

# STARBUCKS STNL INVESTMENT - HUMBLE, TX

Starbucks Corporate Credit Tenant  
Prime Location Facing Kroger  
High Traffic Lighted Intersection  
Secure Investment

3805 Atascocita Road  
Recently Renewed Lease  
8+ Years Term Remaining  
Performance Proven Location

RESOLUTRE



**5.0%**  
CAP RATE



**\$1,610,000**  
Price



**1,850 SF**  
GLA

## MARTIN TURNER

Chief Executive Officer  
512.293.3416  
martin@resolutre.com  
resolutre.com

## JEFF FRALICK

Commercial Advisor  
713.829.0798  
jfralick@resolutre.com  
resolutre.com

Page 4  
Executive Summary

Page 5  
Rent Schedule

Page 6  
Tenant Profile

Page 7-12  
Location Overview

Page 13  
Demographics

RESOLUT



**MARTIN TURNER**  
Chief Executive Officer  
512.293.3416  
martin@resolutre.com  
resolutre.com

**JEFF FRALICK**  
Commercial Advisor  
713.829.0798  
jfralick@resolutre.com  
resolutre.com



## STARBUCKS STNL INVESTMENT - HUMBLE

- Starbucks corporate tenant
- Top Valued Brand among Food & Beverage Category 2020
- Prime NE Houston suburban location
- Property directly across street from Kroger and surrounded by national restaurants & retailers
- High traffic intersection on Atascocita Rd (32,288 VPD) at Will Clayton Blvd (19,756 VPD)
- Secure investment with 8 years term remaining
- Performance proven location with recent tenant renewal in 2019
- Among the lowest prices STNL Starbucks on the market

# Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information (“Information”) provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you (“Buyer”) and requested an executed copy.

**Brokerage Relationships:** By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE (“Brokers”) are acting as Seller’s Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

**Non-disclosure of Information:** By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner (“Owner”) to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase “within the firm” shall be deemed to include outside attorneys, accountants and investors.

