

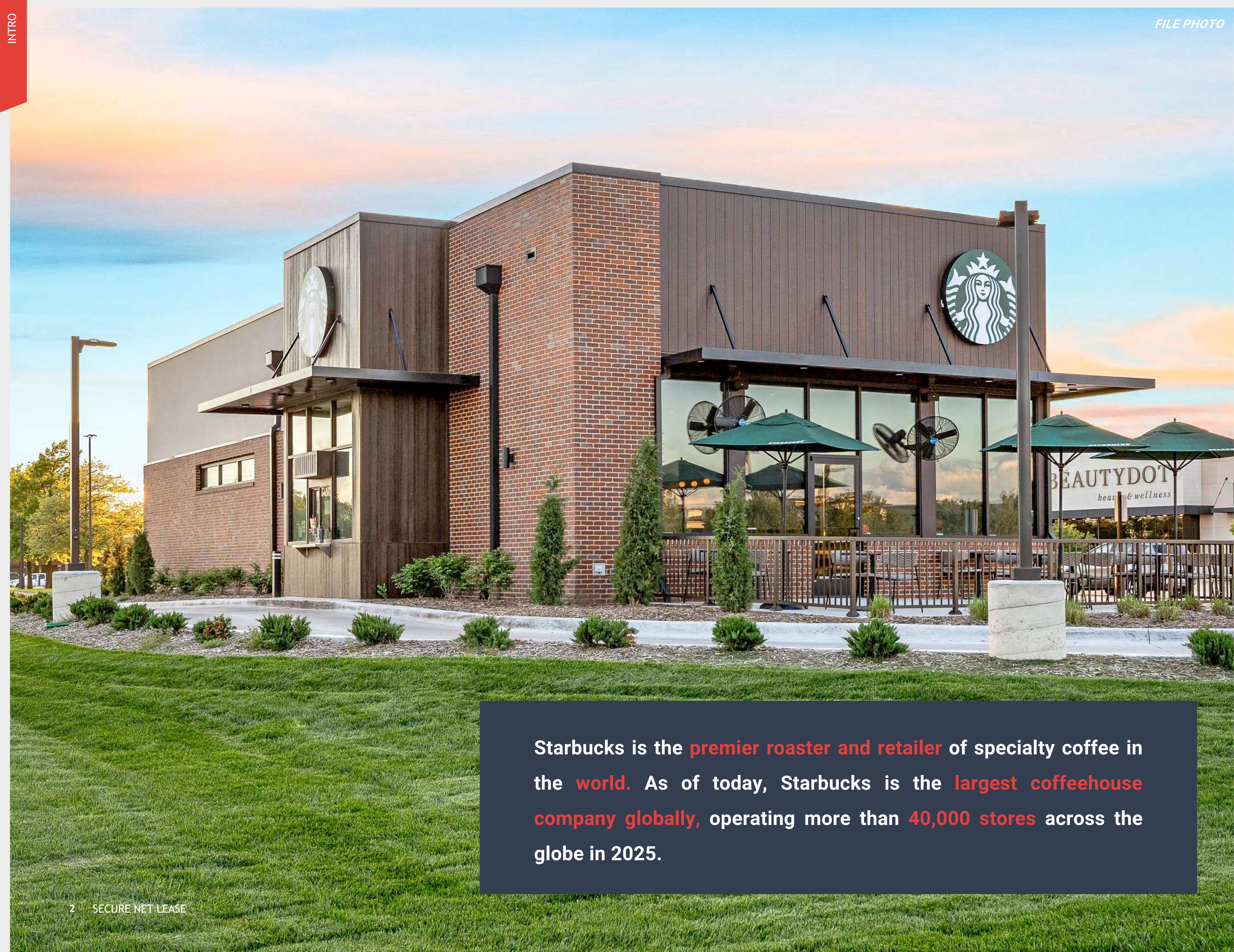


Starbucks

\$2,276,000 | 6.35% CAP

1407 N Mechanic St., El Campo, TX 75437

- ✓ **New 2025 Construction with 10-Yr Net Lease** & 10% Rent Bumps Every 5-Yrs
- ✓ **High Traffic Site With ±23K VPD** at N Mechanic St and W Norris St
- ✓ **Within a Mile from El Campo Memorial Hospital**, El Campo High School, and Civic Offices
- ✓ **Starbucks – 17,137+ U.S. Locations** with \$36.53 Billion in Revenue
- ✓ **El Campo, TX | 40 Miles from Houston, TX** | Certified Scenic City With Growing Retail Demand



Starbucks is the **premier roaster and retailer** of specialty coffee in the **world**. As of today, Starbucks is the **largest coffeehouse company globally**, operating more than **40,000 stores** across the globe in 2025.

