
(290 UNITS)

ARBOR CREEK
MIDDLE SCHOOL
(887 STUDENTS)

INDIAN CREEK
ELEMENTARY SCHOOL
(535 STUDENTS)

HEBRON
HIGH SCHOOL
(3,678 STUDENTS)

LADY LION
SOFTBALL FIELD

RaceTrac

THE CLUBS OF
PRESTONWOOD -
THE HILLS

FIELDCREST
APARTMENTS
(180 UNITS)

CARROLLTON REGIONAL
MEDICAL CENTER
(216 BED)

State Farm

AVENIDA
CARROLLTON
(203 UNITS)

Walmart
Supercenter
LOWE'S

Walmart
Neighborhood Market
Kroger

CASTLE HILLS
ELEMENTARY SCHOOL
(656 STUDENTS)

KOHL'S

PARKER ROAD
(15,325 VPD)

WINDSOR CASTLE
HILLS APARTMENTS
(430 UNITS)

H-E-B

H-E-B
OWNED LAND.

FARM
ROAD
544

LIQUOR DEPOT

CHIPOTLE
MEXICAN GRILL



N JOSEY LANE
(27,411 VPD)

 SAM RAYBURN TOLLWAY
(116,624 VPD)

121
TEXAS

Walmart Supercenter

MEMORIAL
ELEMENTARY SCHOOL
(632 STUDENTS)

ROSS
DRESS FOR LESS

HALCYON
CASTLE HILLS
(324 UNITS)

THE HUDSON
AUSTIN RANCH
(730 UNITS)

WINDSOR CASTLE
HILLS APARTMENTS
(430 UNITS)

 **TARGET** 

 **FIVE BELOW** 

 **FITNESS** 

 **Schlotsky's** 



H-E-B
H-E-B
OWNED LAND.

 N JOSEY LANE
(27,411 VPD)



RETAIL
2,245
S.F.

SITE OVERVIEW

STARBUCKS CARROLLTON, TX

Year Built | 2025

Building Area | $\pm 2,225$ SF

Land Area | ± 1.05 AC

NEIGHBORING RETAILERS

- Walmart Supercenter
- ROSS Dress For Less
- Kroger
- ALDI
- PetSmart
- The Home Depot
- Advance Auto Parts
- Anytime Fitness
- Target
- Planet Fitness



