



# Scooter's Coffee

**\$700,000 | 6.00% CAP**

314 W 11th St, Coffeyville , KS 67337

- ✓ 7 Years Remaining on Absolute NNN Ground Lease With 10% Rental Increases Every 5 Years
- ✓ Prime Retail Corridor With 16,100+ VPD at US-166/US-169, Coffeyville's Busiest Intersection
- ✓ Surrounded By Walmart, McDonald's, Arby's, KFC, Sonic, Domino's, AutoZone, and More
- ✓ Institutions Driving Demand Including Coffeyville Community College and Regional Medical Center
- ✓ Operated by Largest Franchisee in Scooter's System with Over 60 Locations and Growing

**COFFEYVILLE REGIONAL MEDICAL CENTER (250 BEDS)**



**HILLCREST GOLF COURSE**

**FIELD KINDLEY MEMORIAL HIGH SCHOOL (454 STUDENTS)**

**COFFEYVILLE COMMUNITY COLLEGE**  
• 2,971 STUDENTS  
• CCC EMPLOYEES, STUDENTS AND VISITORS GENERATE OVER \$20.2 MILLION TO SUPPORT THE LOCAL ECONOMY  
• RANKED #2 OF BEST COMMUNITY COLLEGES IN KANSAS BY BESTCOLLEGES.COM