**Disclaimer and Waiver:** By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



**PRICE:**  
\$1,610,000



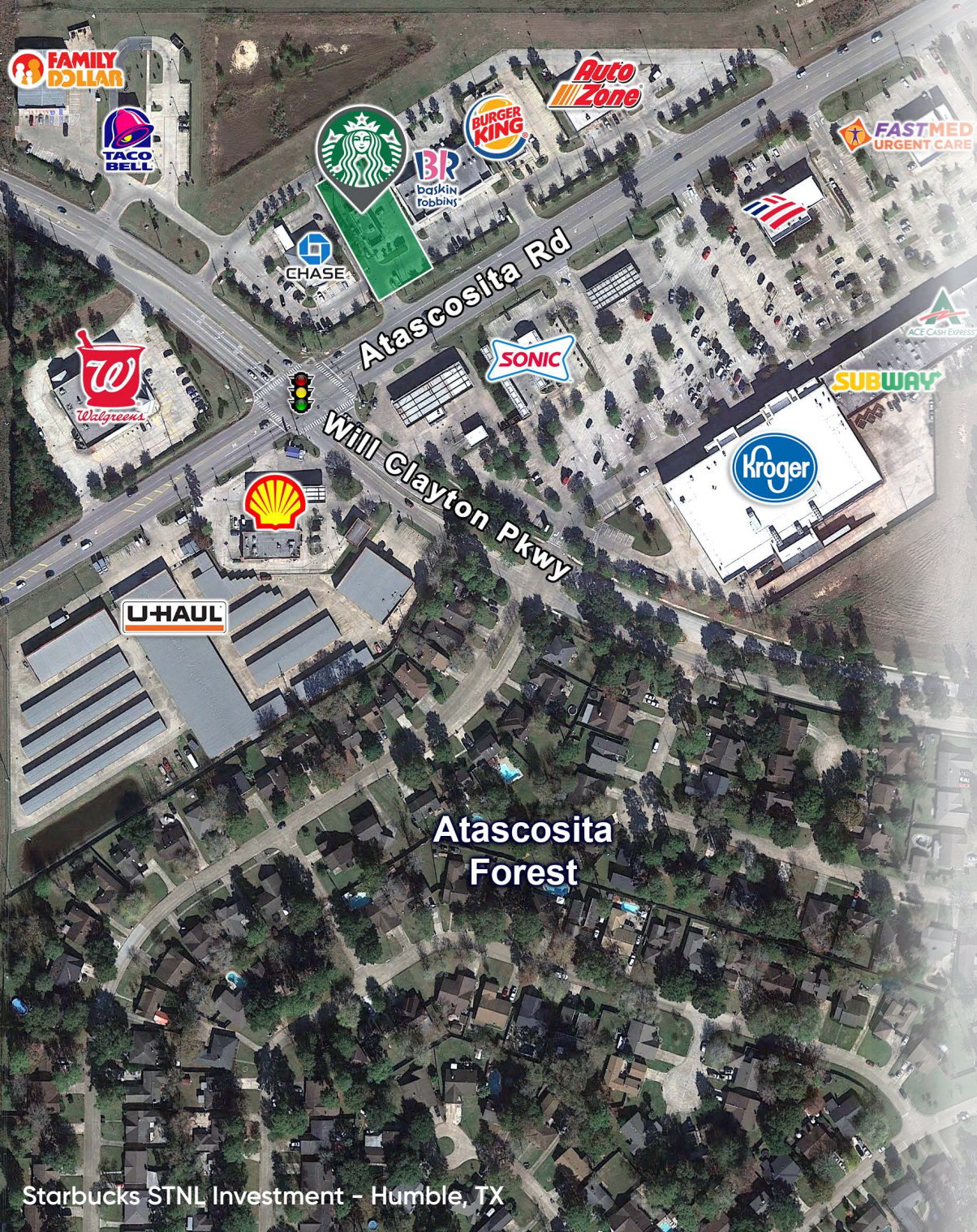
**CAP RATE:**  
5.0%

**INVESTMENT SUMMARY**

Tenant	Starbucks Corporation
Interest	Fee Simple
Credit	BBB+ (S&P)
Address	3805 Atascocita Road
City	Humble
State	TX
Lot Size	0.63 Acre
Building Size	1,850 SF
Built	2008
Lease Expiration	2/28/2029
Lease Term Remaining	8 Years
Parcel ID	1307420010005
Lease Type	Triple Net (NNN)
NOI	\$80,475
Rental Increases	Yes; 10% increase in 2024
Landlord Responsibilities	Roof & Structure

Starbucks STNL Investment – Humble, TX

EXECUTIVE SUMMARY



**REMAINING TERM:**  
8 Years



**RENT INCREASE (2024):**  
10%

**RENT SCHEDULE**

	PERIOD	MONTHLY RENT	ANNUAL RENT
Expired Term	March 2009 - Feb 2014	\$5,704.17	\$68,450.04
	March 2014 - Feb 2019	\$6,274.58	\$75,294.96
Current Term	March 2019 - Feb 2024	\$6,706.25	\$80,475.00
	March 2024 - Feb 2029*	\$7,376.88	\$88,522.56
1st Remaining Option	March 2029 - Feb 2034	\$8,114.56	\$97,374.72
2nd Remaining Option	March 2034 - Feb 2039	\$8,926.02	\$107,112.24
3rd Remaining Option	March 2039 - Feb 2044	\$9,818.62	\$117,823.44
4th Remaining Option	March 2044 - Feb 2049	\$10,800.48	\$129,605.76

\*Rental increase in current term

RENT SCHEDULE

Starbucks STNL Investment - Humble, TX

# STARBUCKS®

Starbucks is the premier roaster, marketer and retailer of specialty coffee in the world, operating in 83 markets worldwide.

We purchase and roast high-quality coffees that we sell, along with handcrafted coffee, tea and other beverages and a variety of high-quality food items through company-operated stores.