ELEVATIONS

— STARBUCKS CARROLLTON, TX



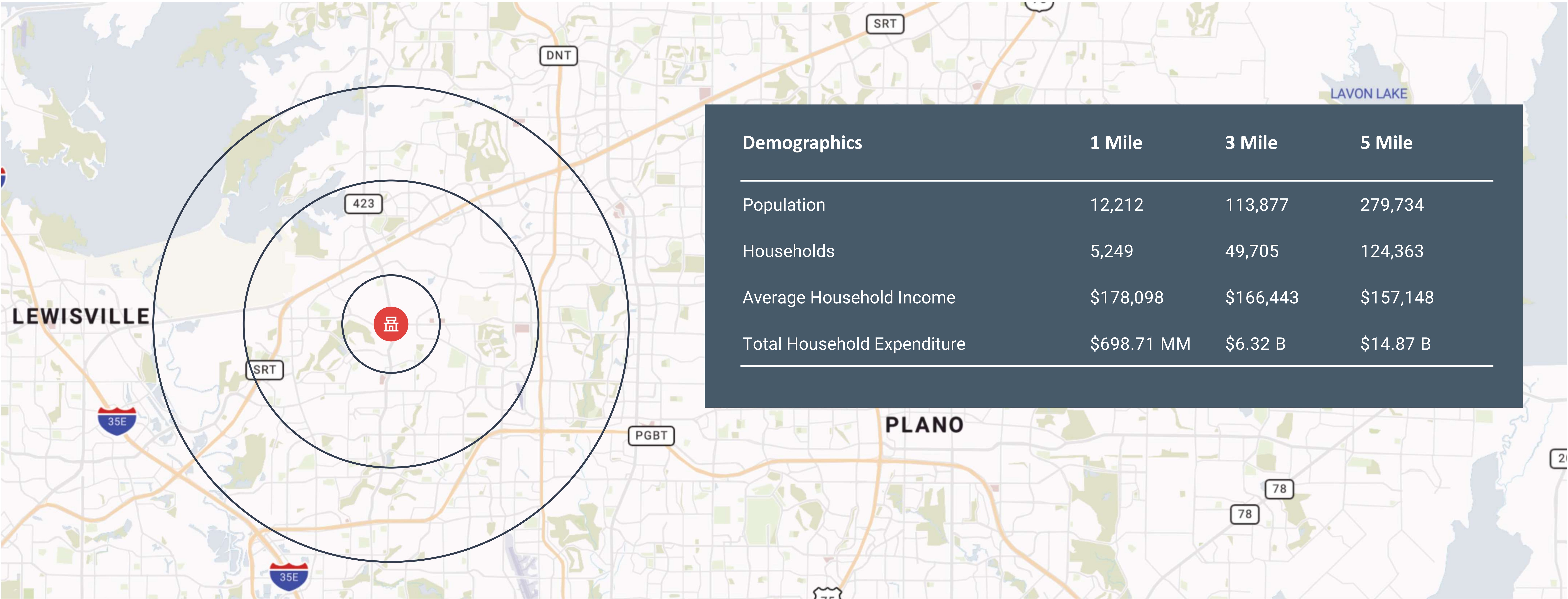
CONSTRUCTION PROGRESS AS OF 2/18/25

STARBUCKS CARROLLTON, TX



LOCATION OVERVIEW

— STARBUCKS CARROLLTON, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Halliburton Energy Services (1,000)
2.

McKesson Corp (999)
3.

Thomson Reuters (950)
4.

Western Extrusions (900)
5.

Securus Technologies (800)
6.

Baylor Scott & White Medical Center Carrollton (640)
7.

Brandt (550)
8.

Fairway Mortgage Co. (550)
9.

AER Manufacturing (500)
10.

Hilton Reservations & Customer Care (450)

MAP

STARBUCKS CARROLLTON, TX

Starbucks Carrollton – Nearby Economic Drivers

Indian Creek Golf Club

"Dallas-Fort Worth's Premier 36-Hole Public Golf Club," Indian Creek, provides two championship, 18-hole courses that were fully renovated in 2019. The club also includes Arrowhead Grill, a dine-in, takeout, and on-course bar and restaurant.

Addison Airport

This premier General Aviation airport in Addison, Texas is home to nearly 600 based aircrafts and over 120,000 annual operations. They serve the general-aviation public with three exceptional FBOs; an FAA control tower; 24-hour U.S. Customs services; no landing fees; and over 70 aircraft-related businesses on the field.

Trinity Mills Development

This \$1B project will span across 300 acres. This transit-hub will include mixed-use buildings, residential living, office space, retail, and hotels. They broke ground on phase 1, the first 25-acres, in December 2023.

Creekview High School

Creekview High School is a public high school located in the city of Carrollton, Texas. It is classified as a 5A school by the UIL and serves nearly 1,720 students.

Maridoe Golf Club

This private golf club is on 212 acres of Blackland prairie, surrounding the most extensive private lake in Dallas County. They provide an 18-hole course, in-house caddie services, a 10-acre practice ground, and is the host to many tournaments and championships.

Trinity Mills Station (DART)

Trinity Mills Station serves DART Light Rail's Green Line and DCTA's A-train hybrid rail line. This System provides fast, convenient service to work, shopping and entertainment destinations in Carrollton, Dallas, Farmers Branch, Garland, Irving, Plano, Richardson and Rowlett.