**ROOSEVELT MIDDLE SCHOOL (258 STUDENTS)**



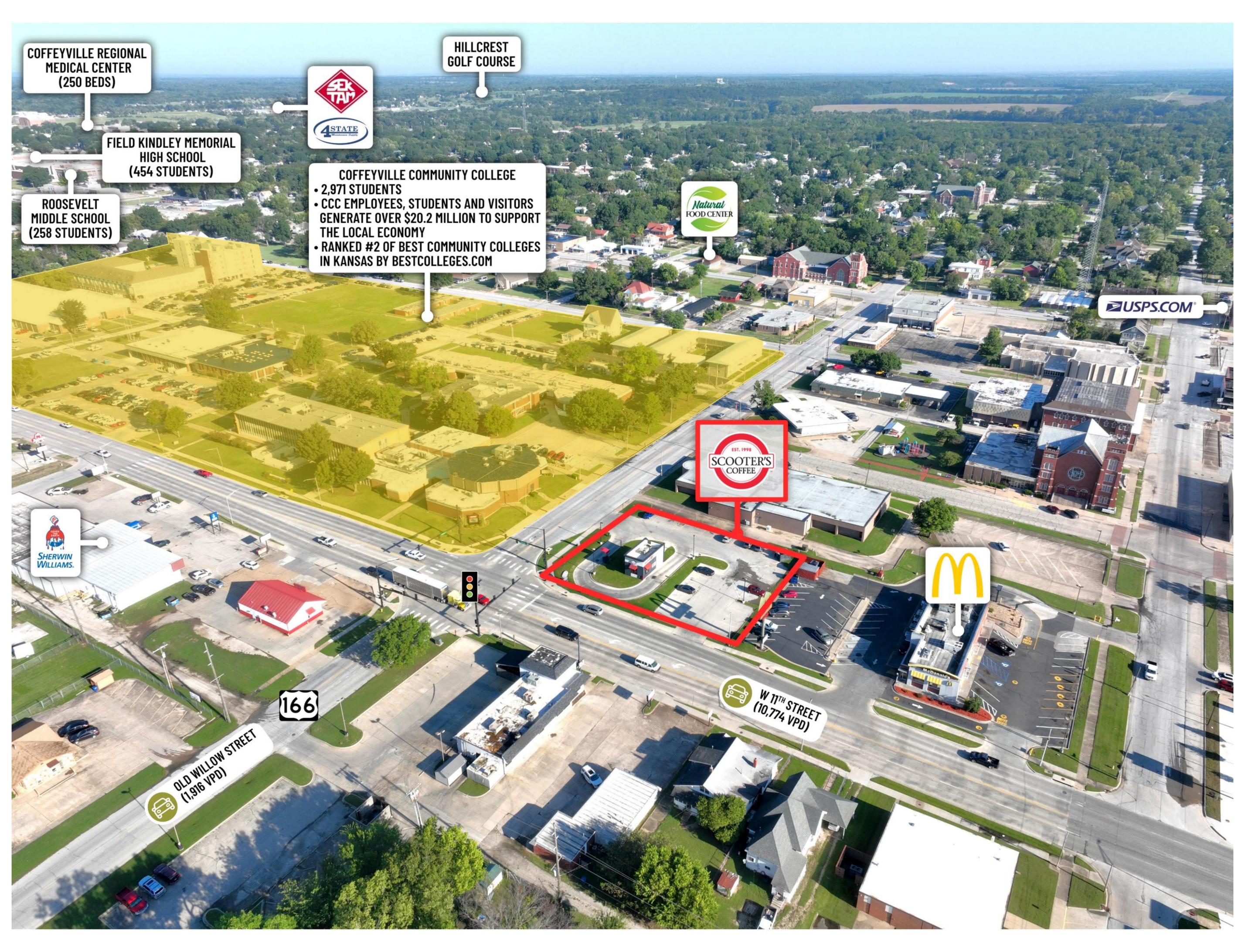
**USPS.COM**



**166**

**OLD WILLOW STREET (1,916 VPD)**

**W 11TH STREET (10,774 VPD)**



# INVESTMENT OVERVIEW

SCOOTER'S COFFEE COFFEYVILLE, KS



## CONTACT FOR DETAILS

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Managing Partner  
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### Brian Brockman