INVESTMENT OVERVIEW

STARBUCKS EL CAMPO, TX



FILE PHOTO

CONTACT FOR DETAILS

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Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$2,276,000

6.35% CAP

NOI

\$144,500

Building Area

±2,365 SF

Land Area

±0.8 AC

Year Built

2025

Lease Type

*Corporate Net Lease

Occupancy

100%

- ✓ **Rent Commencement:** July 7, 2025 (Estimated)
- ✓ **New Construction Site with 10 Year Net Lease,** 10% rental escalation the Primary Term and (4) 5-Year Option Periods.
- ✓ **High Traffic Location Along N Mechanic Street (US-59 BUS).** Situated along a major commercial corridor with ±23,000 vehicles per day, the property offers excellent visibility and accessibility for both local traffic and regional travelers.
- ✓ **Surrounded by Key Demand Drivers and Community Anchors.** The site is near major anchors like El Campo Memorial Hospital (10,286 annual ED visits), El Campo ISD (3,349 students), and top-rated restaurants like Pincher's Boil'n Pot (\$5M+ annual revenue), supporting consistent foot traffic.
- ✓ **Tourism, Healthcare, and Education-Fueled Trade Area.** Located near popular regional attractions including the Lost Lagoon RV Resort (255 RV sites, 650,000-gallon pool), the local bowling center, and the Museum of Natural History—all contributing to steady visitation and economic vitality.
- ✓ **Starbucks – The World's Leading Coffeehouse Chain With Over 17,137 U.S. Locations.** Publicly traded (Nasdaq: SBUX) and generating \$36.53B in annual revenue, Starbucks serves ±600 customers per day per store and continues to expand its drive-thru and digital platforms to enhance performance.
- ✓ **El Campo, TX (40 Miles from Houston) – Certified Scenic City With Family-Oriented Growth and Retail Demand.** Home to 11,800+ residents with a strong local economy anchored by agriculture, healthcare, and education. The city offers low crime, high community engagement, and strategic highway access to Houston and Victoria.

*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 EL CAMPO, TX

Starbucks

Lessee: Starbucks Corporation

REVENUE
\$36.53 B

CREDIT RATING
BBB+

STOCK TICKER
SBUX

LOCATIONS
40,000+



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

Starbucks Corporation (NASDAQ: SBUX) is the world's leading roaster, marketer, and retailer of specialty coffee, operating more than 40,700 locations across the globe as of March 2025.

Starbucks offers a diverse range of coffee and tea products, both in its **company-operated** and licensed stores, as well as through grocery and foodservice channels via its Global Coffee Alliance with Nestlé S.A. In addition to its flagship Starbucks Coffee brand, the company also markets goods and services under the **Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, and Princi** brand names.

Starbucks continues to innovate with new store formats—including Starbucks Pickup, Starbucks Now, and curbside pickup—to enhance convenience for customers who prefer to order ahead and pay via the Starbucks Mobile App. These formats are designed to improve speed, efficiency, and the overall customer experience, particularly in high-traffic urban markets.

As of **2025**, Starbucks is the **world's largest coffeehouse chain** and remains one of the most **recognized global brands**. The company generates annual revenues exceeding **\$36 billion**, with a strong presence in both North America and international markets. In the second quarter of fiscal 2025, Starbucks reported consolidated net revenues of **\$8.6 billion**, with the U.S. and China together representing **61%** of its global store portfolio—**17,122 stores** in the U.S. and **7,758** in China.

