

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Rare 15-Year Absolute NNN Ground Lease | 1st 3-D Printed SBUX in World | 2025 Construction



2491 Boca Chica Boulevard

BROWNSVILLE TEXAS

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



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PROPERTY PHOTO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$2,555,000
Annual Rent	\$120,000
Cap Rate	4.7%
Tenant	Starbucks Corporation
Lease Type	Absolute NNN Ground Lease
Lease Term	~15 Years Remaining with 3 (10-Year) Options
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Rentable Area	~1,400 SF
Land Area	~0.59 AC
Property Address	2491 Boca Chica Blvd, Brownsville, TX 78521
Year Built	2025
Parcel Number	04-9216-0000-0010-00
Ownership	Leased Fee (Ground Lease)



INVESTMENT HIGHLIGHTS



RARE Absolute NNN 15-Year Ground Lease | 3-D Printed 2025 Construction | 30-Years of Options with Increases

- The tenant recently signed a new 15-year absolute NNN ground lease, offering a hands-free investment property for an out-of-town investor
- 10% rent increases every 5 years throughout the primary term and (3) 10-year option periods provide a hedge against inflation
- New 2025 construction built 100% with 3-D printing technology, the first Starbucks location of its kind

[USATODAY.COM/NEWSARTICLE >>](https://www.usatoday.com/story/news/real-estate/2024/08/28/starbucks-brownsville-lease/1234567890)

Investment-Grade Tenant (BBB+/Baa1) | World's Largest Coffee Chain | Top Ranked Company

- Investment grade tenant – the corporate lease is backed by Starbucks Corporation, a globally recognized tenant with over 40,200 locations across 80 countries, a BBB+/Baa1 credit rating from S&P and Moody's, and \$36B in annual revenue
- Ranked #1 in the Food Services Industry and #126 overall on the Fortune 500

Strategic Location | Surrounded by Top National Retailers | Excellent Traffic and Access

- Strategically located on Boca Chica Boulevard, a major east-west thoroughfare, between a Walmart Supercenter ranked in the top 94% of all Walmart locations nationwide according to Placer.ai and an H-E-B Grocery, providing a steady customer base
- High-traffic location – situated on Boca Chica Boulevard with ~39,000 VPD, two blocks east of I-69 East with ~106,000 VPD
- Excellent access and visibility from Boca Chica Boulevard and Los Ebanos with ample parking and drive-through options

Robust Demographics | Growing Population and Household Incomes | No State Income Tax

- Densely Populated and Affluent Trade Area with over 185,000 residents within 5 miles with an average household income over \$65,000, projected to increase to over \$74,800 by 2029 (~15%)
- The Rio Grande Valley has a very strong Hispanic population and cross-border synergy with Matamoros, MX, with a population of more than 540,000
- Income Tax-Free State

Local Drivers | Nearby Attractions

- 2 miles north of The University of Texas Rio Grande Valley Brownsville campus, home to approximately 5,800 students
- 1.5 miles south of Homer Hanna High School (~2,246 students)
- 2.5 miles north of the US/Mexico border
- 5 miles from Brownsville South Padre Island International Airport
- Brownsville is currently experiencing a construction boom fueled by significant economic growth and strategic investments in infrastructure and development. This is driven by factors such as the expanding Port of Brownsville, SpaceX's presence, and broader diversification of the local economy. The city is actively pursuing capital improvement projects, including infrastructure enhancements, downtown revitalization, and new facilities like a Public Safety Center and a multi-purpose arena

[BROWNSVILLETX.GOV/CIVICALERTS >>](https://www.brownsvilletx.gov/civicalerts)

PROPERTY OVERVIEW



STARBUCKS®

LOCATION



Brownsville, TX
Cameron County

ACCESS



Boca Chica Blvd: 2 Access Point
Los Ebanos Blvd: 1 Access Point

TRAFFIC COUNTS



Boca Chica Blvd: 38,922 VPD
Los Ebanos Blvd: 6,808 VPD
Interstate 69E (N Expressway): 105,926 VPD