Hebron High School

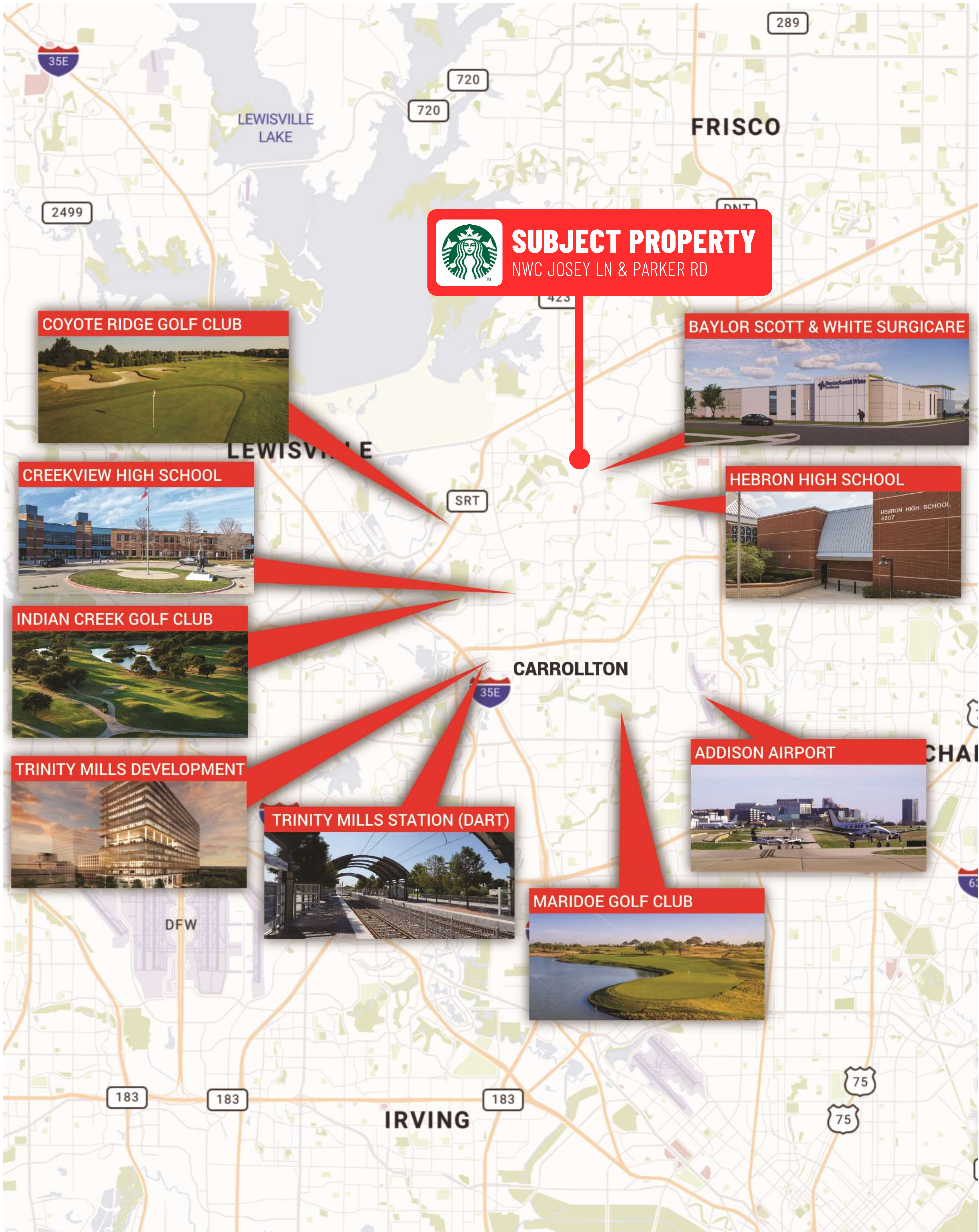
Hebron High School is one of five public high schools in the Lewisville Independent School District and is located in Carrollton, Texas. This school is classified as a 6A school by the UIL and serves 3,678 students.

Baylor Scott & White Surgicare

Baylor Scott & White Surgicare is an affiliate of United Surgical Partners International, partnered with local physicians, and accredited by The Joint Commission. They have 197 beds, 18 specialties, and 2 operating rooms.

Coyote Ridge Golf Club

Coyote Ridge is one of the Public Golf Clubs in North Texas. They offer two very distinct layouts within one golf course. Their clubhouse is 27,000 square feet of luxuriously furnished dining rooms, meeting areas, and lounges designed for every form of business and personal entertaining.



LOCATION OVERVIEW

STARBUCKS CARROLLTON, TX



Carrollton is connected to the DFW Metroplex through the local Metro System known as the DART

DART RAIL SYSTEM

Awarded the Top 25 Growth City by the U-Haul Growth Index in 2021

TOP 25

Carrollton is a city in Dallas, Denton, and Collin counties in the U.S. state of Texas.