Starbucks' financial strength is underscored by its credit ratings of **BBB+** (Standard & Poor's) and **Baa1** (Moody's), reflecting its stable outlook and robust business model. The company's ongoing investments in partner wages, training, and innovative store concepts are central to its strategy for long-term growth and customer engagement. Starbucks' digital platforms, including its loyalty program with over **34 million** active U.S. members, continue to drive repeat business and deepen customer relationships.



FILE PHOTO

IN THE NEWS

STARBUCKS EL CAMPO, 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 Koberi, 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 EL CAMPO, TX

Initial Lease Term	10 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	July 7, 2025 (Estimated)
Lease Expiration	July 31, 2035 (Estimated)
Lease Type	Corporate Net Lease*
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$144,500
Annual Rent YRS 6-10	\$158,950
Option 1	\$174,845
Option 2	\$192,330
Option 3	\$211,562
Option 4	\$232,719

*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.



EL CAMPO COUNTRY CLUB

MUSTANG CAT

N MECHANIC STREET
±11,975 VPD

MR. FIREWORKS

71 TEXAS

SHOE DEPT.
Little Caesars

479

Walmart
Supercenter

7 ELEVEN

O'Reilly AUTO PARTS
SUBWAY
Pizza Hut

ELLWOOD STREET
±1,283 VPD

Chevron

TSC TRACTOR SUPPLY CO.


Chicken EXPRESS
BURGER KING

Sutherlands
SONIC

EL CAMPO CARPET ONE FLOOR & HOME

2765

CHEVROLET
GMC

 **SUBJECT PROPERTY**
1407 N. MECHANIC ST.

PRECISION MOTORSPORTS INC.

Aaron's
DOLLAR GENERAL
TACO BELL

DOLLAR TREE
McDonald's
ups

TANNER SERVICES LLC

FSB The First State Bank

EL CAMPO HIGH SCHOOL
(999 STUDENTS)

WHATABURGER

AutoZone

SEATEX

HUTCHINS ELEMENTARY SCHOOL
(720 STUDENTS)

NAPA

H-E-B

EVC

Walgreens

CORI RADLEY & CO. REAL ESTATE

sears HOME SERVICES

WEST LOOP
±11,068 VPD

Exxon

Domino's

GREENPOINT AG

STONERIDGE APARTMENTS
(40 UNITS)

COKE SOLUTIONS

CITGO

UnitedAg

BUSINESS 59

MARTIN ELECTRIC COMPANY INC.

WILLIE BELL PARK

MILAMORE

HLAVINKA

HELENA
AGRI ENTERPRISES, LLC

59

SHOPPA'S

Schmidt IMPLEMENT, INC.

SUNOCO

Chevron

EL CAMPO METRO AIRPORT
INCORPORATED AIRPORT

EL CAMPO CYCLE CENTER

W JACKSON STREET
±7,079 VPD

RICE BELT WAREHOUSE, INC.