License #: 239819  
Bang Realty-Kansas Inc

bor@bangrealty.com | 513-898-1551

# \$700,000

## 6.00% CAP

NOI

\$42,000

Building Area

±594 SF

Land Area

±0.57 AC

Year Built

2022

Lease Type

Absolute NNN  
Ground Lease

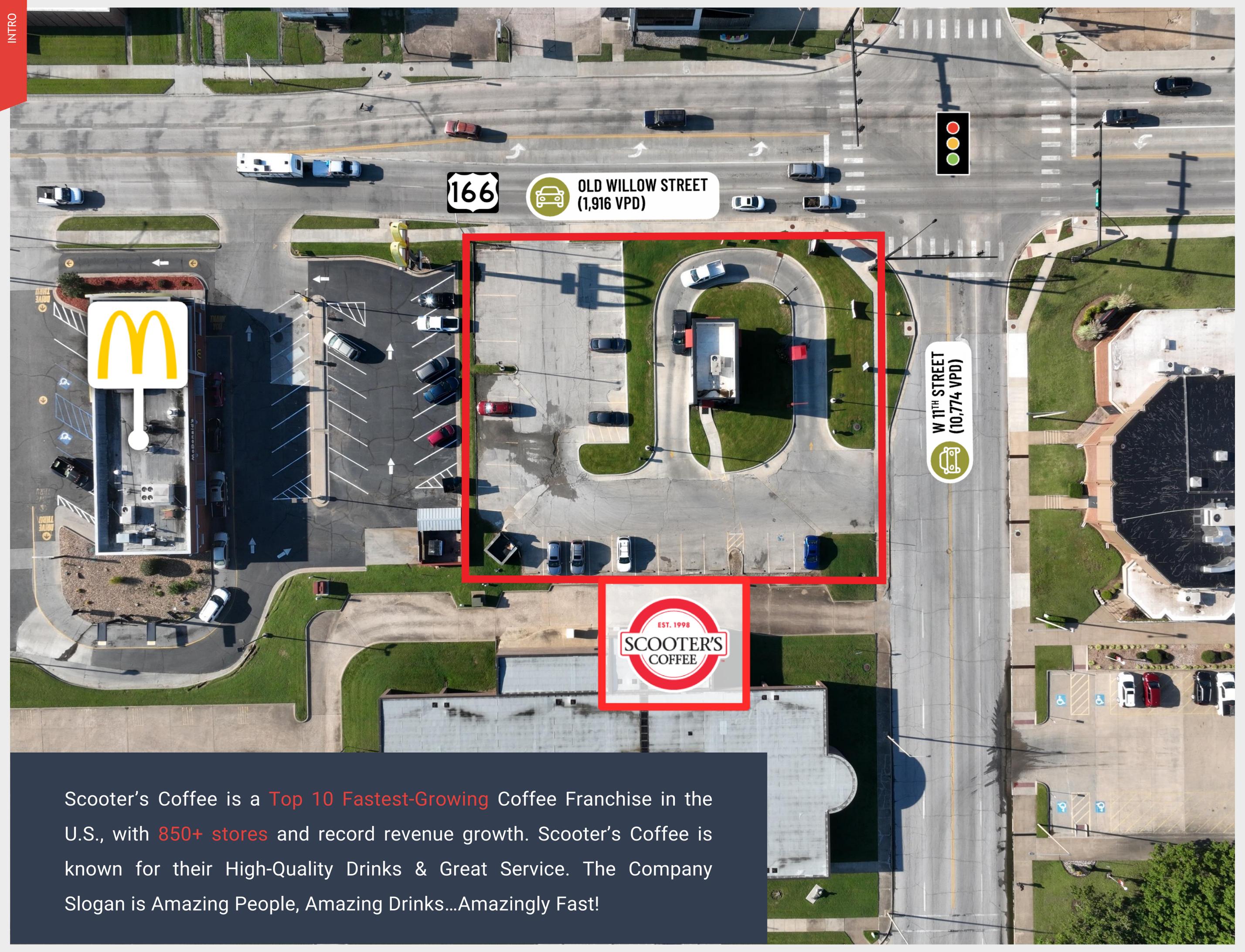
Occupancy

100%

- ✓ **7 Years Remaining on Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Renewal Options
- ✓ **Prime Retail Corridor With 16,100+ VPD** at the intersection of US-166/W 11th St & US-169, Coffeyville's highest-traffic count location with direct regional highway connectivity.
- ✓ **Surrounded by National Anchors** including Walmart Supercenter, McDonald's, Arby's, KFC, Sonic, Domino's, Pizza Hut, Subway, Braum's, Casey's, Valero, O'Reilly Auto Parts, Family Dollar, and Ace/True Value Hardware, reinforcing consistent retail and quick-service traffic along the US-166 corridor.
- ✓ **Major Institutions and Traffic Drivers** including Coffeyville Community College (2,971 students; 207 employees), Coffeyville Regional Medical Center (25 beds; 200–500 employees; 45,000–56,000 annual patient encounters), Coffeyville Municipal Airport (≈3.7 miles), and the Dalton Defenders Museum, driving reliable visitation across education, healthcare, tourism, and travel.
- ✓ **Coffeyville – Kansas' 3rd Largest Exporter of Goods** supported by CVR Energy Refinery (700 employees), Acme Foundry (400), and John Deere Works (245); recent \$63M electric generation plant upgrade, downtown revitalization initiatives, and Opportunity Zone incentives bolster long-term growth.
- ✓ **Scooter's Coffee Operates 850+ Locations Across 31 States** and is ranked #35 in Entrepreneur's Franchise 500 and Top 10 on Yelp's Fastest Growing Brands list, reflecting strong national growth and franchise durability
- ✓ **High-Performing Operator is the Largest Scooter's Franchise** with 60+ Locations and Growing Rapidly

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



Scooter's Coffee is a **Top 10 Fastest-Growing** Coffee Franchise in the U.S., with **850+ stores** and record revenue growth. Scooter's Coffee is known for their High-Quality Drinks & Great Service. The Company Slogan is Amazing People, Amazing Drinks...Amazingly Fast!



Edward Jones



W 11th Street (10,774 VPD)

Old Willow Street (1,916 VPD)



# LEASE OVERVIEW

SCOOTER'S COFFEE COFFEYVILLE, KS

Initial Lease Term	10 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	January 2022
Rent Expiration	January 2032
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$42,000
Annual Rent Years 6-10	\$46,200
Option 1	\$50,820
Option 2	\$55,920
Option 3	\$61,492
Option 4	\$67,641
Lease Guarantor	*Freedom Enterprises LLC

\*Freedom Enterprises LLC is the Largest Scooter's Franchisee in the country with over 60 locations\*

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.



