



FILE PHOTO

Starbucks

\$2,640,000 | 6.25% CAP

307 E. Interstate Hwy. 2, Mission, TX 78572

- ✓ New Construction Site with 10 Year Net Lease & 10% Rent Escalations
- ✓ High-Visibility Location Along Expressway 83 With 112,000+ Vehicles Per Day
- ✓ Surrounded by Top National Retailers Including Walmart, Home Depot, and Starbucks
- ✓ Strategically Positioned Near Mission Regional Medical Center and UTRGV
- ✓ Strong Demographics With 88,000+ Residents and \$60,800 Median Household Income

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 MISSION, TX



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\$2,640,000

6.25% CAP

NOI

\$165,000

Building Area

±2,395 SF

Land Area

±0.58 AC

Year Built

2025

Lease Type

Corporate Net Lease

Occupancy

100%

- ✓ **Rent Commencement:** July 21, 2025
- ✓ **New Construction Site** with 10 Year Net Lease, 10% rental escalation the Primary Term and (4) 5-Year Option Periods.
- ✓ **Prime Expressway Frontage Location** with 112,286+ Vehicles Per Day directly along Expressway 83 (I-2), one of the Rio Grande Valley's busiest commercial corridors.
- ✓ **Surrounded by Major National Anchors** including Walmart (300+ employees), The Home Depot (150+), McDonald's, T-Mobile, and Starbucks, creating strong cross-traffic synergy and stable daytime population.
- ✓ **Near Leading Regional Institutions and Employers** such as Mission Regional Medical Center (297 beds, 1,000 employees), UT Rio Grande Valley (32,441 students), and the City of Mission (5,700+ public school staff), driving consistent consumer demand throughout the day.
- ✓ **Mission, TX: A Rapidly Growing City in the McAllen MSA** with a 2025 population of 88,251, the highest median household income in the Rio Grande Valley (\$60,813), and a GDP of \$30.2B in the metro area.
- ✓ **Strategic Cross-Border Trade Access** just minutes from the Anzalduas International Bridge, which facilitates 2 million+ annual vehicle crossings, making this location ideal for capturing international and local retail traffic.

*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 MISSION, TX

Starbucks

Lessee: Starbucks Corporation**REVENUE**
\$36.53 B**CREDIT RATING**
BBB+**STOCK TICKER**
SBUX**LOCATIONS**
38,587+[Starbucks.com](https://www.starbucks.com)

Founded in 1971 and headquartered in Seattle, Washington, Starbucks Corporation (NASDAQ: SBUX) is the world's premier specialty coffee retailer, recognized globally for its premium product offerings, brand loyalty, and consistent customer experience.

As of 2024, Starbucks operates **40,199 stores** across **86 countries**, including over **17,000 locations** in the United States, solidifying its position as one of the most expansive and trusted retail brands worldwide Starbucks reported **\$36 billion** in global revenue in fiscal year 2023, supported by continued growth across **company-operated** and licensed locations. The brand's innovation in mobile ordering, digital loyalty, and in-app payments has driven **customer engagement** and **operational efficiency**. Starbucks Rewards now accounts for a significant portion of U.S. revenue, reinforcing the strength of its digital ecosystem. The company continues to **emphasize expansion** through drive-thru locations and smaller footprint formats tailored to evolving consumer habits.

As it expands its global presence, Starbucks remains focused on **long-term performance** through operational innovation, real estate discipline, and consistent brand execution. The company maintains an **investment-grade credit rating** and is considered one of the **most stable tenants** in the net lease market, backed by **decades of proven success**, market leadership, and consumer demand across economic cycles.



