

2140

NORTH JUPITER ROAD

DALLAS MSA (GARLAND), TX 75044



REPRESENTATIVE PHOTO

Starbucks

NEW 2022 CONSTRUCTION

**BRAND NEW 10-YEAR
LEASE**

**OUTPARCEL TO HOME
DEPOT**

**DRIVE-THRU LOCATION
TO ACCOMODATE
ADDITIONAL ORDER
VOLUME**

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Investment Highlights



Brand New 2022 Construction
Brand New 10-Year Corporate Lease with Starbucks



Outparcel to Home Depot | Drive-Thru Location to Accommodate Additional Order Volume

Prime Retail Location

- ▶ Located Near the Intersection of Jupiter Road and Buckingham Road (**Combined Traffic Counts Exceed 64,200 Cars Per Day**)
- ▶ Located Directly Across from **Albertsons Anchored Shopping Center**
- ▶ Within Close Proximity to Several Major Retailers such as **Target, Lowe's Home Improvement, Harbor Freight Tools, Burlington, Walgreens, Chase, and Many More**

Corporate Starbucks

- ▶ **NN Property with Minimal Landlord Responsibilities** – Ideal for Investors Not Local to the Market
- ▶ Starbucks has Over **33,000** Locations in Operation
- ▶ Scheduled 10% Rental Increases Every 5 Years Throughout the Initial Term and Options Provide for an Excellent Hedge Against Inflation
- ▶ Starbucks Corporation (NASDAQ: SBUX) is By Far the World's Largest Coffee House Chain, With Over 30,000 Locations in 70 Countries

Pride of Property Ownership in Garland, TX

- ▶ Dense, Infill Location with **Over 372,000 Residents** within 5 Miles, Creating a Large Customer Base
- ▶ **Daytime Population of Over 442,000** Demonstrates the High Employment in the Area
- ▶ Affluent Area with the **Average Household Income Exceeding \$87,000** within 5 Miles
- ▶ Garland is the **Twelfth Most Populous City** in the State of Texas and is Located Just 15 Miles North of Downtown Dallas, TX
- ▶ **Population Increase of Over 30,000 Residents** Since 2010, Demonstrating Garland's Recent Rapid Growth



Tenant Overview



Starbucks Corporation Overview

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. Starbucks began as a roaster and retailer of whole bean and ground coffee, tea and spices with a single store in Seattle's Pike Place Market. **As of early 2021, the company operates over 33,000 locations worldwide.**

Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, cafe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select "Starbucks Evenings" locations offer beer, wine, and appetizers. **Starbucks-brand coffee, ice cream, and bottled cold coffee drinks are also sold at grocery stores.**



Tenant Profile

Website	www.starbucks.com
Company Type:	Public (NASDAQ: SBUX)
Market Cap:	\$101.61 Billion
Number of Locations	30,000+ Worldwide (As of 2019)
Credit Rating	A- by S&P
Revenue	\$24.72 Billion (2018)
Operating Income	\$5.62 Billion (2018)



Aerial Photo

±50 Industrial and Retail Businesses

Retail Shopping Center | ±25 Stores



University Of Texas at Dallas
±7 Miles | ±29,543 Undergraduates



**SUBJECT
PROPERTY**

Demographics - 5-Mile Radius
Population: ±372,006
Households: ±136,357
Avg. HH Income: \$87,741

North Jupiter Road
(±33,420 Cars Per Day)

Village Plaza Shopping Center

Garland Industrial Zone
Hundreds of Businesses
& Distribution Facilities



Apollo High School

McDonald's

DOLLAR GENERAL

Jack in the box

Spring Creek Forest Reserve

St. Joseph Catholic Church

Duck Creek Golf Club

North Garland High School

Buckingham Road

Walgreens

Jackson Middle School

Forestridge Elementary School



Avaya Garland Apartments

Forest Gardens Apartments

McDonald's

WHATABURGER

TACO BELL

AUTO PARTS

SPEC Building Materials Corporation

ABC Supply Co. Inc.

