

SECURE  
NET LEASE



Subject Property

## Starbucks w/ Drive-Thru

100' Pylon Signage w/ Visibility from I-45 North & Southbound

**\$2,795,000 | 5.80% CAP**

3000 E Main St, Madisonville, TX 77864

- ✓ **Brand New Construction** | New Prototype w/ Drive-Thru
- ✓ **10-Year Corporate Net Lease** with 10% Rental Increases Every 5 Years
- ✓ **Rare Self-Maintaining Lease** – Starbucks Handles All Day-to-Day Maintenance
- ✓ **Excellent Highway Location** Directly off of Interstate 45 (42,850+ VPD), a Major North-South Highway Connecting Houston & Dallas
- ✓ Starbucks has TXDOT Exit 142 Signage on I-45 Northbound & Southbound
- ✓ **Across the Street from a Top 5 Ranked Buc-ee's** (6.5 Million Visitors/Yr)
- ✓ **Starbucks is The World's Leading Coffeehouse Chain** With 18,627 Locations in North America & 40,789 Locations Worldwide

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 **40,789 stores** across the globe.



# INVESTMENT OVERVIEW

— STARBUCKS MADISONVILLE, TX



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# \$2,795,000

## 5.80% CAP

NOI

\$162,000

Building Area

±2,308 SF

Land Area

±0.875 AC

Year Built

2025

Lease Type

Corporate Net Lease

Occupancy

100%

- ✓ **Brand New Construction** | New Prototype w/ Drive-Thru
- ✓ **10-Year Corporate Net Lease** with 10% Rental Increases Every 5 Years, in Primary Term and Options, with (4) 5-Year Option Periods
- ✓ **Rare Self-Maintaining Lease** – Starbucks Handles All Day-to-Day Maintenance
- ✓ **Excellent Highway Location** - Subject property is located directly off of Interstate 45 (42,850+ VPD), on Hwy 21/Main St (12,780+ VPD). I-45 is a major north-south highway in eastern Texas, connecting Galveston, Houston, and Dallas, serving as a critical corridor for both regional and interstate travel.
- ✓ **Across the Street from a Top 5 Ranked Buc-ee's (6.5 Million Visitors/Year)** - This Buc-ee's site is a highly popular and well-known travel stop located on Interstate 45 just north of Huntsville, making it a key stop for travelers between Houston and Dallas.
- ✓ **Positioned for Success Due to Limited Competition & Strong Brand Loyalty** - The limited competition landscape allows Starbucks to dominate the coffee and quick-service beverage segment locally and for travelers along I-45, while their strong brand loyalty ensures sustained repeat business and customer engagement.
- ✓ **Centrally Located** - Madisonville sits halfway between Houston and Dallas along Interstate 45, just 40 miles from College Station. This central location makes it ideal for travelers, business, and regional events, with easy access from Texas' largest cities. Madisonville was founded at a key transportation hub, lying at the junction of I-45, U.S. 190, U.S. 75, and SH 21, making it a natural crossroad between regional routes.
- ✓ **Starbucks: The World's Leading Coffeehouse Chain With Over 18,627 North American Locations** - Starbucks is Rated BBB+ by S&P, reports \$36.69 billion in revenue, and operates over 40,789 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.

**SECURE**  
NET LEASE

# TENANT OVERVIEW

STARBUCKS MADISONVILLE, TX

## Starbucks

**Lessee:** Starbucks Corporation

REVENUE  
**\$36.69 B**

CREDIT RATING  
**BBB+**

STOCK TICKER  
**SBUX**

LOCATIONS  
**40,789+**

EMPLOYEES  
**346,000+**



[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 2025, Starbucks operates **40,789 stores** across **87 countries**, including over **18,627 locations** in North America, solidifying its position as one of the most expansive and trusted retail brands worldwide. Starbucks reported **\$36.69 billion** in global revenue as of June 2025, supported by continued growth across **company-operated** and licensed locations. In 2024, each Starbucks location had an average annual sales number of **\$1.85 million** and Starbucks was the **2<sup>nd</sup> ranked** chain restaurant for annual system sales in the United States.

The brand's innovation in mobile ordering, digital loyalty, and in-app payments has driven **customer engagement** and **operational efficiency**. As of August 2025, the Starbucks mobile app has over **30 million active users** regularly engaging with the platform for mobile ordering and rewards in the United States and globally. About **57%** of Starbucks' U.S. store sales transactions are made through the mobile app or the Starbucks Rewards program, 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.