IMPROVEMENTS



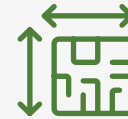
There is approximately 1,400 SF of newly constructed, 3-D concrete building

PARKING



There are approximately 13 parking spaces on the owned parcel. The parking ratio is ~9.3 stalls stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 04-9216-0000-0010-00
Acres: ~0.59
Square Feet: ~25,744

CONSTRUCTION



Year Built: 2025

ZONING



CC: Corridor Commercial

RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Starbucks Corporation	1,400	Apr 2025	Apr 2040	Current	-	\$10,000	\$7.14	\$120,000	\$85.71	NNN GL	3 (10-Year)
(Corporate Guaranty)				May 2030	10%	\$11,000	\$7.86	\$132,000	\$94.29		
				May 2035	10%	\$12,100	\$8.64	\$145,200	\$103.71		
				Option 1	10%	\$13,310	\$9.51	\$159,720	\$114.09		
					10%	\$14,641	\$10.46	\$175,692	\$125.49		
				Option 2	10%	\$16,105	\$11.50	\$193,261	\$138.04		
					10%	\$17,716	\$12.65	\$212,587	\$151.85		
				Option 3	10%	\$19,487	\$13.92	\$233,846	\$167.03		
					10%	\$21,436	\$15.31	\$257,230	\$183.74		