## TENANT OVERVIEW

SCOOTER'S COFFEE COFFEYVILLE, KS

# Scooter's Coffee

**Lessee:** Freedom Enterprises LLC

**Guarantor:** Freedom Enterprises LLC

REVENUE  
\$750M+

LOCATIONS  
850+



[scooterscoffee.com](https://www.scooterscoffee.com)

Founded in 1998 by Don and Linda Eckles in Bellevue, Nebraska, Scooter's Coffee has emerged as one of the fastest-growing drive-thru coffee franchises in the United States.

With **over 850 locations across 31 states**, the brand has achieved remarkable expansion while maintaining its core values of Integrity, Love, Humility, and Courage. Scooter's Coffee specializes in artisan espresso drinks, fruit smoothies, and **baked-from-scratch** pastries, featuring their **signature Caramelicious beverage**.

The company's proven **664-square-foot drive-thru** kiosk model delivers "**Amazing People, Amazing Drinks... Amazingly Fast!**" and has generated an impressive average unit volume of **\$881,000**. Recently ranked #2 Top Coffee Franchise by Entrepreneur Magazine and #10 on Yelp's Fastest Growing Brands Report, Scooter's Coffee continues strategic expansion with over **120 new locations** opened in the past year. The brand's commitment to quality, speed, and community connection positions it as the **second-largest drive-thru coffee** chain in America, striving to become the **nation's #1 drive-thru** specialty coffee franchise system.



## IN THE NEWS

SCOOTER'S COFFEE COFFEYVILLE, KS

## Scooter's Coffee Named #2 Top Coffee Franchise of 2024 by Entrepreneur Magazine

DECEMBER 19, 2024 (PR NEWSWIRE)

"We are honored to be ranked as one of the top coffee franchises by Entrepreneur magazine," said Joe Thornton, CEO of Scooter's Coffee.

"This achievement reflects our rapid growth, our strong franchise model, and our dedication to **delivering exceptional** customer service. This recognition would not have been possible without our **incredible franchisees**. For more than **25 years**, we have focused on creating **next-level experiences** for our customers and franchisees alike."

Scooter's Coffee was recognized as the No. 2 Top Coffee Franchise of 2024 by Entrepreneur Magazine, being only one of two coffee brands to break the Top 100 in the overall Franchise 500 ranking.

"Since its **founding in 1998**, Scooter's Coffee has grown to include **over 840 locations** across the United States. The company's compact drive-thru kiosk model, focus on efficiency, and **dedication to quality** have made it a standout in the competitive specialty coffee market.

As Scooter's Coffee continues its **rapid expansion**, the company is seeking driven individuals to join its franchise family. With opportunities to open franchises in markets across the country, now is the perfect time to partner with this award-winning brand.

"This recognition highlights the **vitality of our company** and the dedication of our franchisees and team members," Thornton added. "We're excited to build on this momentum and bring the Scooter's Coffee experience to more communities nationwide."

EXPLORE ARTICLE



## Scooter's Coffee Ranks Top 10 in Yelp's 2025 50 Fastest Growing Brands Report

MARCH 21, 2025 (YAHOO FINANCE)

Scooter's Coffee, one of the nation's fastest growing drive-thru coffee franchise companies, has hit the grounds running in 2025, ranking 10th on Yelp's 2025 Top 50 Fastest Growing Brands report.

"We're thrilled to be named one of the **top 10 fastest growing brands** for a second year in a row," said Joe Thornton, CEO of Scooter's Coffee. "This recognition is a huge win for our **entire franchise system** and would not be possible without the commitment of our franchise owners.

Over the last year, Scooter's Coffee opened 120 locations, including the company's 800th store in Louisville, KY, ranking 10th on Yelp's 2025 Top 50 Fastest Growing Brands report for the second consecutive year.