Subject Property



## IN THE NEWS

STARBUCKS MADISONVILLE, TX

# Starbucks Unveils New Store Design to Restore Cafe Culture and Revive Guest Experience

BEN COLEY, MARCH 13, 2025 (QSR MAGASINE)

**The brand wants more amenities that emphasize the in-store guest and encourage them to stay longer.**

Starbucks CEO Brian Niccol wants everyone to know the **“third place”** is alive and well. It’s a concept the **coffee giant** has long embraced, giving guests a comfortable space between their home and workplace. However, with digital **sales ramping** up in recent years—**accelerated** by the pandemic—this idea hasn’t received as much attention. But Niccol says it’s as needed as it ever was. “We have a lot of work to do to ensure every Starbucks provides that experience, all for the price of just a **cup of coffee** with a free refill,” Niccol said during the chain’s Annual Meeting of Shareholders.

**To reinvigorate the third place experience, Starbucks is testing a new store model that considers expanded seating options catering to work, socialization, and relaxation; more power outlets to encourage longer stays for remote workers, students, and professionals; and an improved ambiance to make stores feel more inviting and community-oriented.**

The **new layout** includes dedicated areas for mobile pickup and new risers and pickup shelves to allow for **better organization** and distinction between in-store guests and mobile customers. Additionally, the brand is piloting abundant food displays to **showcase offerings** and encourage guests to try new items and a redesigned espresso bar to add a sense of theater to the coffee ordering experience.

“We’re **working hard** to ensure our coffee houses have the right vibe,” Niccol said. “We want to invite customers in, showcase our great coffee, provide a comfortable place to stay, and make them feel like their visit was time well spent.”

EXPLORE ARTICLE



# Pieces of Starbucks’ Transformation Plan Hits Stores Nationwide

BEN COLEY, JANUARY 27, 2025 (QSR MAGASINE)

**Some major parts of Starbucks’ transformation plan have hit stores in the U.S. and Canada.**

Starting Monday, guests who order a beverage **“for here”** will be served a coffee mug, glass, or in the customers’ personal cup. Guests may also **receive free refills** of hot brewed or iced coffee, or hot or iced tea. Starbucks has also **officially brought back** the condiment bar, including the return of creamer, milk, and several sweeteners.

**These changes are part of CEO Brian Niccol’s “Back to Starbucks” strategy. His overall goal is for the beverage giant to return to a third-place coffeehouse where family, friends, and colleagues choose to gather and hang out.**

This also means the start of a **new coffeehouse** code of conduct policy. Most notably, the dining room, patios, and bathrooms are for paying customers only. The guidelines also strictly prohibit discrimination or harassment, violence or abusive/threatening language, consuming outside alcohol, smoking/vaping or drug use, and panhandling. Anyone not following these rules will be asked to leave, and employees may ask **law enforcement for assistance**.

“Our green aprons are on, our playlists are ready, and our mugs are waiting to be filled—and refilled—with the finest Starbucks brewed coffee,” the company said in a news release. “So, pull up a chair, grab your favorite drink and stay awhile.”

In addition to the mugs and condiment bar, Starbucks is working on **four-minute wait times**, adding staffing in thousands of shops, and writing order names on cups. The brand has already removed the upcharge for non-dairy milk and pivoted away from **price-pointed discounting** in favor of focusing on the value of its story and coffee leadership.

EXPLORE ARTICLE



# LEASE OVERVIEW

## STARBUCKS MADISONVILLE, TX

Initial Lease Term	10 Years Plus (4) 5-Year Options
Rent Commencement	August 2025
Lease Expiration	August 31, 2035
Lease Type	Corporate Net Lease
Landlord Responsibilities	*Roof and Structure
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$162,000.00
Annual Rent YRS 6-10	\$178,200.00
Option 1	\$196,020.00
Option 2	\$215,622.00
Option 3	\$237,184.20
Option 4	\$260,902.62

Note: Rare Self-Maintaining Lease – Starbucks Handles All Day-to-Day Maintenance

\*20-Year Transferable 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.