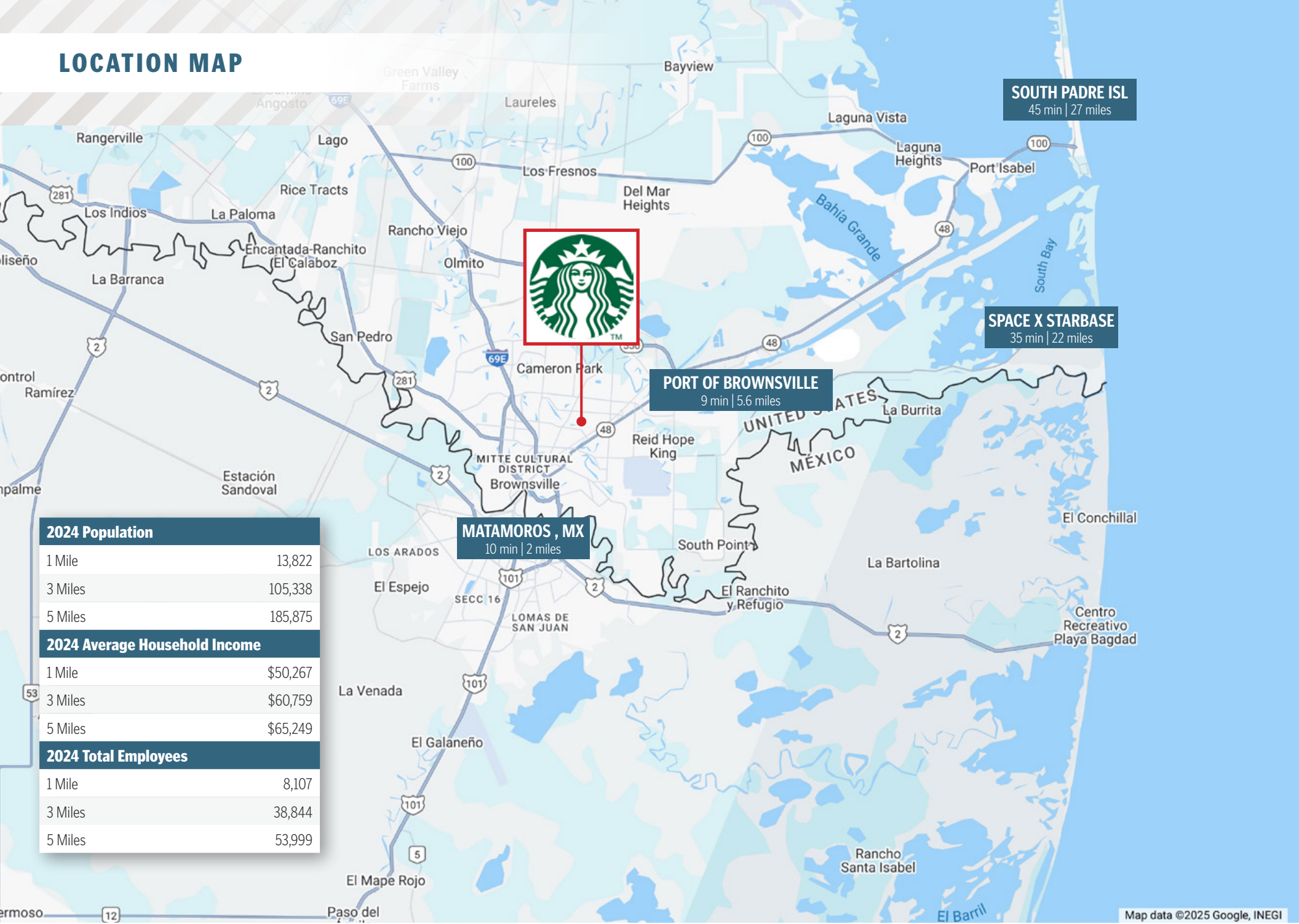
FINANCIAL INFORMATION

Price	\$2,555,000
Annual Rent	\$120,000
Cap Rate	4.7%
Tenant	Starbucks Corporation
Lease Type	NNN Ground Lease
Lease Term	-15 Years Remaining with 3 (10-Year) Options
Rent Increases	10% Every 5 Years

PROPERTY SPECIFICATIONS

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Land Area	-0.59 AC
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LOCATION MAP



2024 Population

1 Mile	13,822
3 Miles	105,338
5 Miles	185,875

2024 Average Household Income

1 Mile	\$50,267
3 Miles	\$60,759
5 Miles	\$65,249

2024 Total Employees

1 Mile	8,107
3 Miles	38,844
5 Miles	53,999

Map data ©2025 Google, INEGI









CROMACK
ELEMENTARY
SCHOOL
(501 STUDENTS)



FAULK MIDDLE SCHOOL
(879 STUDENTS)

VICTORIA HEIGHTS
ELEMENTARY SCHOOL
(311 STUDENTS)



16,600
VEHICLES PER DAY

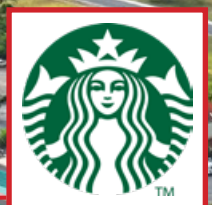
MC DAVITT BLVD.

8,100
VEHICLES PER DAY



BOCA CHICA SQUARE

BOCA CHICA BLVD./STATE HIGHWAY 48



38,922
VEHICLES PER DAY

6,808
VEHICLES PER DAY

LOS EBANOS BLVD.







105,926
VEHICLES PER DAY

VALLEY BAPTIST MEDICAL
CENTER: BROWNSVILLE
(31,000 VISITORS)

SAINT JOSEPH ACADEMY
(819 STUDENTS)

U.S. HIGHWAY 77&83/
INTERSTATE 69E

BOCA CHICA BLVD./STATE HIGHWAY 48

LOS EBANOS BLVD.