**ESTABLISHED 1986**



**NASDAQ STOCK TICKER: SBUX**

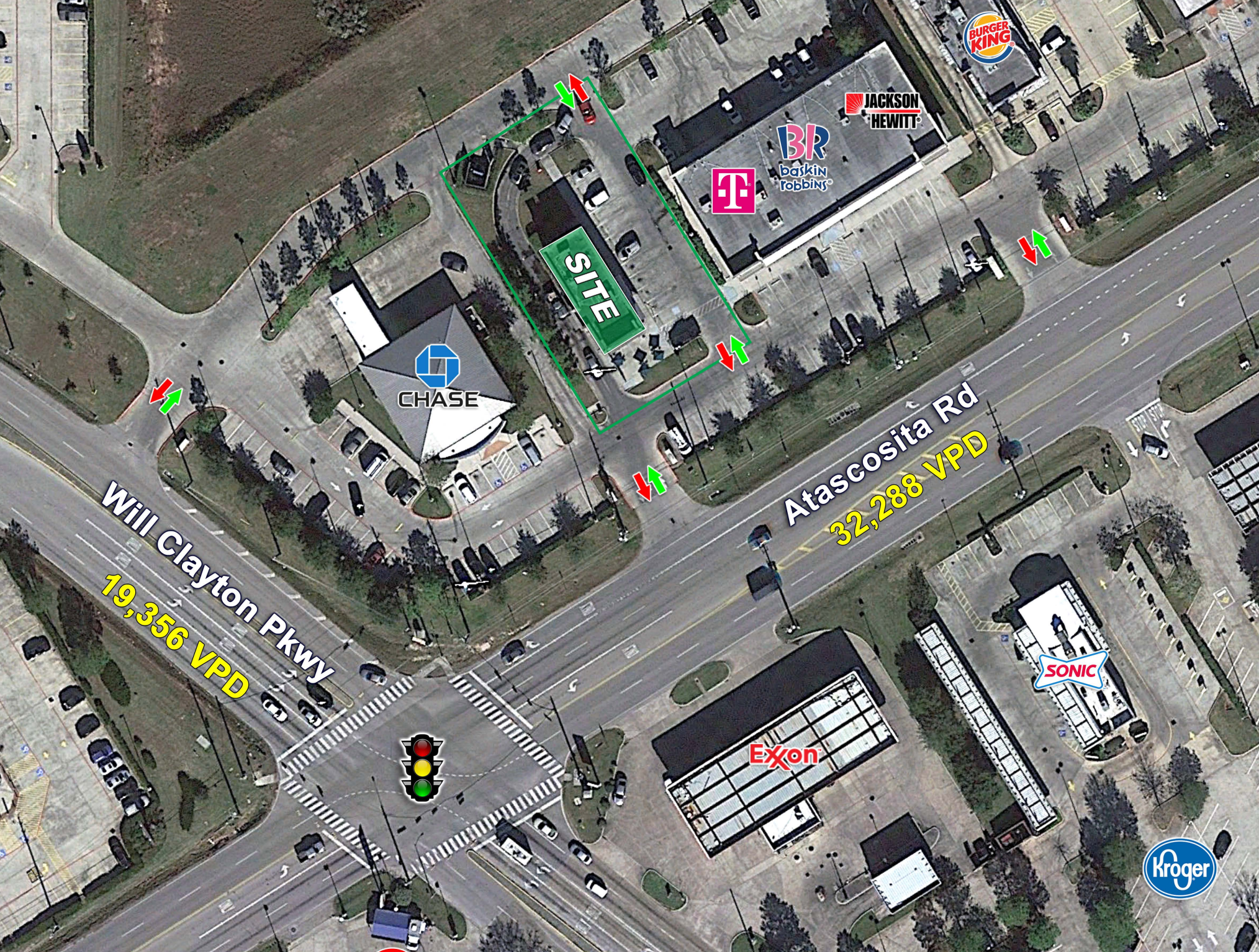