FILE PHOTO

IN THE NEWS

— STARBUCKS MISSION, 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 MISSION, TX

Initial Lease Term	10 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	July 21, 2025
Lease Expiration	July 31, 2035
Lease Type	Corporate Net Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$165,000
Annual Rent YRS 6-10	\$181,500
Option 1	\$199,650
Option 2	\$219,615
Option 3	\$241,577
Option 4	\$265,734

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FILE PHOTO



SITE OVERVIEW

STARBUCKS MISSION, TX



Year Built

2025



Building Area

±2,395 SF

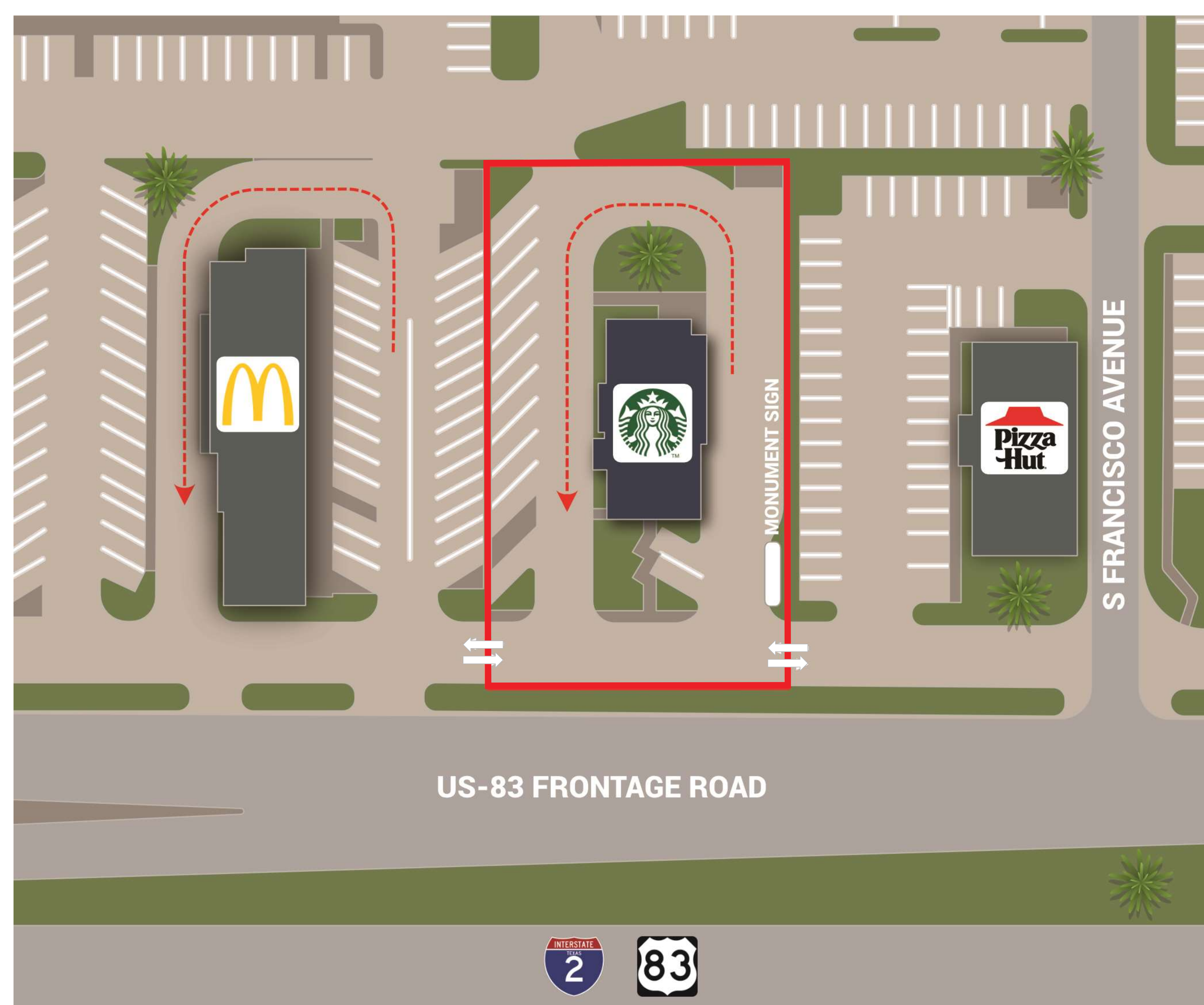


Land Area

±0.58 AC

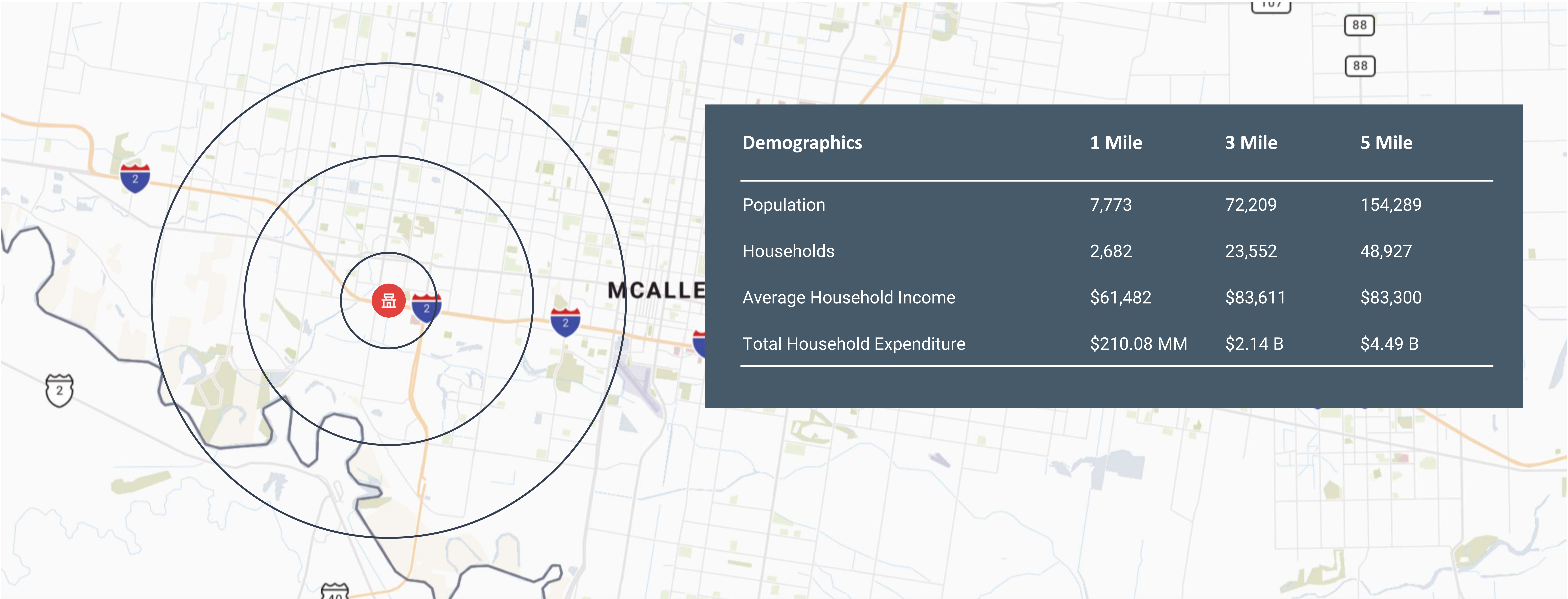
NEIGHBORING RETAILERS

- Walmart Supercenter
- Target
- H-E-B
- Walmart Neighborhood Market
- The Home Depot
- Kohl's
- T.J. Maxx
- Petco
- Five Below
- Burlington



LOCATION OVERVIEW

STARBUCKS MISSION, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Mission CISD (2,400)
2. Sharyland ISD (1,638)
3. H.E.B. (622)
4. T-Mobile (830)
5. Mission Regional Medical Center (980)
6. City of Mission (725)
7. Wal-Mart Super Center (328)
8. Wonderful Citrus (700)
9. Home Depot (180)
10. Stanley Black and Decker (400)

LOCATION OVERVIEW

STARBUCKS MISSION, TX



People in the McAllen–
Edinburg–Mission MSA,
5th Largest in Texas

914,000+

Highest Median
Household Income in the
Rio Grande Valley

\$60,813

Located in western Hidalgo County, Mission is a rapidly growing city in South Texas, known for its business-friendly environment, affordable cost of living, and expanding retail base.