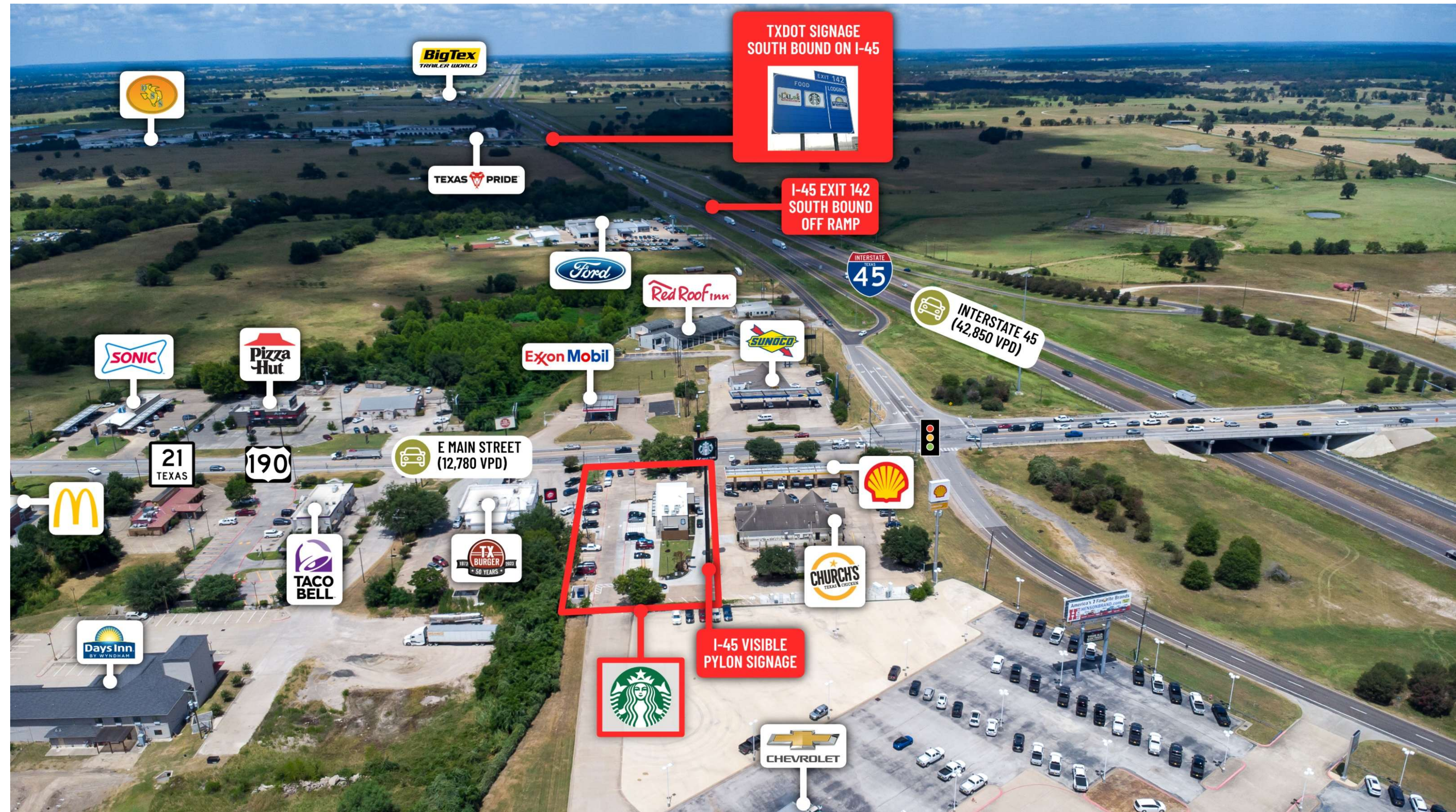
# AERIAL VIEW

## STARBUCKS MADISONVILLE, TX



# AERIAL VIEW

## STARBUCKS MADISONVILLE, TX



# AERIAL VIEW

## STARBUCKS MADISONVILLE, TX

**TXDOT SIGNAGE SOUTH BOUND ON I-45**

**I-45 EXIT 142 SOUTH BOUND OFF RAMP**

**• TOP 5 RANKED BUC-EE'S**  
**• 6.5 MILLION+ VISITORS PER YEAR**



Red Roof Inn



Exxon Mobil

**I-45 VISIBLE PYLON SIGNAGE**



**INTERSTATE 45 (42,850 VPD)**



SUBWAY



BW Best Western



**E MAIN STREET (12,780 VPD)**

# AERIAL VIEW

## STARBUCKS MADISONVILLE, TX








# AERIAL VIEW

## STARBUCKS MADISONVILLE, TX



# SITE OVERVIEW

## STARBUCKS MADISONVILLE, TX

	Year Built		2025
	Building Area		±2,308 SF
	Land Area		±0.875 AC
	Parking		43 Spaces
	Signage		100' Pylon Sign