ALLSTATE

SHERWIN WILLIAMS

FedEx

KraftHeinz

Close Up Aerial Photo

Downtown Dallas, TX
±18 Miles Via I-75



Walgreens



STAR FOOD MART



SUBJECT PROPERTY



Summer Creek Apartments

W. Buckingham Road - ±30,800 Cars Per Day

N. Jupiter Road - ±33,420 Cars Per Day

Financial Overview

Property Summary

PRICING

OFFERING PRICE \$3,200,000

CAP RATE 4.00%

LEASE INFORMATION

CURRENT NOI \$128,000

LEASE TYPE NN

COMMENCEMENT Approximately December 1, 2022

TERMINATION Aproximately November 30, 2032

REMAINING TERM 10 Years

INCREASES 10% Every Five Years

OPTIONS Four, Five-Year

PROPERTY INFORMATION

OWNERSHIP Fee Simple

TOTAL GLA ±2,300 Square Feet

TOTAL LAND AREA ±0.72 Acres (±31,363 Square Feet)

ZONING Commercial



ACTUAL SITE



ACTUAL SITE

SUBJECT PROPERTY

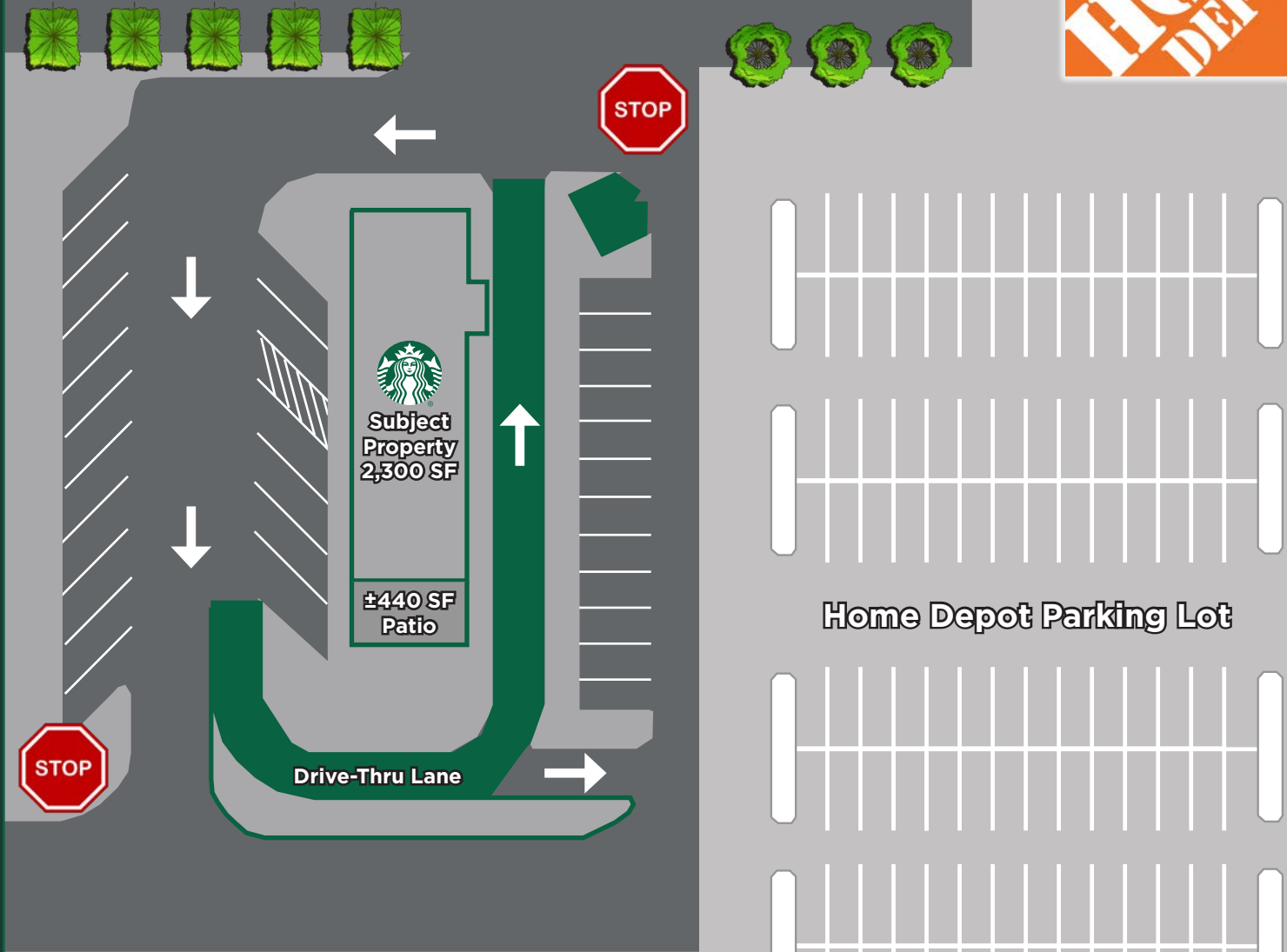


NOTE: Property boundaries are approximate and must be independently verified.