**# LOCATIONS WORLDWIDE: 32,660**

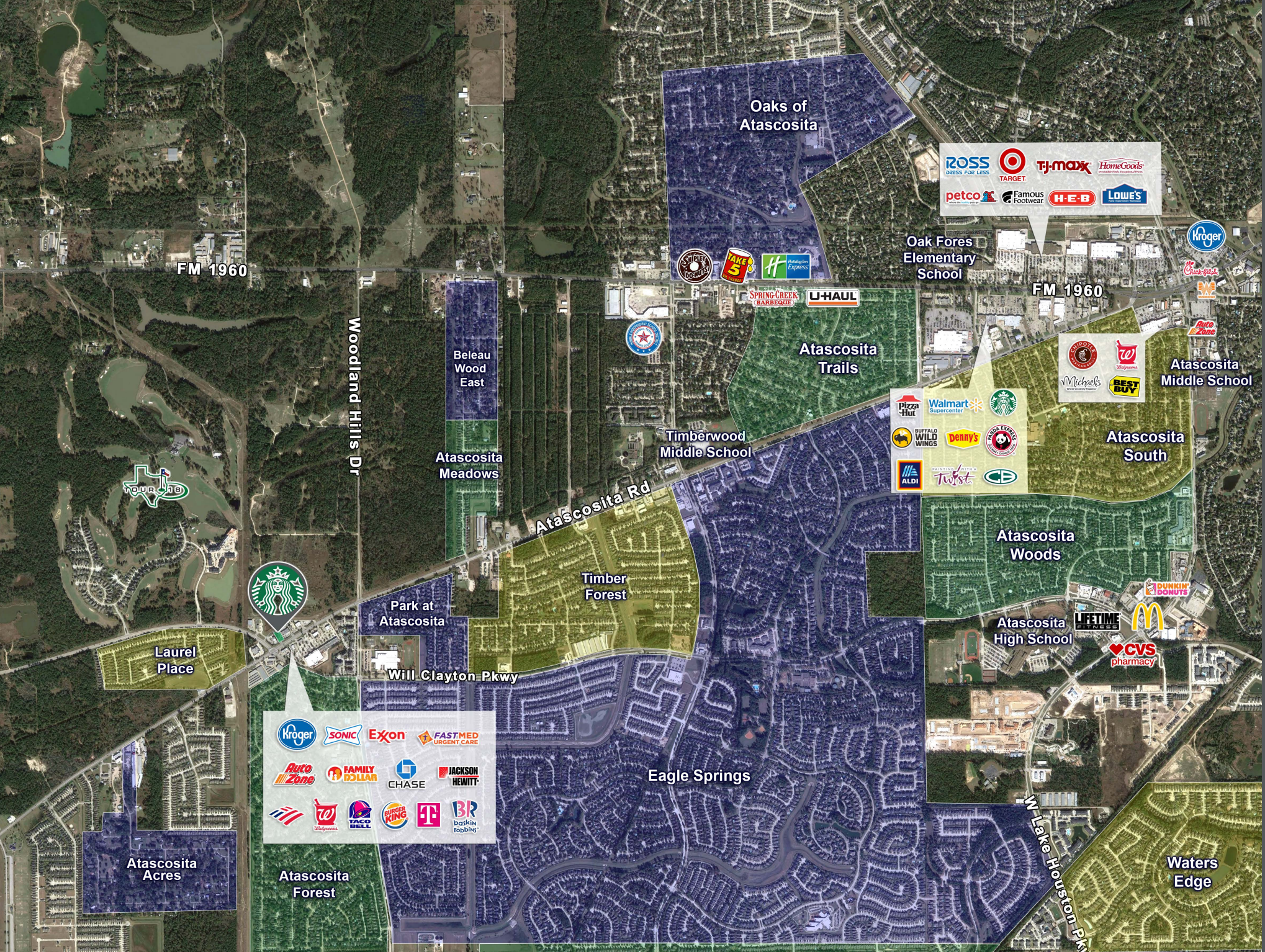
*\*All data from Fiscal 2020 Annual Report*