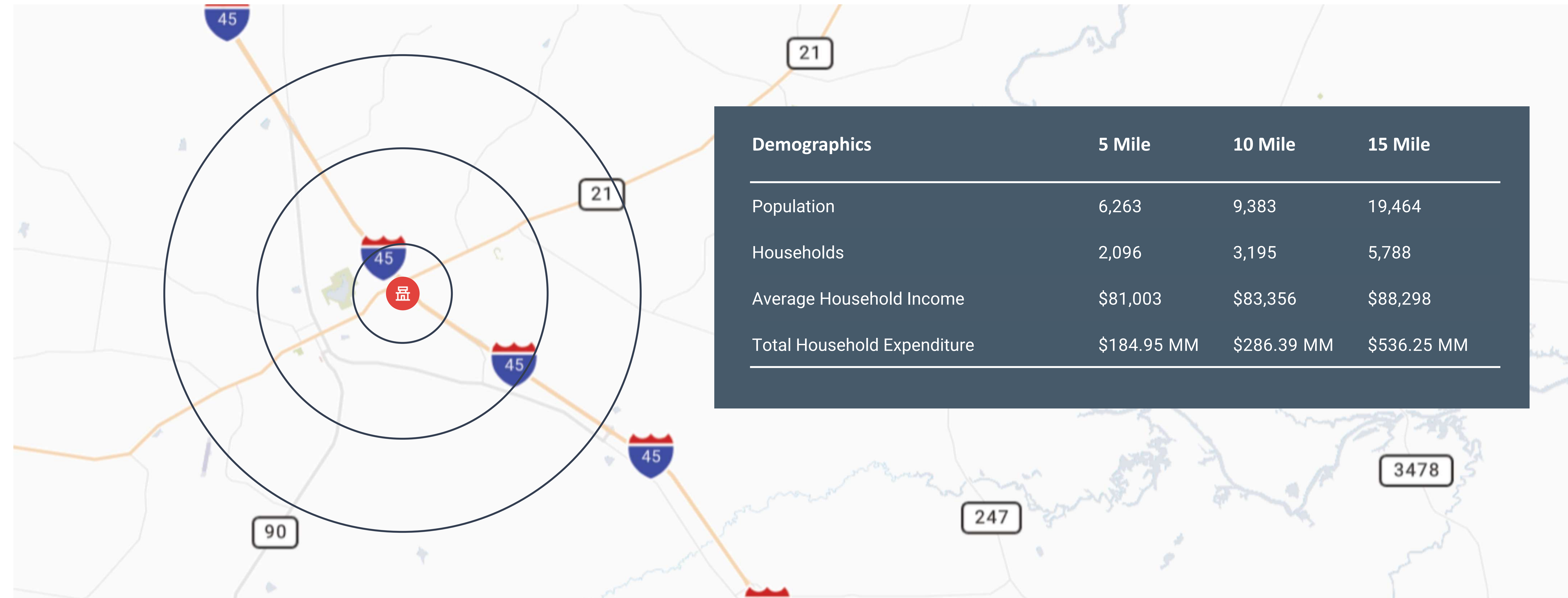
### NEIGHBORING RETAILERS

- Brookshire Brothers
- Tractor Supply Co.
- Walmart
- O'Reilly Auto Parts
- Ace Hardware
- Dollar Tree
- United States Postal Service
- Sonic Drive-In
- Pizza Hut
- Church's Texas Chicken



# LOCATION OVERVIEW

STARBUCKS MADISONVILLE, TX



## HOUSTON 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 MADISONVILLE, TX

## Madisonville

Texas (Madison County)

 13,944  
Population

 \$67,128  
Median Household Income



Madisonville is 70 miles from Houston & 40 miles from College Station

### PROXIMITY TO REGIONAL RESOURCES

With a population of ~5,000, it provides warmth and friendliness of small-town Texas

### SMALL-TOWN HOSPITALITY

**Madisonville, Texas, is a vibrant small city positioned as the county seat of Madison County, nearly halfway between Houston and Dallas.**

With a 2025 estimated population of 4,722, Madisonville anchors the county and continues to grow at a steady pace—up 1.29% annually and 6.81% since 2020.