Site Plan



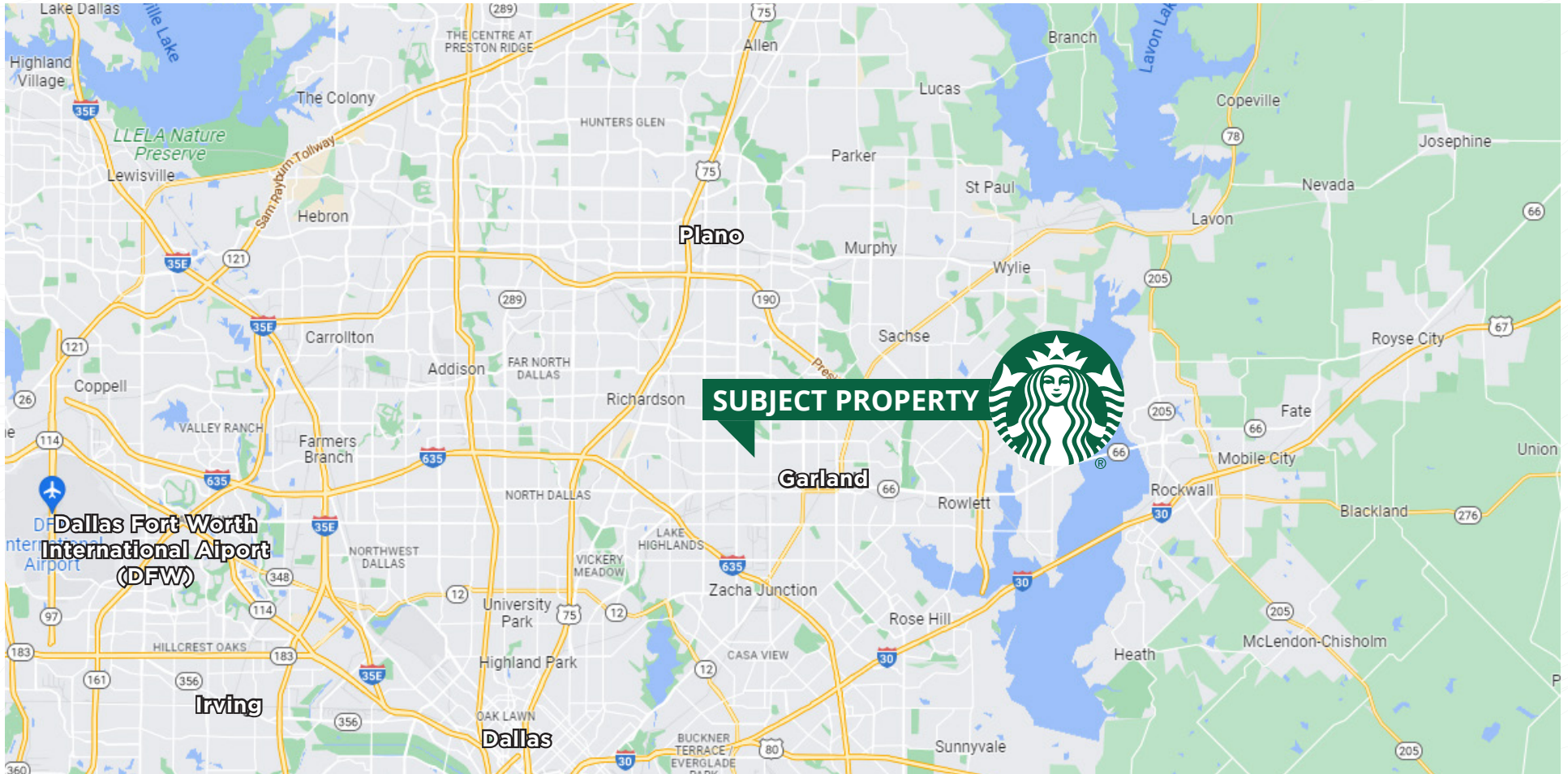
North Jupiter Road
±33,420 Cars Per Day



NOTE: Property boundaries are approximate and must be independently verified.