BW Best Western.
Hotels & Resorts

HOME2
SUITED BY REALTY

MCCOY'S BUILDING SUPPLY

S WHARTON STREET
±8,560 VPD

LLOYD BENTSEN HIGHWAY
±2,504 VPD

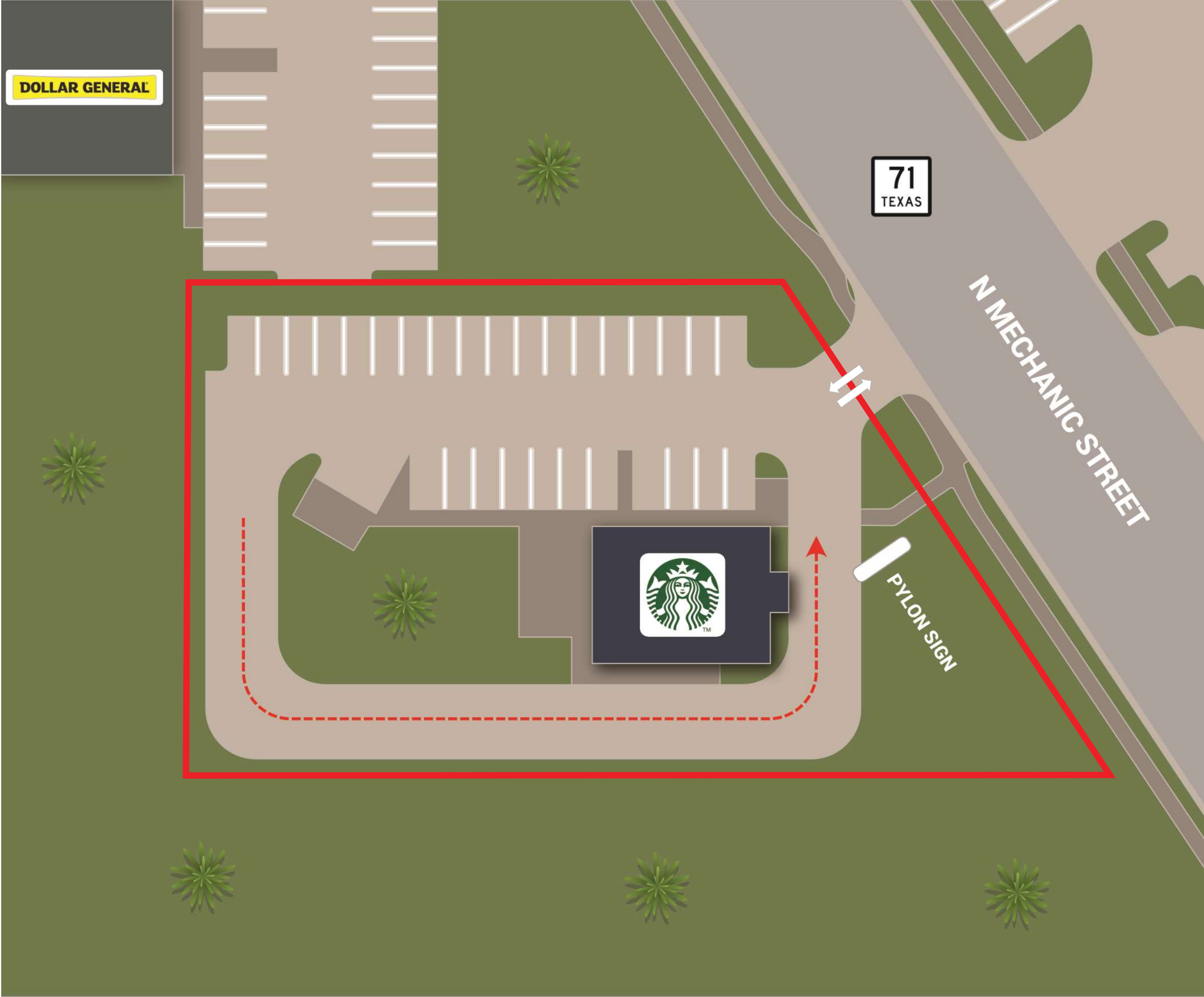
SITE OVERVIEW

STARBUCKS EL CAMPO, TX

Year Built	2025
Building Area	±2,365 SF