Through dedication to their teams, customer service and the communities they serve, Scooter's Coffee truly has the **opportunity** to create an amazing experience for each life we touch. We're excited to continue building on this momentum and share our passion for coffee with new and returning customers nationwide.

"Driven by the brand's core values of Integrity, LOVE, Humility, and Courage, the brand continues to brew success, striving to become the #1 drive-thru specialty coffee franchise system in the nation. With over **850 stores** across 31 states, Scooter's Coffee is **rapidly climbing** the ranks, showcasing both its strength and the viability of the specialty coffee industry.

**Since 2004**, Yelp has become one of the leading sources of user-generated reviews and ratings for businesses. The online directory has been a key tool for consumers seeking local dining spots, including the best coffee shops. The **2025 rankings** were based on Yelp's key metrics, such as net new business openings, consumer interest, and searches in the restaurant, food, and retail categories.

EXPLORE ARTICLE



VERDIGRIS RIVER

LECLERE PARK BASKETBALL COURTS



Casey's

LITTLE LEAGUE PARK & CONCESSIONS



CVR Energy

COMMUNITY ELEMENTARY SCHOOL (1,022 STUDENTS)

COFFEYVILLE REGIONAL MEDICAL CENTER (250 BEDS)



OLD WILLOW STREET ±1,916 VPD

DR. JERRY HAMM EARLY CHILDHOOD LEARNING CENTER

PATTERSON SQUARE APARTMENTS  
MANOR HOUSE APARTMENTS (51 UNITS)



FIELD KINDLEY MEMORIAL HIGH SCHOOL (454 STUDENTS)

ROOSEVELT MIDDLE SCHOOL (258 STUDENTS)



**SUBJECT PROPERTY**

314 W. 11TH ST.



COFFEYVILLE COMMUNITY COLLEGE (2,971 STUDENTS)