**Madisonville's location is strategic, halfway between Houston and Dallas and just 40 miles from College Station, making it a hub for local commerce, tourism, and regional travel.**

Madisonville's central placement midway between Houston and Dallas, along Interstate 45, makes it a convenient stop for travelers, a hub for business, and a

host for regional gatherings, with quick connections to Texas' major metropolitan areas. Established at a vital transportation junction, Madisonville sits where I-45, U.S. 190, U.S. 75, and SH 21 converge, naturally serving as a crossroads for key regional routes.

Madison County, with a total area of 472 square miles, encompasses rolling forests, rivers, and farmland—its eastern boundary is the Trinity River, the west the Navasota, and its southern edge is marked by Bedias Creek. The county's estimated 2025 population is 13,944, with steady growth year-over-year. Madisonville is its largest city and the focal point for business and culture in the region, followed by other small communities like Midway. Well-connected by Interstate 45 and several state highways, Madison County blends rural serenity with accessibility to major Texas metros. The local economy is tied to agriculture, retail, and small businesses, while education, community events, and natural beauty remain core pillars of daily life. Residents benefit from proximity to regional resources and the county embody the traditions and spirit of East-Central Texas. It balances growth, diversity, and a close-knit community environment.

## IN THE NEWS

STARBUCKS MADISONVILLE, TX

# Highway 21 construction between Bryan and Madisonville set to begin

JADYN STACK, JUNE 17, 2025 (KBTX)

The Texas Department of Transportation (TxDOT) is moving forward with a 20-mile construction project on Highway 21, stretching from South Highway 6 in Bryan to Madisonville.

**Construction plans** focus on widening **Highway 21** by converting the two-lane road into four lanes from Brazos County to Madisonville.

Some community **members believe the project** is necessary to keep the roads as safe as possible. Tammy Hoke **grew up** in Madisonville and now works at Prosperity Bank.

“There’s just a lot more traffic on the roads than there used to be, and so widening it will make it safer, I believe, for citizens travelling from Madisonville to Bryan,” shared Tammy Hoke, Madisonville Prosperity Bank President.

Wider roads are one of the **pieces of the overall improvement** plan. According to TxDOT, the project includes **fixing sharp curves**, adding inner and outer shoulders, restricted crossing u-turn intersections, and other **improvements**, all designed to make the roads safer.

“When weather conditions aren’t good, it’ll certainly help out there to have wider shoulders. We could get off the road if it’s raining real hard or if the roads start getting slippery, going around the curb would be more dangerous if they’re sharper curves,” explained Hoke.

Hoke said the **short-term delays** are a small price for the **long-term goal**.

The project is designed to relieve traffic and get ahead of projected population growth.



“Construction time will slow the commute time for people trying to get into Bryan-College Station or even back here to Madisonville on the way home, but, overall, I think it’s going to have a **positive effect** to get that road,” added Hoke.