Land Area	±0.8 AC

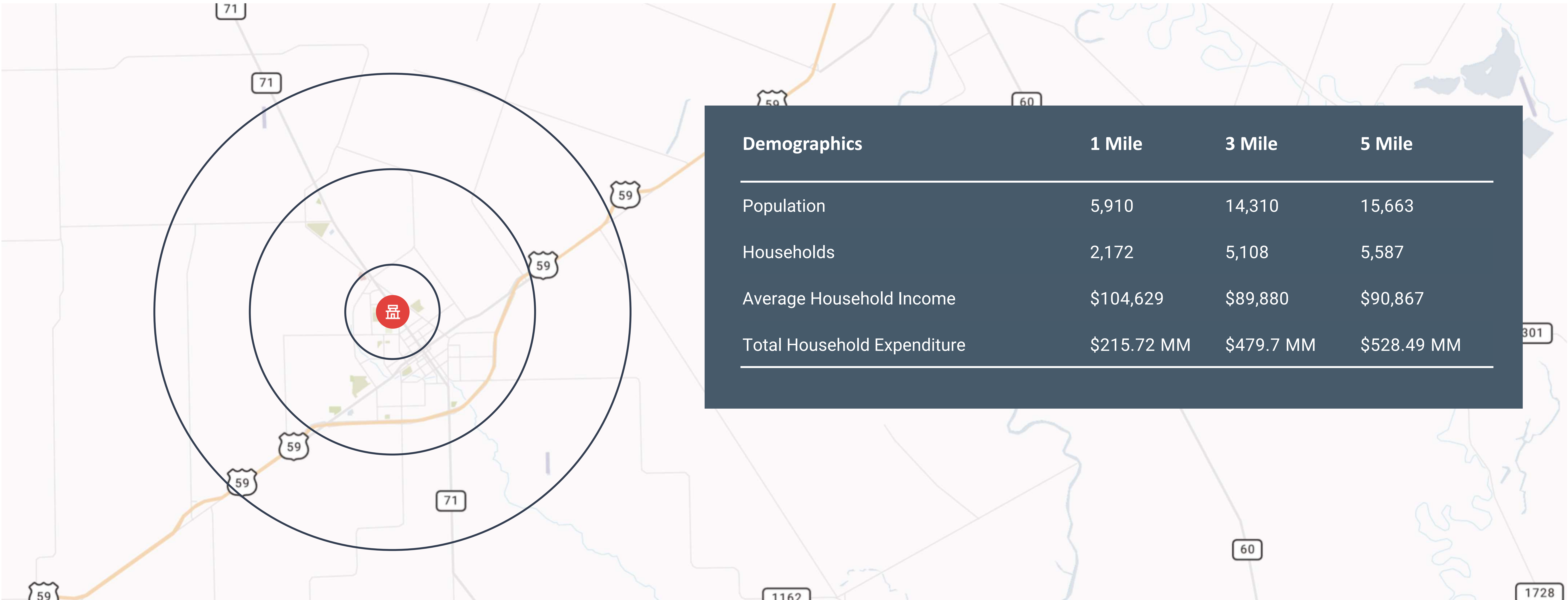
NEIGHBORING RETAILERS

- Walmart Supercenter
- H-E-B
- Tractor Supply Co.
- Aaron’s
- AutoZone Auto Parts
- Dollar Tree
- Dollar General
- O'Reilly Auto Parts
- Shoe Dept.
- NAPA Auto Parts