LOWELL ELEMENTARY SCHOOL



W 11TH STREET ±10,774 VPD

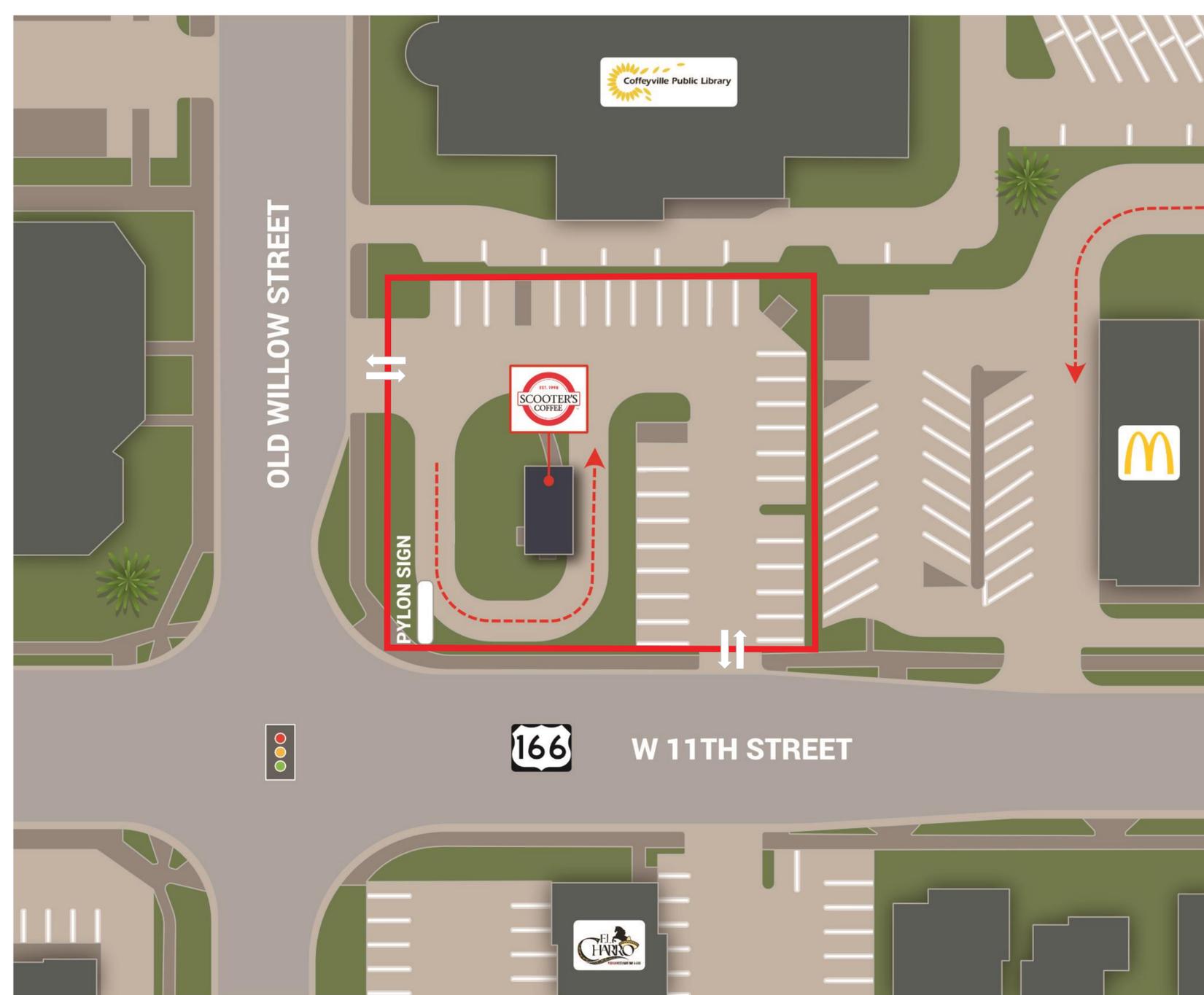


S WALNUT STREET ±6,040 VPD

# SITE OVERVIEW

SCOOTER'S COFFEE COFFEYVILLE, KS

	Year Built		2022
	Building Area		±594 SF
	Land Area		±0.57 AC



## NEIGHBORING RETAILERS

- Tractor Supply Co.
- McDonald's
- O'Reilly Auto Parts
- AutoZone Auto Parts
- Sonic Drive-In
- Sherwin Williams
- Wendy's
- KFC
- Walmart
- Dollar General



# LOCATION OVERVIEW

SCOOTER'S COFFEE COFFEYVILLE, KS



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. Coffeyville Resources (CVR Energy) (700)
- 2. Coffeyville Regional Medical Center (400)
- 3. Acme Foundry/Magic Circle (400)
- 4. Four County Mental Health (380)
- 5. USD 445 (Coffeyville School District) (350)
- 6. Walmart (280)
- 7. John Deere Coffeyville Works (245)
- 8. Windsor Place (192)
- 9. Coffeyville Community College (152)
- 10. City of Coffeyville (150)
- 11. Coffeyville Resources Nitrogen Fertilizer (130)
- 12. Jensen International (130)
- 13. Coffeyville SEKTAM (90)

# LOCATION OVERVIEW

SCOOTER'S COFFEE COFFEYVILLE, KS

## Coffeyville

Kansas

 **31,448**  
MSA Population

 **\$ 51,513**  
Median Household Income



Kansas's 3rd Largest  
Exporter of Goods

**3RD LARGEST**

Manufacturing Hub with  
Global Reach

**HUB**

**Coffeyville, Kansas stands as a remarkable manufacturing hub with global reach, earning recognition as the 3rd largest exporter of goods originating in Kansas—exceeding even Wichita, the state's largest city.**

This industrious community of 8,400 residents strategically positioned at the intersection of five major highways (US-75, US 160, US-400, US 166, and US 169) serves as a vital economic gateway connecting Kansas City, Tulsa, Wichita, Joplin, and Springfield markets.