Located in the heart of the Dallas-Fort Worth area, the City of Carrollton is a vibrant corporate and residential community.

Dallas/Fort Worth International Airport is eight miles southwest of Carrollton, and Dallas Love Field is seven miles so

The City's location and business cost advantages attract and support a diverse local economy with over 15,000 businesses calling Carrollton home.

Residents are drawn to the City for its high quality of life, abundant parks, schools and safe neighborhoods. As a suburb of Dallas, the city of Carrollton has sustained its own economic identity with the growing metropolitan area within North Texas. Most notably, Carrollton has become the headquarters for FASTSIGNS International, Inc., Halliburton's Easywell in Carrollton, Heelys, Inc., Jokari, Motel 6 (G6 Hospitality), SECURUS Technologies, and Woot Inc. (Subsidiary of Amazon). Carrollton is home to the largest Korean community in Texas and the southern United States. Koreatown Carrollton, located at the intersection of Old Denton Road and President George Bush Turnpike, is home to a large number of Asian restaurants and businesses further stimulating the local and regional economies.

IN THE NEWS

STARBUCKS CARROLLTON, TX

\$1 Billion Transit-Oriented Development Coming To Carrollton, Texas

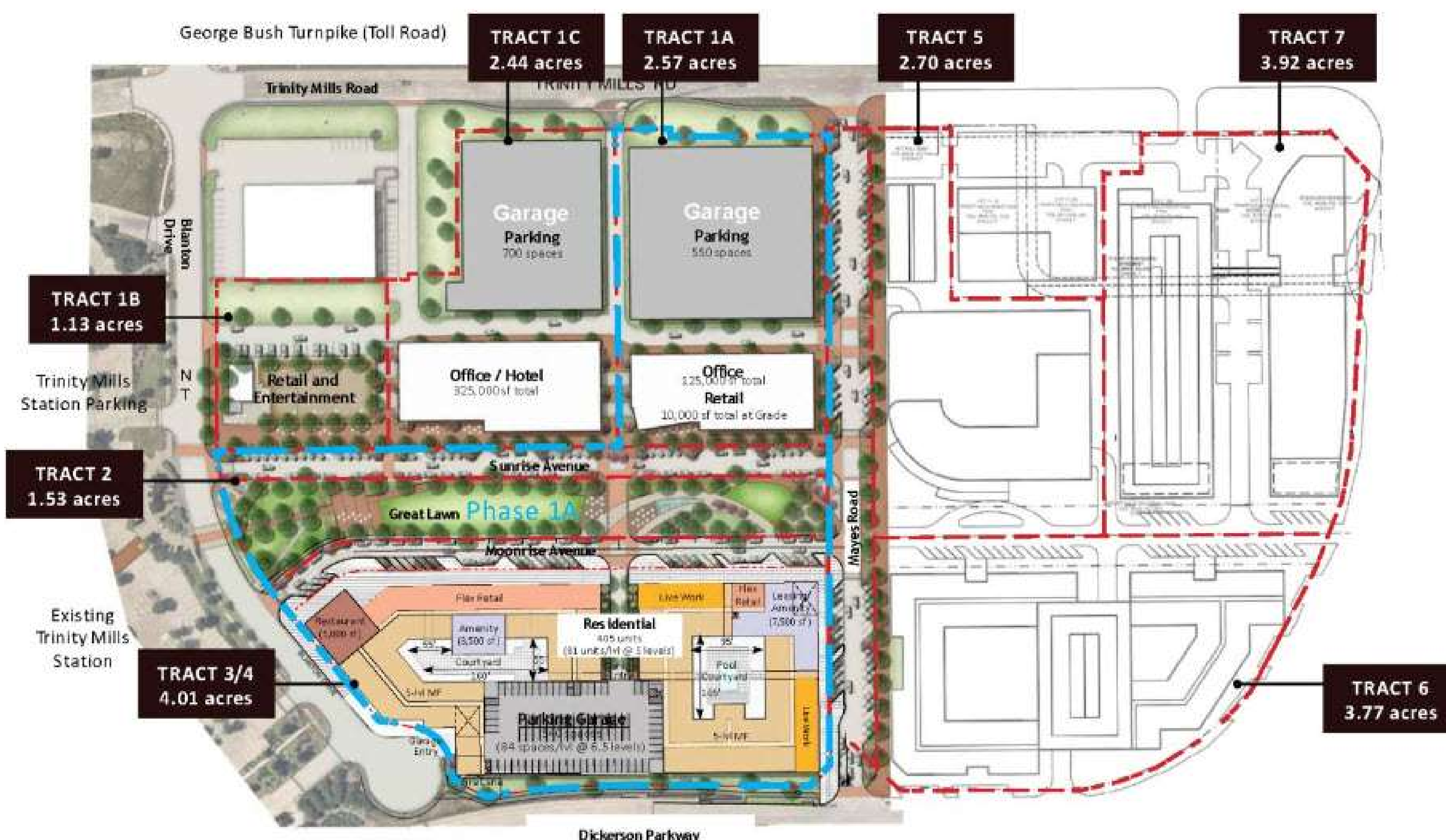
VIRGINIA MINGORANCE, DECEMBER 11, 2023 (LOCAL PROFILE)