6,808
VEHICLES PER DAY

38,922
VEHICLES PER DAY



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	13,822	105,338	185,875
2029 Projected Population	13,951	105,805	186,351
2010 Census Population	14,596	106,376	181,905
Projected Annual Growth 2024 to 2029	0.19%	0.09%	0.05%
Households & Growth			
2024 Estimated Households	4,886	35,798	59,024
2029 Projected Households	5,112	37,215	61,321
2010 Census Households	4,629	32,278	51,279
Projected Annual Growth 2024 to 2029	0.91%	0.78%	0.77%
Historical Annual Growth 2010 to 2020	0.03%	0.67%	1.06%
Race & Ethnicity			
2024 Estimated White	83.50%	79.97%	78.65%
2024 Estimated Black or African American	0.27%	0.40%	0.40%
2024 Estimated Asian or Pacific Islander	0.19%	0.61%	0.57%
2024 Estimated American Indian or Native Alaskan	0.53%	0.66%	0.67%
2024 Estimated Other Races	20.87%	20.15%	20.90%
2024 Estimated Hispanic	95.62%	93.31%	94.00%
Income			
2024 Estimated Average Household Income	\$50,267	\$60,759	\$65,249
2024 Estimated Median Household Income	\$34,675	\$44,249	\$50,325
2024 Estimated Per Capita Income	\$17,495	\$20,579	\$20,715
Businesses & Employees			
2024 Estimated Total Businesses	843	3,832	5,035
2024 Estimated Total Employees	8,107	38,844	53,999





BROWNSVILLE, TEXAS

The City of Brownsville is the county seat of Cameron County. It is the southernmost city in Texas and the largest city in the lower Rio Grande Valley. The City of Brownsville had a population of 190,935 as of July 1, 2024. The city is located about 17 miles inland from the Gulf of Mexico on the north bank of the Rio Grande River directly across from Matamoros, Mexico, which it joins by three international bridges. The City serves as a trade center for much of the lower Rio Grande Valley.

The area stands out for its import-export operations; Brownsville's largest trading partners being the United States, Canada, Mexico, and Europe. The city is also known for being a fast-growing manufacturing place with solid infrastructure and logistics, valuable resources, a young and skilled workforce on both sides of the border, and low labor costs. Brownsville and its sister city just across the border, Matamoros, Tamaulipas, comprise one of the most dynamic regions in North America: a region uniquely positioned as a hub for international trade.

An important pillar of the economy is the Port of Brownsville. The port, located 2 miles (3.2 km) from the city, provides an important link between the road networks of nearby Mexico, and the Gulf Intracoastal Waterway of Texas. The port's hinterland, from where it draws cargo, is Monterrey, Mexico, just 198 miles to the West, which is one of Latin America's largest industrial cities. The Brownsville Borderplex region is home to an international business community composed of a wide range of sectors that include advanced manufacturing, heavy manufacturing, automotive, medical, retail, space and aviation, international logistics, and food processing. In Brownsville, Texas, some of the largest employers include SpaceX, the Public Utilities Board of Brownsville, Valley Regional Medical Center, and Keppel AmFELS. Other significant employers include National Electric Coil, H-E-B, and the Brownsville Independent School District.

In Texas, Brownsville is second only to San Antonio in historical significance. Its location is attractive, since it is the closest to the major tourism and business travel attractions of the area: South Padre Island, Mexico, and the Gladys Porter Zoo, rated as one of the best zoos in the United States. Brownsville is also one of the top five cities in Texas as a destination location.

BRAND PROFILE



Starbucks.com

Company Type: Public (NASDAQ: SBUX)

Locations: 38,000+

2023 Employees: 381,000

2023 Revenue: \$35.98 Billion

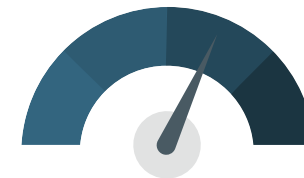
2023 Net Income: \$4.12 Billion

2023 Assets: \$29.45 Billion

Credit Rating: S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with more than 38,000 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we bring the unique Starbucks Experience to life for every customer through every cup. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.

Source: businesswire.com, finance.yahoo.com



CREDIT RATING

STANDARD & POOR'S: "BBB+" MOODY'S: "BAA1"



ANNUAL REVENUE

\$36.178B



OF U.S.-BASED LOCATIONS

16,482+



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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