**The city's world-class manufacturers include ACME Foundry (400+ employees), John Deere Coffeyville Works (400 employees), and CVR Refining (700+ employees), collectively generating over \$1 billion in annual economic activity.**

investments including a \$63 million electric generation plant, comprehensive street improvements, and a fiber internet network enabling businesses to compete globally at lightning speed. The community benefits from Coffeyville Community College's technical programs, which are custom-tailored to industry needs, while the Montgomery County Action Council provides business concierge services from startup through centennial anniversaries. With established incentive programs including Industrial Revenue Bonds, Kansas EDX tax rebates, and competitive electric utility rates backed by a power purchase agreement through 2042, Coffeyville offers an unmatched combination of manufacturing expertise, strategic location, and business-friendly environment that drives sustained economic growth and investment opportunities.

## IN THE NEWS

SCOOTER'S COFFEE COFFEYVILLE, KS

# 3,000 Contractors Arrive in Coffeyville for CVR Energy Maintenance Project

MACH 26, 2025 (ACTION COUNCIL)

Residents and business owners in Coffeyville may have noticed a significant increase in the local population as contractors arrive to work on the CVR Energy refinery.

The company has brought in **3,000 technicians** who will work on the refinery for about seven weeks. Some residents may have seen ads placed across town by CVR Energy announcing the maintenance project and expected workforce.

"CVR Energy already has a **significant presence** in the region, but the maintenance project highlights the secondary ways **large refineries** like this one affect local economies," says Melissa Johnson, Executive Director of Montgomery County Action Council. "Many local business owners will benefit from the **contract workers spending** seven weeks here."

CVR Energy brought in 3,000 technicians for a seven-week maintenance project, providing significant economic impact to local businesses and highlighting the secondary benefits of large industrial operations in the region.

### The Large Contractor Base Speeds Up Project Timelines

CVR Energy is trying to minimize any potential disruptions that could occur because of this maintenance project. By bringing in **3,000 workers, the** company can work quickly to complete any **essential maintenance** and repair tasks. This will allow the refinery to stay operational with minimal downtime.

As a producer of clean **transportation products** such as gasoline, diesel fuels, and other refined products, the CVR refinery works around the clock to meet the high demand of their clients. CVR Energy doesn't have the luxury of working on the maintenance project for several months with a smaller workforce.

EXPLORE ARTICLE



# Kansas Commerce Announces First Regional Water Project for Rural Kansas

JULY 30, 2024 (KANSAS COMMERCE)

The Kansas Department of Commerce announced today a Community Development Block Grant (CDBG) award for the first regional water project in over a decade. This project will provide improved water access to residents in Coffeyville and Caney.

The total cost of the project is **\$7,894,325**, with a **\$1 million grant** from the CDBG program. Additional funding is being provided by the Kansas Department of Health and Environment (KDHE).

The Kansas Department of Commerce announced a \$7.8 million regional water project for Coffeyville and Caney, representing a significant investment in infrastructure and enhancing quality of life while fostering economic development.

"This **vital and groundbreaking partnership** will significantly improve water infrastructure and ensure reliable access to clean water for residents in Caney and Coffeyville, exemplifying the tremendous value of regional collaboration," Lieutenant Governor and Secretary of Commerce David Toland said. "These efforts directly support the Kansas **Water Plan's goals** of addressing water quantity and quality issues, investing in infrastructure and protecting our water sources for generations to come."

This regional water project **represents a significant investment** in the infrastructure of these communities, ensuring reliable and sustainable water resources long into the future.