The city of Carrollton broke ground on EVIVA Trinity Mills, a mixed-use five-story building that will feature more than 430 multi-family units and live-work spaces.

The first milestone was the approval in April 2020 for a 125,000-square foot, six-story class A office structure to serve as the marquee building within the new development, Carrollton Urban Development Director Ravi Shah said in a statement. “And the second was the three-acre green park esplanade. The esplanade runs the length of the property, from the office buildings on the north side and EVIVA’s retail and apartment homes to the south.



EVIVA is the third milestone in the 25-acre phase one of the Trinity Mills Station development, located in the southeast quadrant of IH-35 and George Bush Turnpike.



According to a statement by the city, the \$1 billion project will grow from 25 acres in phase one to a 300-acre transit hub for DFW once phases two and three are completed. Carrollton’s vision for the Trinity Mills Transit District includes class-A office buildings, luxury apartment homes, retail and a hotel within public plazas and walkable trails.

“Trinity Mills Station is the largest publicly owned transit-oriented development site in North Texas and the most connected,” Carrollton Mayor Steve Babick said.

The station will be served by the DART Green Line light service to Dallas connecting the Denton County Transportation Authority A-Train commuter service to Denton. Additionally, the area has the potential to become a gateway to Carrollton thanks to the east-west traffic from George Bush Turnpike and the north-south commuters from IH-35, highway and rail connections to Dallas Love Field and DFW International Airport and DART’s Silver Line Regional Rail only one stop away when completed in 2025/26.

EXPLORE ARTICLE

TRINITY MILLS PHASE 1 RENDERINGS

— STARBUCKS CARROLLTON, TX



IN THE NEWS

STARBUCKS CARROLLTON, TX

Apartments rise as first piece of \$1B project next to North Texas DART train station

NOOR ADATIA, JANUARY 5, 2024 (WFAA)

This kind of big city development is crucial throughout the Dallas metro to keep up with its immense growth, experts have said.