LOCATION OVERVIEW

STARBUCKS EL CAMPO, TX

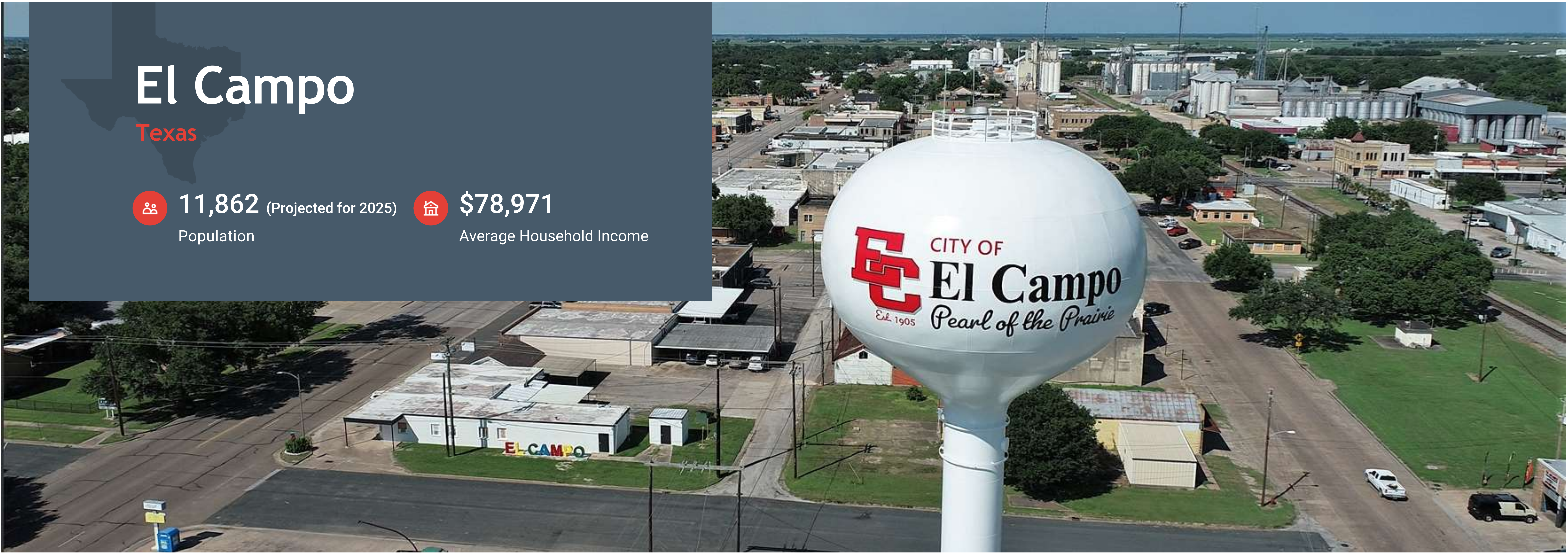


ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. Memorial Hermann Health System (35,360)
- 2. Walmart (29,797)
- 3. H-E-B (29,657)
- 4. Houston Methodist (26,098)
- 5. University of Texas MD Anderson Cancer Center (21,576)
- 6. HCA Houston Healthcare (15,000)
- 7. Kroger (14,868)
- 8. ExxonMobil (13,000)
- 9. United Airlines (11,900)
- 10. Schlumberger Limited (11,700)

LOCATION OVERVIEW

STARBUCKS EL CAMPO, TX



El Campo

Texas



11,862 (Projected for 2025)

Population



\$78,971

Average Household Income

Homeownership rate,
reflecting residential
stability

60%

El Campo is officially
recognized for its aesthetic
standards, planning, and
quality of life.

**CERTIFIED
SCENIC CITY**

El Campo is a vibrant, family-oriented community located in Wharton County, Texas, just over an hour southwest of Houston.

With a 2025 projected population of 11,862 and a population density more than ten times the state average, the city offers a compact, close-knit environment with strong residential stability and growth potential.

El Campo is a Certified Scenic City with strong community roots, low crime, and above-average family demographics.

Over 54% of households have children under 18, and 59% of adults are married —

both significantly above national averages—highlighting El Campo’s appeal to families seeking long-term community roots. Known as the “Rice Capital of Texas,” El Campo’s economy is anchored by agriculture, healthcare, and education, with strong local institutions like El Campo ISD (3,349 students) and Wharton County Junior College driving both employment and workforce development. The area also benefits from excellent transportation infrastructure, including direct access to U.S. Highway 59 and proximity to Houston’s Hobby Airport, enhancing regional connectivity for residents and businesses alike. El Campo is officially recognized as a Certified Scenic City, offering a clean, safe environment with a calendar full of festivals, markets, and community events that draw visitors and build local pride. With a median household income of \$67,356 and a homeownership rate of 60%, the city delivers a strong mix of affordability, purchasing power, and quality of life. These factors—combined with a pro-business environment and recent investment in infrastructure and school facilities—position El Campo as an increasingly attractive destination for both residents and long-term investors.

IN THE NEWS

STARBUCKS EL CAMPO, TX

H-E-B Buffalo Heights store opens in Houston, company’s first in mixed-use develop

OCTOBER 9, 2019 (H-E-B NEWSROOM)

Donna Theriot, a 28-year grocery industry veteran counting 13 years with H-E-B, will serve as General Manager of the new store. Theriot is a recognized leader among her H-E-B peers having received the 2013 Hal Colett Great People award, is avid about mentoring and growing new leaders, and is enthusiastic about supporting the exciting growth within the Washington corridor.

“I have always believed in the importance of people and relish the opportunity to serve and work with the Washington corridor community,” said Theriot. “While each H-E-B is special, my team and I have collaborated to create a truly unique store from its aesthetics to its contents. I believe the Buffalo Heights H-E-B shopper will find exceptional variety and phenomenal service here, not to mention a grocery source close to home.”