Starbucks STNL Investment - Humble, TX



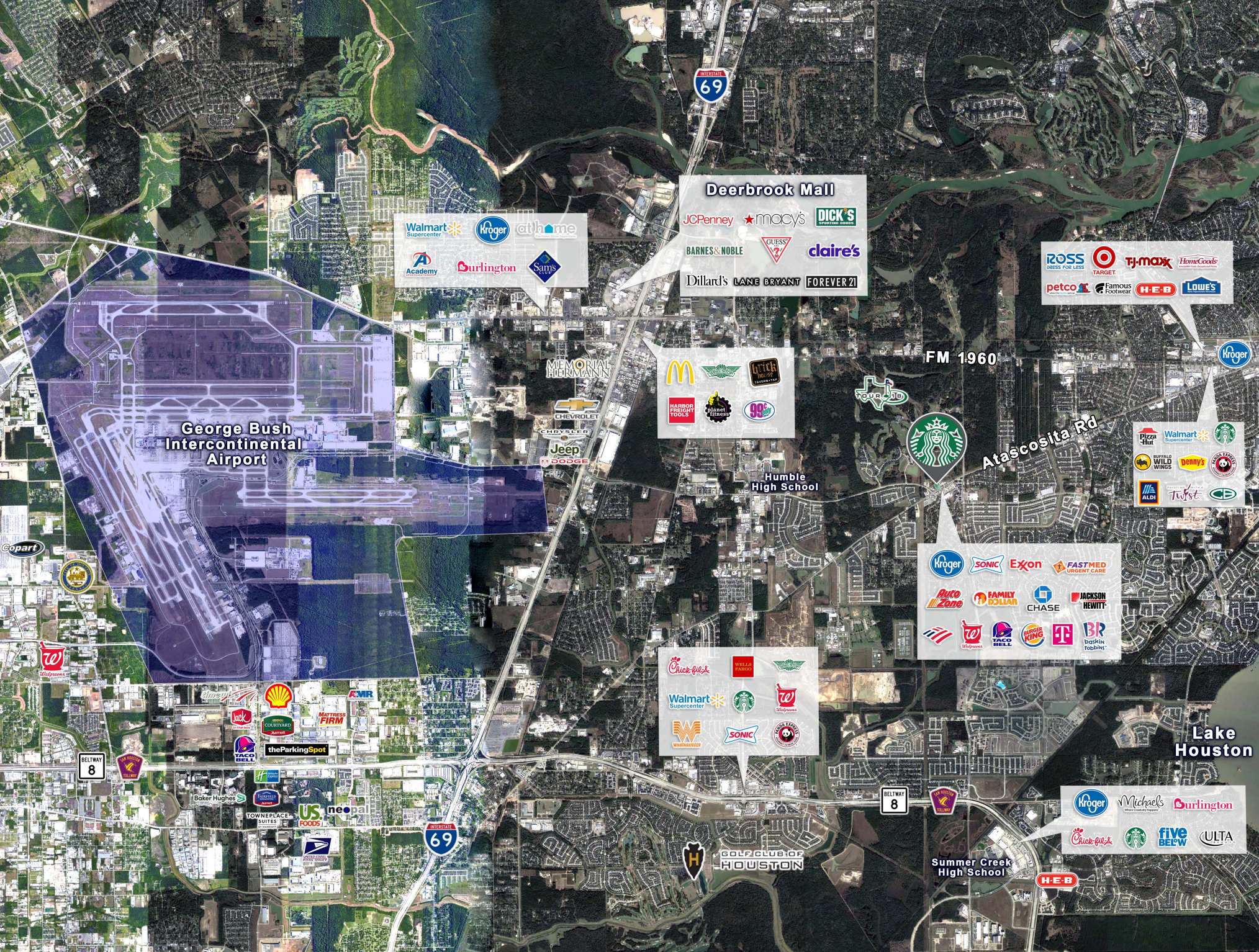
LOCATION OVERVIEW



LOCATION OVERVIEW

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company





**Deerbrook Mall**

JCPenney ★ macy's DICK'S SPORTS & SHIRT

BARNES & NOBLE GUESS? claire's

Dillard's LANE BRYANT FOREVER 21

ROSS DRESS FOR LESS TARGET TJ-maxx HomeGoods

petco Famous Footwear H-E-B LOWE'S

McDonald's

HARBOR FREIGHT TOOLS Planet Fitness 99¢ ONLY STORES

Pizza Hut Walmart Supercenter Starbucks

BUFFALO WILD WINGS Denny's

ALDI Twist

Kroger SONIC Exxon FAST MED URGENT CARE

Auto Zone FAMILY DOLLAR CHASE JACKSON HEWITT