It is part of the McAllen–Edinburg–Mission MSA, the fifth largest metro area in Texas.

Mission’s labor force reached a record 38,000 employed residents in 2025, supported by strong job growth across healthcare, education, and public services.

With no state income tax and a range of local economic development incentives,

Mission continues to attract national retailers, industrial users, and residential developers. The city sits along Expressway 83 (I-2) and is just 5 miles north of the Anzalduas International Bridge, which facilitates over 2 million vehicle crossings annually, making it a key hub for cross-border trade and logistics. Since 2013, the city has seen over \$648 million in residential and commercial development, including large-scale retail centers, medical facilities, and new multifamily housing such as the \$40 million Anacua Village Apartments. Mission’s economy is supported by regional anchors like Mission Regional Medical Center (297 beds, 1,000+ employees), Sharyland ISD, and the City of Mission, contributing to a record labor force of 38,000 residents as of 2025. The city also boasts 25 public parks, popular ecotourism destinations like the National Butterfly Center, and cultural events such as the Texas Citrus Fiesta Parade, reinforcing its reputation as a vibrant and livable community with strong long-term growth fundamentals.

IN THE NEWS

STARBUCKS MISSION, TX

Killam Development: A Century-Old Legacy Reshaping Mission, Texas

ROBERTO HUGO GONZALEZ, JUNE 3, 2025 (TEXAS BORDER BUSINESS)

In late 2019, Killam Development, a privately held, family-owned business with over a century of history in South Texas, acquired approximately 3,400 acres of land spanning Mission and McAllen from Hunt Valley Development.

With nearly **six years of progress** since the purchase, Killam’s vision is already becoming a reality. The land is being transformed into a community that reflects modern planning principles and **long-term sustainability**. Plans include **walkable neighborhoods**, green spaces, trails, residential and commercial areas, and connections to key community features like **education centers** and entertainment districts. The development aims to create a place where people of all ages can live, work, and play.

This acquisition marked the beginning of a major expansion effort by the Laredo-based company, setting the stage for a game-changing, multi-use master-planned development in one of the fastest-growing regions in the state.

On May 28, 2025, the Mission Economic Development Corporation (Mission EDC) hosted a Commercial and Investment Virtual Tour at the Center for Education and Economic Development (CEED). The event spotlighted **four prominent developers** playing a significant role in shaping Mission’s economic landscape. Killam Real Estate was represented by its Chief Operating Officer, Dr. Roland Ortiz, who offered insights into the **company’s active projects** and enduring commitment to the region.

“We’ve been in business for over a hundred years,” Dr. Ortiz said, reflecting on the company’s legacy that began in oil and gas and has since expanded to include many real estate ventures. “We’re now in our **fourth generation** of family leadership. We develop residential subdivisions, build homes, construct and lease industrial warehouses, and are active in the commercial field.”

EXPLORE ARTICLE



Mission breaks ground on \$40M affordable housing development

AUGUST 14, 2024 (MYRGV)

A groundbreaking ceremony was held Wednesday for what officials say is “a significant new development” that will provide affordable housing to the community.

The Mission Housing Authority said construction for the Anacua Village Apartments is already underway across from the city’s police station, adding that the **development** was made possible by **\$40 million** in housing tax credits awarded in **2023** and this year.

“The Anacua Village Apartments will consist of 3-4 story buildings offering affordable housing options with rents set approximately 20% below market rates, ensuring accessibility for the families and seniors in Mission,” the city said in a Facebook post.

MHA’s Executive Director Arnold Padilla said the first phase will feature a **100-unit multifamily development** that was made possible through a **\$20 million award received last year**.

MHA secured an additional **\$20 million** from the Texas Department of Housing and Community Affairs two weeks ago, with that money being used to fund the development of senior living units.