H-E-B opened the new Buffalo Heights location Wednesday, October 9, further expanding the company’s inner loop footprint in Houston. The store anchors the new Buffalo Heights mid-rise project at Washington Ave. and Heights Blvd. (3663 Washington Ave) and marks the first H-E-B built in a mixed-use development. The brand new, 96,000 sq.-ft. store features expansive shopping options; covered, second-level parking; is equipped with elevators, escalators and a cartalator to easily navigate to and from the first-floor shopping experience, along with products and services tailored specifically for this historic Houston community.

“H-E-B is proud to join this cutting-edge initiative, which further signifies our commitment to be strong environmental stewards, providing our customers with more than just a great place to shop. We want them to know we’re actively protecting the state we proudly call home,” said Winell Herron, H-E-B Group Vice President of Public Affairs, Diversity and Environmental Affairs.

EXPLORE ARTICLE

Harris County booms with 3rd largest population in the U.S.

AMBER HECKLER, MARCH 19, 2025 (CULTUREMAP HOUSTON)

Newly released U.S. Census Bureau data shows Harris County was the third most populous county nationwide in 2024, and had the highest year-over-year growth rate from 2023. The Houston metro area is now home to a staggering 5 million people.

The new population report, published March 13, estimated year-over-year population data from 2023 to 2024 across all 3,144 U.S. counties, and 387 metro areas. Los Angeles County, California (No. 1) and Illinois' Cook County (No. 2) are the only two U.S. counties that have larger populations than Harris County. Los Angeles County now boasts a population of nearly 9.76 million, while Cook County's has increased to more than 5.18 million people.

Harris County's numeric growth rate outpaced all other U.S. counties from July 1, 2023 to July 1, 2024, the report found. The Census Bureau estimated Harris County's population grew by 105,852 people year-over-year, bringing the total population to 5,009,302 residents. That's around a 2.16 percent growth rate.

Montgomery County also ranked among the top 10 U.S. counties with the highest numeric growth, ranking 9th nationally after gaining 34,268 residents from 2023 to 2024. Montgomery County's population has now grown to 749,613 people. In the report's national comparison of counties with the largest population growth by percentage, Montgomery County ranked No. 7 with a year-over-year growth rate of 4.8 percent.