Walgreens TACO BELL BURGER KING T.G. MARTINS BR BJ's FRESH

Chick-fil-ee WILD FLORIDA

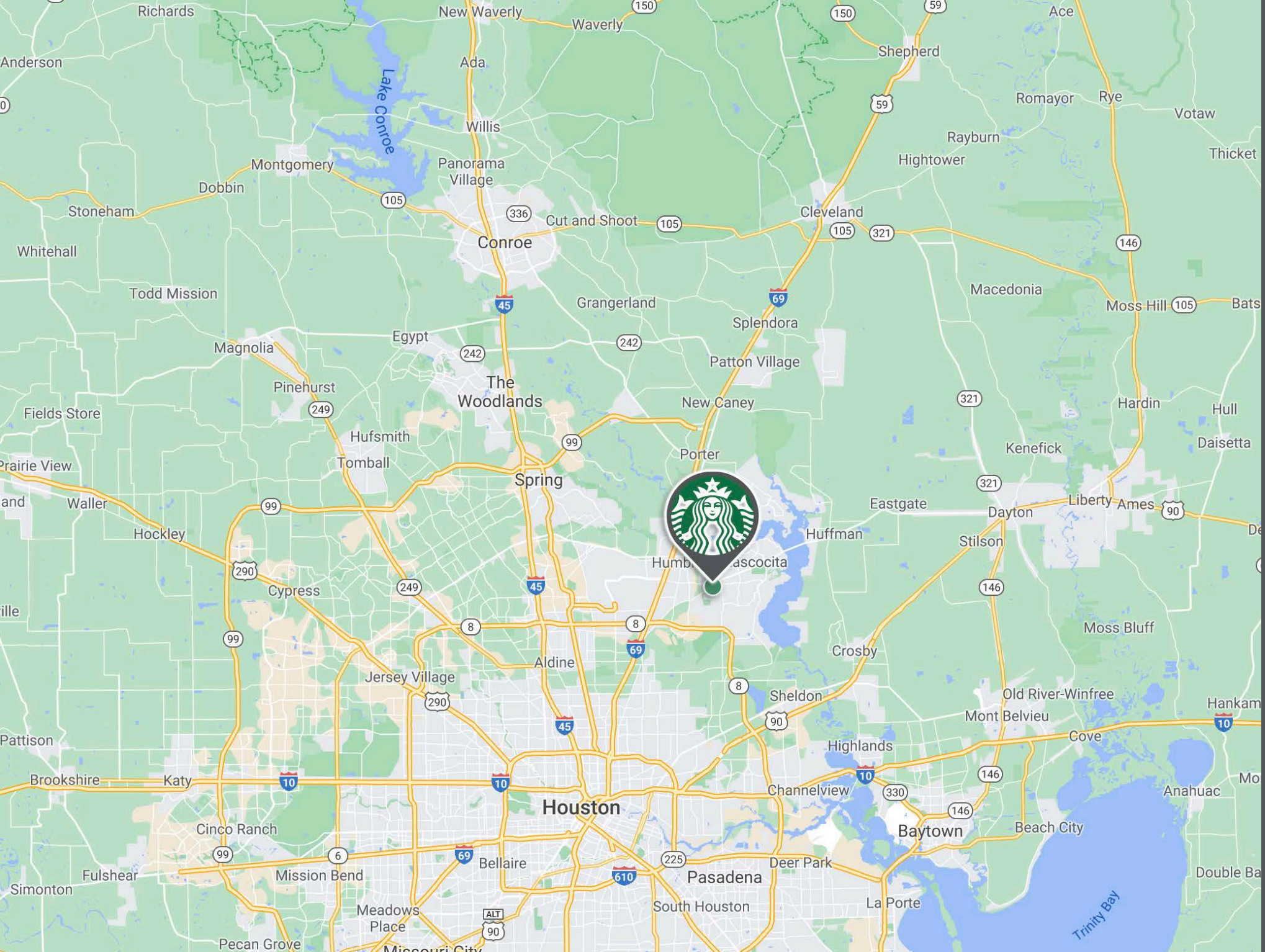
Walmart Supercenter Starbucks Walgreens

WINDMILLER SONIC

Kroger Michaels Burlington

Chick-fil-ee Starbucks five BELOW ULTA

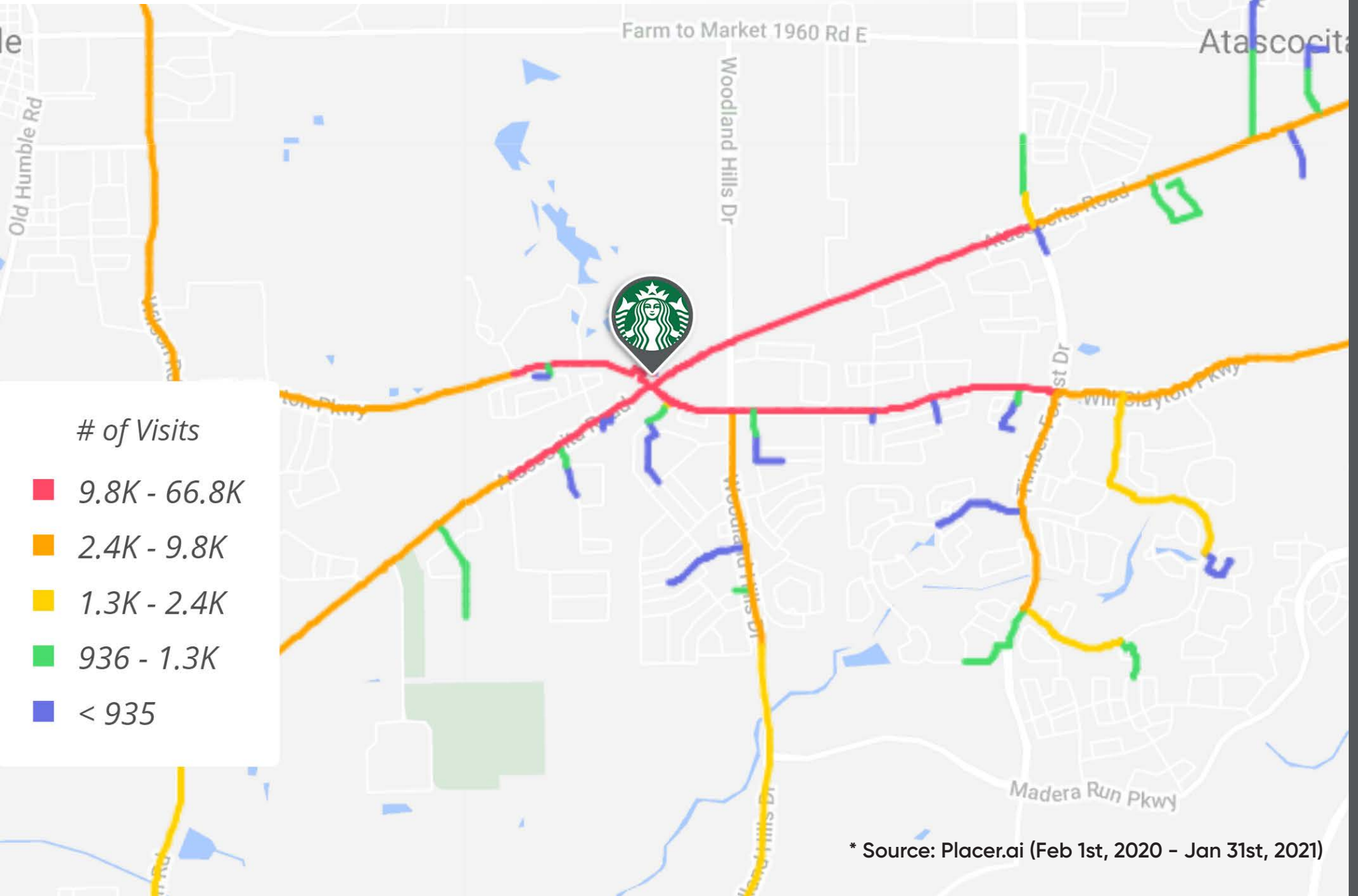
LOCATION OVERVIEW



LOCATION OVERVIEW

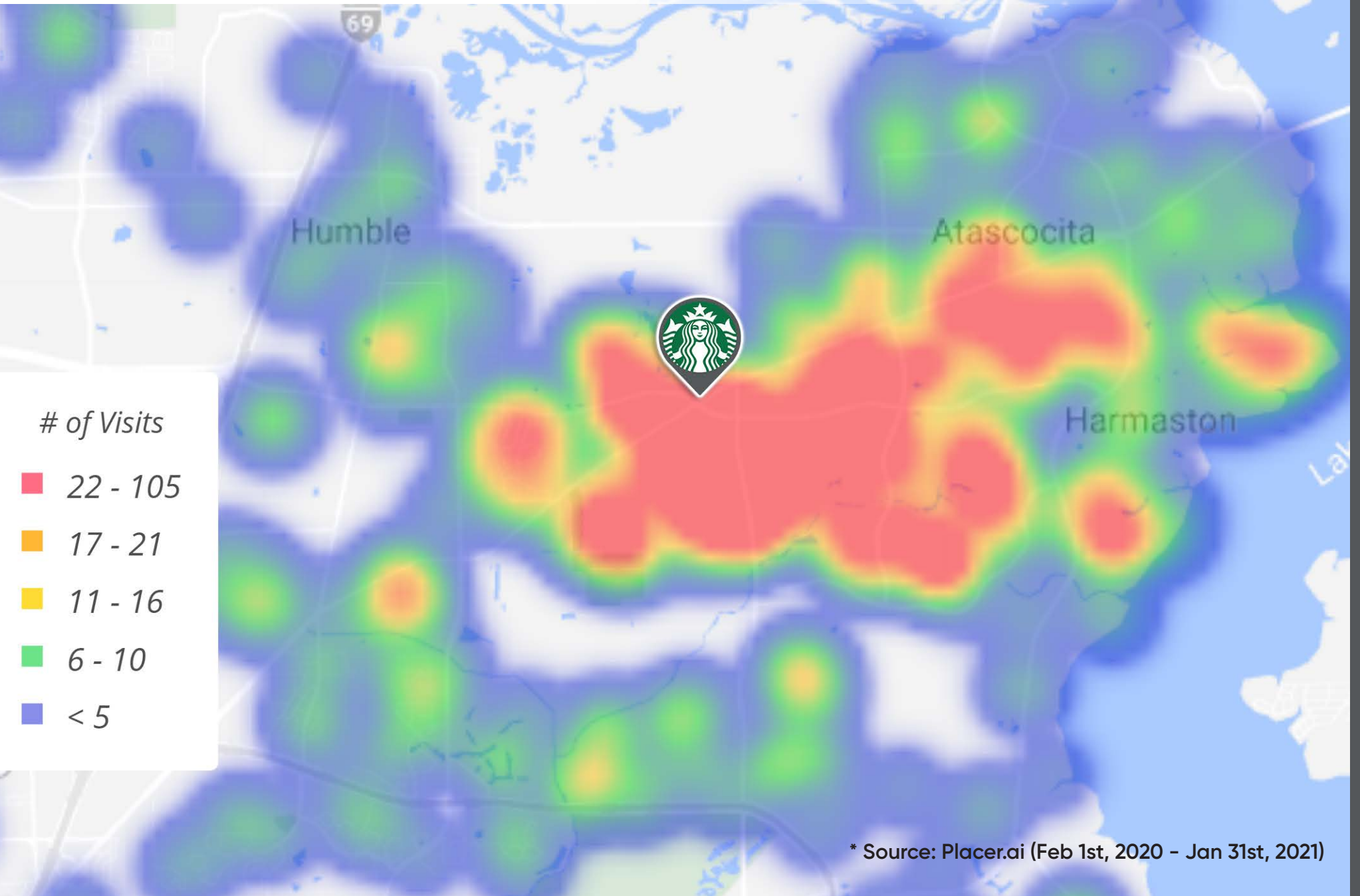
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company

# CUSTOMER JOURNEY



LOCATION OVERVIEW

# TRADE AREA





**POPULATION**  
68,929 (3 MILE)



**INCOME:**  
\$102,616 (3 MILE)



**TRAFFIC:**  
32,288 VPD  