Regional Map



±33,420

CARS PER DAY ON THE N. JUPITER ROAD



±4 Miles

TO UNIVERSITY OF TEXAS AT DALLAS



±15 Miles

TO DALLAS, TX



±37 Miles

TO FORT WORTH, TX

Market Overview

The City Of Garland



Garland is a city in the U.S. state of Texas. It is located northeast of Dallas and is a part of the Dallas-Fort Worth metroplex.

It is located almost entirely within Dallas County, except a small portion located in Collin and Rockwall counties. According to the Census Bureau's 2018

American Community Survey, the City of Garland ranks 12th in population in Texas and 91st in the country.

The City of Garland population estimate for July 1, 2018, is 242,507 persons. Much of Garland's population growth occurred during the 1960s, 1970s, and 1980s, and has slowed as undeveloped land becomes scarcer and Garland approaches buildout. Garland grew 5.1% between the 2000 and 2010 Census.

Located close to the city of Dallas, Garland in Texas is known for being a vibrant and diverse place to visit. One of its main attractions include Downtown Garland, full of charming antique shops and locally owned restaurants. The city is also home to the Firewheel Town Center, an open-air shopping complex which features ±118 stores.

It is also premier fishing spot as it's home to Lake Ray Hubbard, which spans 21,000 acres and is ideal for aquatic sports.

Garland is a culturally diverse city with rich history, urban appeal, natural resources and Texas charisma.



Downtown Garland



Dallas, TX

Commute & Economics

Garland's neighboring city, Dallas is the eastern, larger half of the Dallas-Fort Worth "Metroplex." Dallas is what most people think of when they first think of Texas—big, busy, growing, and cosmopolitan. Dozens of gleaming downtown skyscrapers tower above the level plains, while an assortment of neighborhoods and suburban commercial centers sprawl in all directions around the city core. It has far outgrown its beltway and is supported by a spider web of freeways going in all directions, a network almost without compare in other U.S. cities. Long commutes are common, thanks to the large population, growth rate, and urban sprawl.

Above all else, Dallas is a center for corporate America. Because of its central location relative to the rest of the United States, Dallas is a popular convention site and site for many corporate headquarters, and if a company isn't headquartered here, it probably has a large regional office. Also contributing are the favorable business climate, the availability of educated workers, and the unspoken notion of being in the center of all things big. Although there is little oil produced in the immediate area, Dallas' growth began with the east Texas oil boom, and petroleum continues to be a large factor in the local economy.

Distance to

Dallas

Plano

Fort Worth



15
MILES



19
MILES



37
MILES

Demographic Summary



±372,006

2021 POPULATION
IN AREA



±136,357

2021 HOUSEHOLDS
IN AREA



\$87,741

2021 AVERAGE HOUSEHOLD
INCOME IN AREA



±215,472

2021 EMPLOYEES
IN AREA

Population

In 2021, the population in your selected geography is 372,006. The population has changed by 8.89% since 2000. It is estimated that the population in your area will be 383,907 five years from now, which represents a change of 3.20% from the current year. The current population is 49.14% male and 50.86% female. The median age of the population in your area is 35.2, compare this to the Entire US average which is 38.4. The population density in your area is 4,736.96 people per square mile.

Households

There are currently 136,357 households in your selected geography. The number of households has changed by 7.68% since 2000. It is estimated that the number of households in your area will be 141,861 five years from now, which represents a change of 4.04% from the current year. The average household size in your area is 2.72 persons.

Income

In 2021, the median household income for your selected geography is \$61,124, compare this to the Entire US average which is currently \$65,694. The median household income for your area has changed by 30.24% since 2000. It is estimated that the median household income in your area will be \$64,583 five years from now, which represents a change of 5.66% from the current year.

The current year per capita income in your area is \$32,213, compare this to the Entire US average, which is \$36,445. The current year average household income in your area is \$87,741, compare this to the Entire US average which is \$94,822.

Employment

In 2021, there are 215,472 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 66.75% of employees are employed in white-collar occupations in this geography, and 33.27% are employed in blue-collar occupations. In 2021, unemployment in this area is 6.28%. In 2000, the average time traveled to work was 29.2 minutes.



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