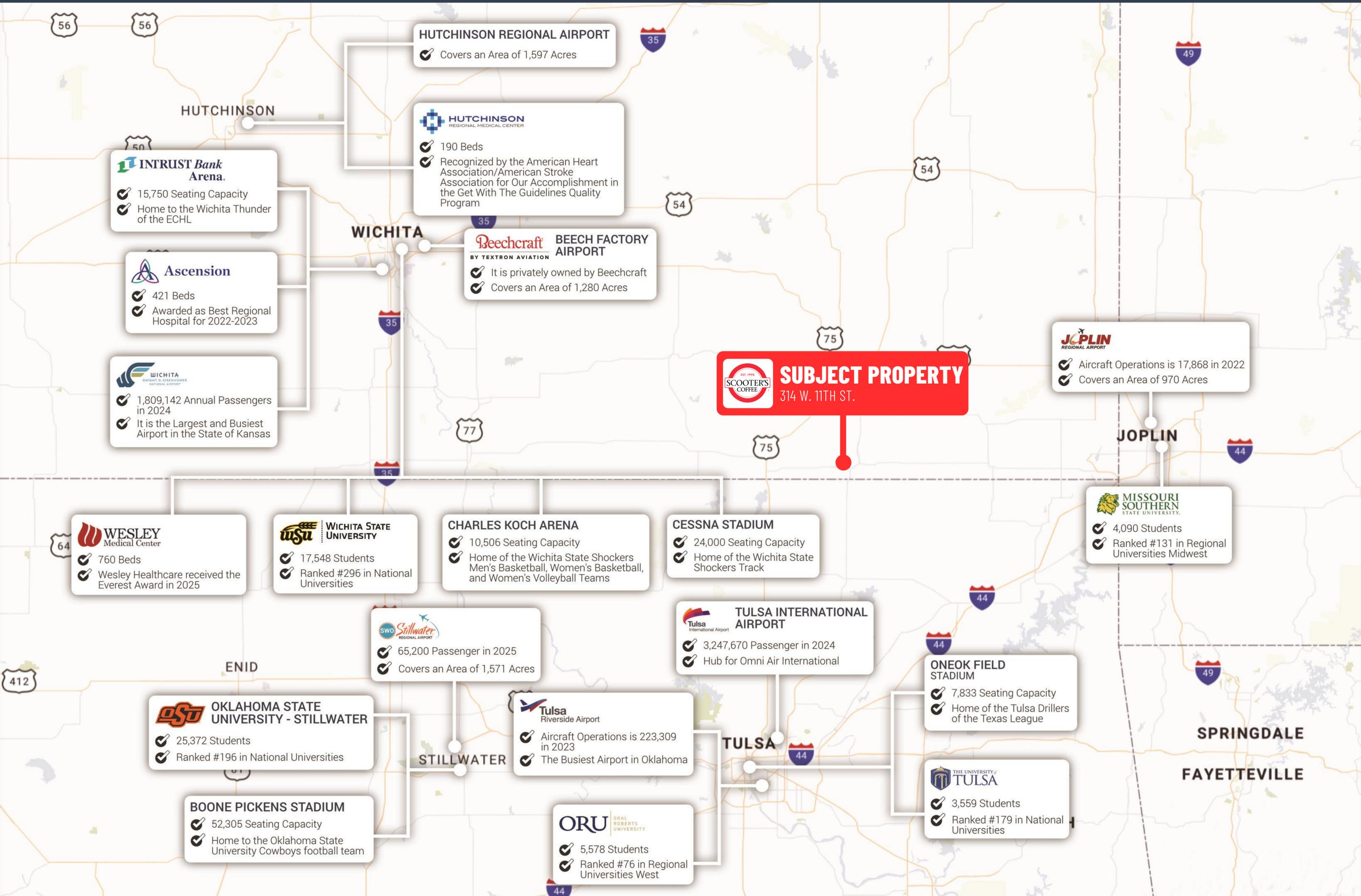
"This project represents a **major milestone** for our communities, enhancing the quality of life for our residents and fostering economic development," Assistant Secretary of Quality Places Matt Godinez said. "Kansas communities deserve access to clean water, and this regional solution and approach is going to provide residents with the **long-lasting benefits.**"

EXPLORE ARTICLE



# METRO AREA

SCOOTER'S COFFEE COFFEYVILLE, KS



**SCOOTER'S COFFEE**  
**SUBJECT PROPERTY**  
 314 W. 11TH ST.

CALL FOR ADDITIONAL INFORMATION

## Dallas

### Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

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El Segundo, CA 90245  
(424) 320-2321

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CALL FOR ADDITIONAL INFORMATION

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### Brian Brockman

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