(ATASCOCITA RD)

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	12,000	68,929	160,556
2025 Population Projection	13,217	72,559	169,053
Annual Growth 2010-2020	2.30%	2.60%	2.60%
Annual Growth 2020-2025	1.00%	1.10%	1.10%
Medium Age	33.2	33.1	34
Bachelor's Degree or Higher	20%	27%	32%
U.S. Armed Forces	2	49	57

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$91,998	\$102,616	\$107,284
Medium Household Income	\$74,619	\$85,941	\$85,906
< \$25,000	332	2,260	5,479
\$25,000- 50,000	569	3,286	8,902
\$50,000- 75,000	917	3,780	9,425
\$75,000- 100,000	514	3,352	7,342
\$100,000 - 125,000	479	3,262	7,497
\$125,000 - 150,000	241	1,643	4,050
\$150,000 - 200,000	415	2,248	5,589
\$200,000+	144	1,755	5,733

TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Atascocita Rd	Will Clayton Blvd SW	32,288	2018	0.14 mi
Will Clayton Blvd	Crestine Rd SE	19,756	2018	0.09 mi

\*Source: CoStar



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR J Wesley Tune Designated Broker of Firm	459263 OR 417096 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR J Wesley Tune Licensed Supervisor of Sales Agent/Associate	459263 OR 417096 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_

Date \_\_\_\_\_