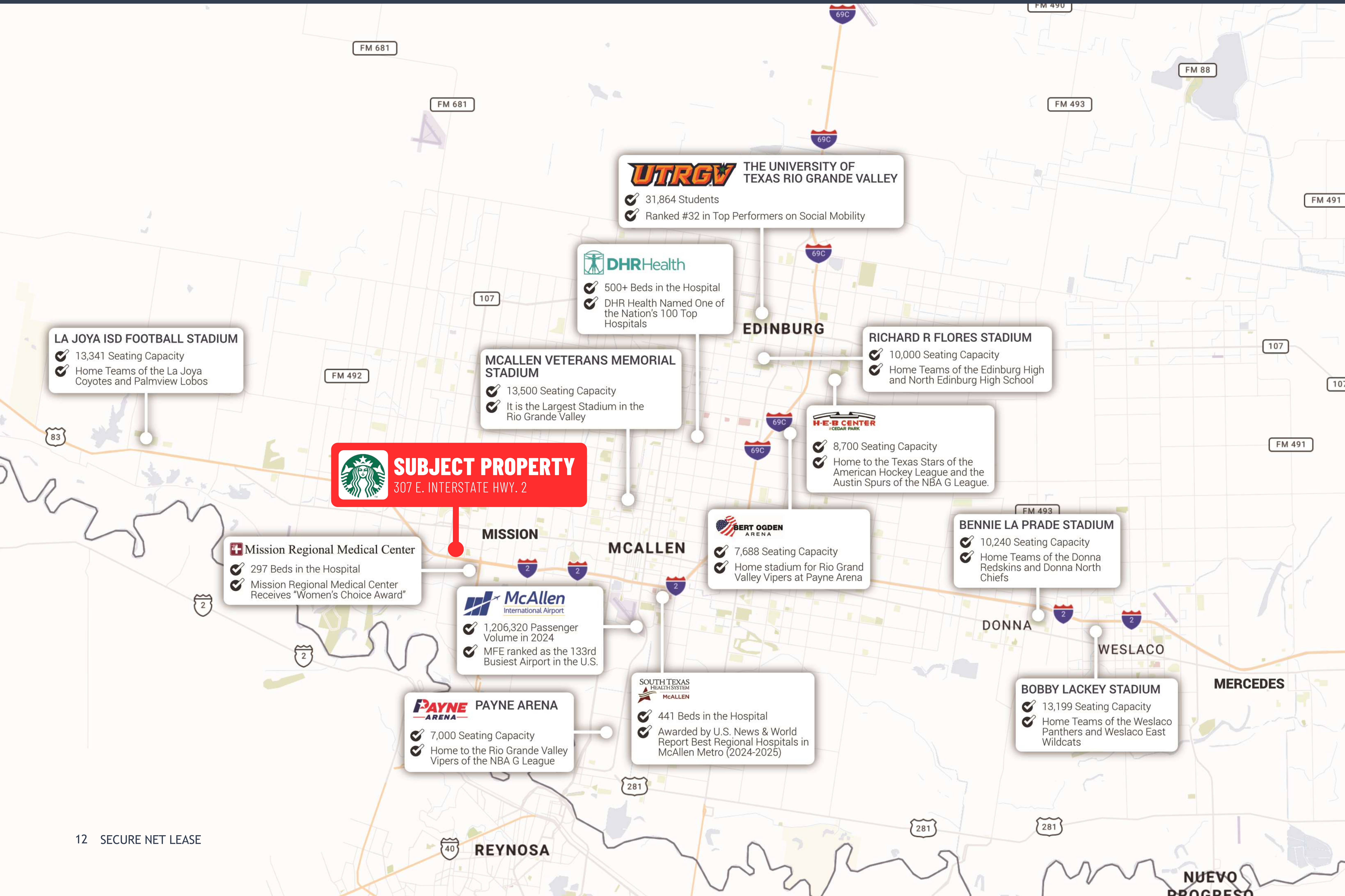
“This project marks a significant step forward in **providing quality, affordable housing** options in Mission, reflecting the ongoing commitment of the Mission Housing Authority to serve the community,” the city said in the post.

EXPLORE ARTICLE



METRO AREA

STARBUCKS MISSION, TX



CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

STARBUCKS MISSION, 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.