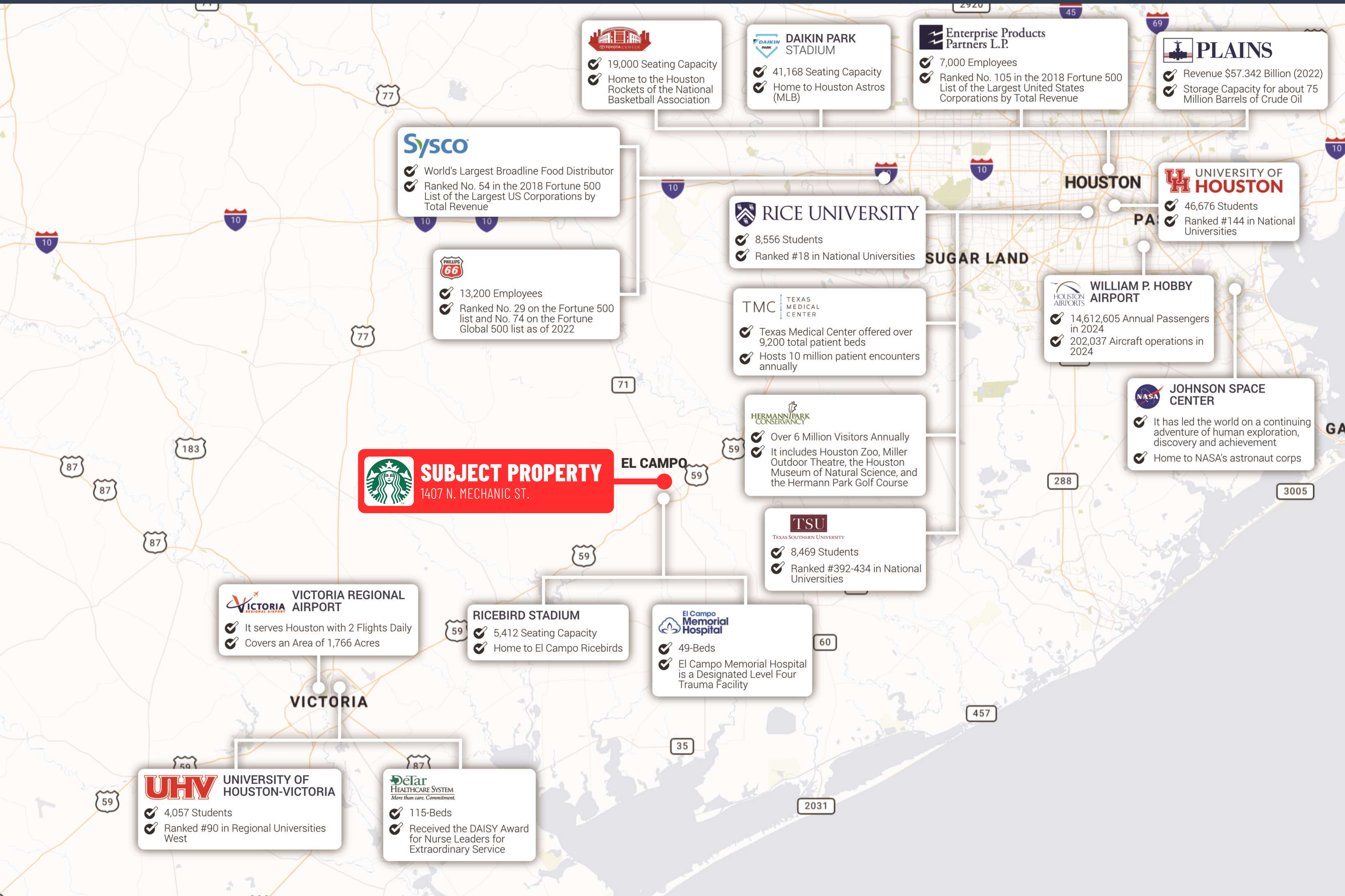
Most populated U.S. metro areas

The U.S. Census Bureau additionally found Houston-Pasadena-The Woodlands nearly led the nation as the second-fastest growing metro area in 2024. From July 2023 to July 2024, the Houston metro added 198,171 residents to bring the total population to 7,796,182.

EXPLORE ARTICLE

METRO AREA

STARBUCKS EL CAMPO, TX



TOYOTA CENTER

- ✓ 19,000 Seating Capacity
- ✓ Home to the Houston Rockets of the National Basketball Association

DAIKIN 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)
- ✓ Storage Capacity for about 75 Million Barrels of Crude Oil

Sysco

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

PHILLIPS 66

- ✓ 13,200 Employees
- ✓ Ranked No. 29 on the Fortune 500 list and No. 74 on the Fortune Global 500 list as of 2022

RICE UNIVERSITY

- ✓ 8,556 Students
- ✓ Ranked #18 in National Universities

UNIVERSITY OF HOUSTON

- ✓ 46,676 Students
- ✓ Ranked #144 in National Universities

TMC TEXAS MEDICAL CENTER

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

WILLIAM P. HOBBY AIRPORT

- ✓ 14,612,605 Annual Passengers in 2024
- ✓ 202,037 Aircraft operations in 2024

JOHNSON SPACE CENTER

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

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

TSU TEXAS SOUTHERN UNIVERSITY

- ✓ 8,469 Students
- ✓ Ranked #392-434 in National Universities

SUBJECT PROPERTY
1407 N. MECHANIC ST.

VICTORIA REGIONAL AIRPORT

- ✓ It serves Houston with 2 Flights Daily
- ✓ Covers an Area of 1,766 Acres

RICEBIRD STADIUM

- ✓ 5,412 Seating Capacity
- ✓ Home to El Campo Ricebirds

El Campo Memorial Hospital

- ✓ 49-Beds
- ✓ El Campo Memorial Hospital is a Designated Level Four Trauma Facility

UHV UNIVERSITY OF HOUSTON-VICTORIA

- ✓ 4,057 Students
- ✓ Ranked #90 in Regional Universities West

Delar HEALTHCARE SYSTEM
More than care. Commitment.

- ✓ 115-Beds
- ✓ Received the DAISY Award for Nurse Leaders for Extraordinary Service

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 EL CAMPO, 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.