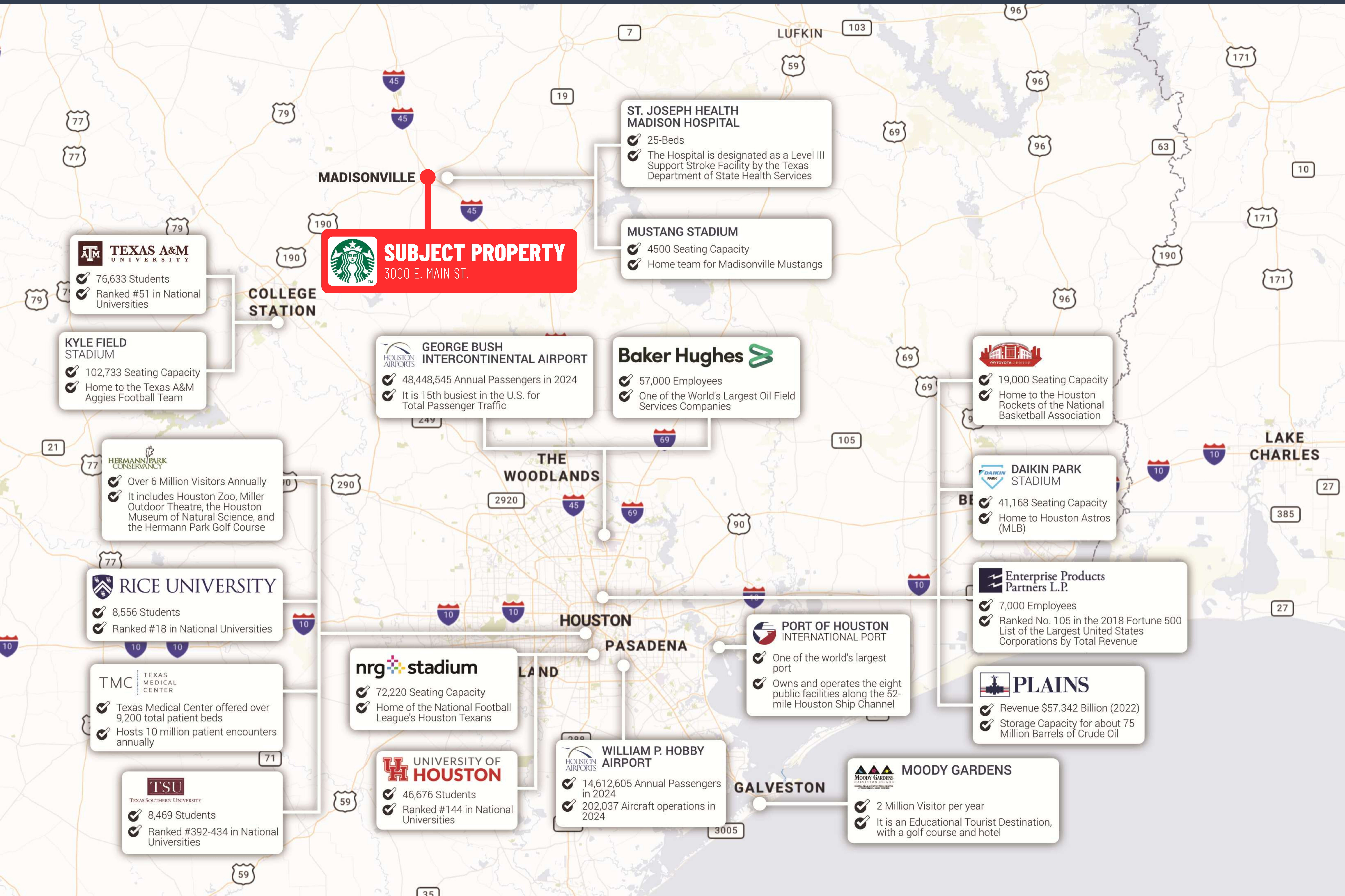
Construction is set to begin on **June 26, 2025**, and is expected to be complete by 2030.

EXPLORE ARTICLE



# METRO AREA

## STARBUCKS MADISONVILLE, TX



**STARBUCKS**  
**SUBJECT PROPERTY**  
 3000 E. MAIN ST.

**ST. JOSEPH HEALTH MADISON HOSPITAL**

- ✓ 25-Beds
- ✓ The Hospital is designated as a Level III Support Stroke Facility by the Texas Department of State Health Services

**MUSTANG STADIUM**

- ✓ 4500 Seating Capacity
- ✓ Home team for Madisonville Mustangs

**TEXAS A&M UNIVERSITY**

- ✓ 76,633 Students
- ✓ Ranked #51 in National Universities

**KYLE FIELD STADIUM**

- ✓ 102,733 Seating Capacity
- ✓ Home to the Texas A&M Aggies Football Team

**HOUSTON AIRPORTS**  
**GEORGE BUSH INTERCONTINENTAL AIRPORT**

- ✓ 48,448,545 Annual Passengers in 2024
- ✓ It is 15th busiest in the U.S. for Total Passenger Traffic

**Baker Hughes**

- ✓ 57,000 Employees
- ✓ One of the World's Largest Oil Field Services Companies

**TOYOTA CENTER**

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

**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

**THE WOODLANDS**

**DAIKIN PARK STADIUM**

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

**RICE UNIVERSITY**

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

**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

**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

**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

**PLAINS**

- ✓ Revenue \$57.342 Billion (2022)
- ✓ Storage Capacity for about 75 Million Barrels of Crude Oil

**TSU TEXAS SOUTHERN UNIVERSITY**

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

**UNIVERSITY OF HOUSTON**

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

**HOUSTON AIRPORTS**  
**WILLIAM P. HOBBY AIRPORT**

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

**MOODY GARDENS**

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

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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# TEXAS DISCLAIMER

STARBUCKS MADISONVILLE, 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.