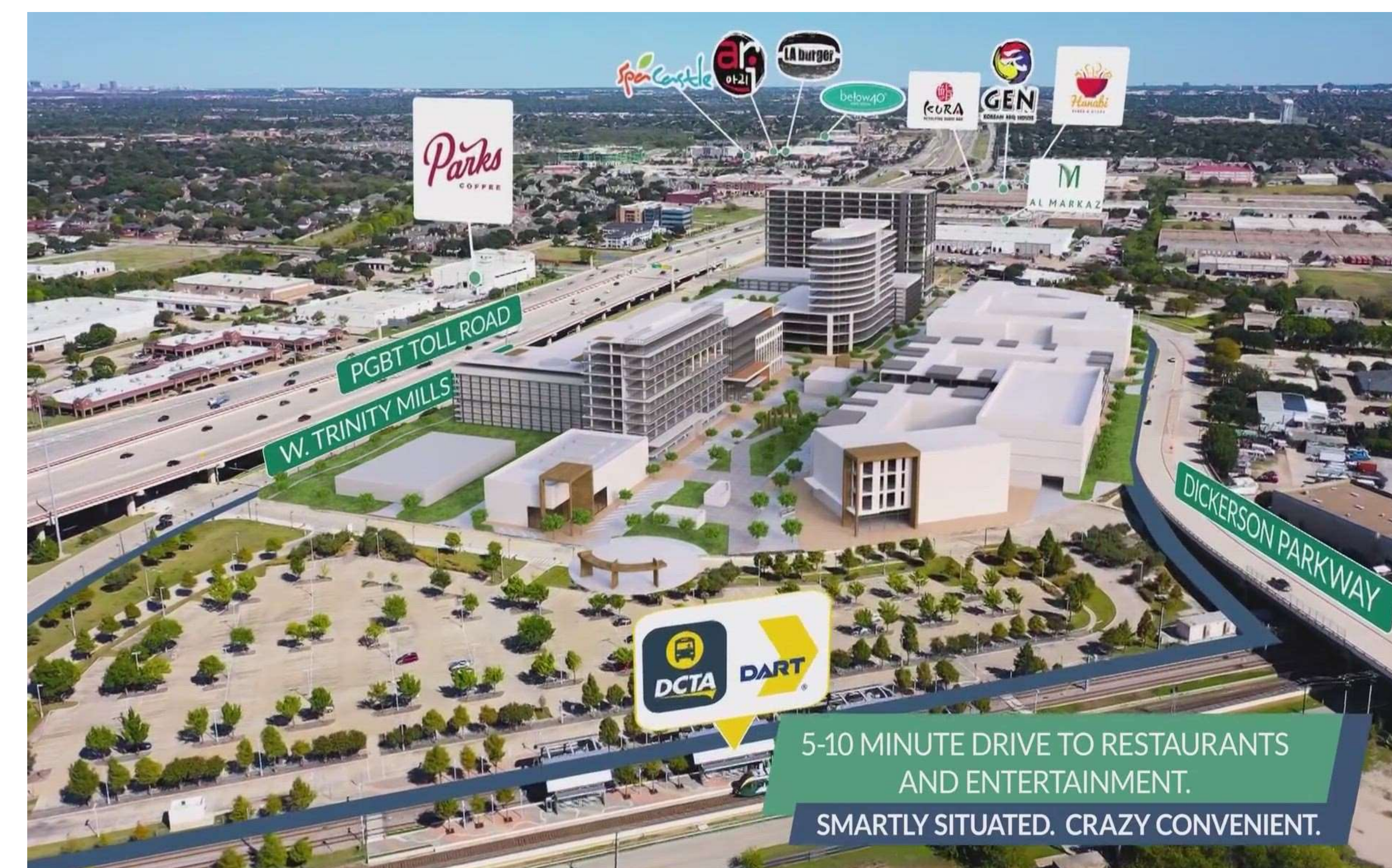
But the transformation started more than **20 years ago**, when in **2003** the city of Carrollton **bought 16 acres** around Dickerson Parkway for future development. **In 2021**, the city teamed up with **Dallas Area Rapid Transit, or DART**, to build infrastructure for a project near the station that planned to blend residential, retail and restaurant space at the southeast corner of Interstate 35E and President George Bush Turnpike.



EXPLORE ARTICLE



Groundbreaking occurred in December for the mixed-use community's first apartment building, called Eviva Trinity Mills. The \$101 million project represents a partnership between public and private entities striving to create a walkable and transit-friendly district.



In early **2023**, construction was completed on a **three-acre public esplanade** that runs through the project and features an artistic and colorful water fountain. The city hopes to host outdoor concerts and festivals in the park in the future.

It all adds up to a clear example of what's called **transit-oriented development**: the dense construction of buildings with a mix of uses and designs reachable even without a car. This kind of big city development is crucial throughout the Dallas metro to keep up with its **immense growth, experts** have said.

The development is flanked by **two major shopping centers** that were recently revitalized, thanks to a city grant program that sought to rehabilitate old retail centers. They are the **Carrollton Town Center** — anchored by an Asian supermarket chain, 99 Ranch Market — and the **Korean Mall shopping center**, home to an H Mart.



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

Anthony Pucciarello

Executive Vice President
(214) 915-8896

apucciarello@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

STARBUCKS CARROLLTON, TX

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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.