



Scooter's Coffee

NEWLY CONSTRUCTED ABSOLUTE NNN GROUND LEASE

CORINTH, TEXAS (DALLAS-FORT WORTH MSA)



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637



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Located in
a thriving
Dallas-
Fort Worth
submarket

7.5 miles

TO DOWNTOWN
DENTON

34.8 miles

TO DOWNTOWN
DALLAS

35.4 miles

TO DOWNTOWN
FORT WORTH

Scooter's Coffee

3471 FM 2499, CORINTH, TX 76210 [↗](#)

\$1,550,000

PRICE

6.13%

CAP RATE

| | |
|----------------------|----------------------|
| NOI | \$95,000 |
| LEASE TYPE | Abs NNN Ground |
| OPTIONS | Four, 5-Year Options |
| LEASE TERM REMAINING | ±9.2 Years |
| BUILDING SIZE | 664 SF |
| LAND AREA | 31,479 SF (0.72 AC) |
| YEAR BUILT | 2024 |



Drive-Thru with Abs NNN Ground Lease

Situated in Corinth, a high-growth northern submarket of Dallas-Fort Worth, this **newly constructed Scooter's Coffee** is surrounded by nearly 2,000 households within 3-miles boasting an average HHI of \$152,504. Scooter's benefits as the **only drive-thru coffee location within 1-mile** and its convenient location minutes from John H. Guyer High School (±2,500 students). Scooter's is visible to **±35,000 VPD** at the adjacent intersection.

Newly Commenced Ground Lease

- Absolute NNN lease structure - zero Landlord maintenance or expense responsibilities
- 10% rent increases every 5 years in base term and option periods
- Significant capital investment by tenant
- Build-to-Suit Scooter's prototype with a drive-thru lane

Corinth: An Affluent & Growing DFW Submarket

- The property sits on the southbound side, directly serving morning commuters heading toward the metroplex
- Strategically located along FM 2499, an alternative north-south corridor to I-35E connecting Denton County to DFW
- HEB owns the highly visible SE corner parcel at FM 2499 & FM 2181. HEB is actively developing its first two Denton locations ([Robson Ranch](#) and [Rayzor Ranch](#)), signaling strong confidence in the submarket and likely future development at this premier corner
- Corinth 2499 Corners: a new retail development that features 7-Eleven and Scooter's, with preliminary plans for a multi-tenant retail building to be constructed for opening in the second half of 2026 (see site plan on page 10)
- Minutes from John H. Guyer High School ($\pm 2,500$ students) & Lake Dallas High School ($\pm 1,400$ students)
- Adjacent intersection has a combined $\pm 35,000$ VPD, which can be expected to increase as more residents and commuters shift to FM 2499





Market Dynamics & Growth Drivers

- Limited drive-thru coffee competition – Scooter's is one of few dedicated drive-thru coffee shops in the immediate FM 2499 corridor
- Surrounded by rapid, affluent growth – Costar predicts 2,480+ new households within 3 miles by 2029; the current AHHI is \$152,504, far exceeding the national average
- The FM 2499 connector serves as a direct link for Corinth and Denton to Dallas-Fort Worth International Airport – the 3rd busiest airport in the world ([87.8M customers in 2024](#))
- University of North Texas (44,000+ students), located 6 miles north in Denton, and Texas Woman's University (16,000+ students) drive significant commuter traffic along FM 2499
- Lake Lewisville recreation area draws thousands of visitors annually, with FM 2499 serving as a primary access route
- Texas has no state income tax

| PRICE | | \$1,550,000 |
|-----------------------------|--------|-------------|
| Capitalization Rate: | | 6.13% |
| Building Size (SF): | | 664 |
| Lot Size (SF): | | 31,479 |
| STABILIZED INCOME | | PER LAND SF |
| Scheduled Rent | \$3.02 | \$95,000 |
| Effective Gross Income | \$3.02 | \$95,000 |
| LESS | | PER LAND SF |
| Taxes | NNN | \$0.00 |
| Insurance | NNN | \$0.00 |
| Total Operating Expenses | NNN | \$0.00 |
| EQUALS NET OPERATING INCOME | | \$95,000 |



| Tenant Info | | Lease Terms | | Rent Summary | | | | |
|------------------|---------------|-------------|-----------|--------------|--------------|-------------|-----------------|--------------|
| Tenant Name | Lot Size (SF) | Term Years | | Current Rent | Monthly Rent | Yearly Rent | Monthly Rent/FT | Year Rent/FT |
| Scooter's Coffee | 31,479 | 4/1/2025 | 3/31/2030 | \$95,000 | \$7,917 | \$95,000 | \$0.25 | \$3.02 |
| | Increase | 4/1/2030 | 3/31/2035 | | \$8,708 | \$104,500 | \$0.28 | \$3.32 |
| | Option 1 | | | | \$9,579 | \$114,950 | \$0.30 | \$3.65 |
| | Option 2 | | | | \$10,537 | \$126,445 | \$0.33 | \$4.02 |
| | Option 3 | | | | \$11,591 | \$139,090 | \$0.37 | \$4.42 |
| | Option 4 | | | | \$12,750 | \$152,998 | \$0.41 | \$4.86 |
| TOTALS: | 31,479 | | | \$95,000 | \$7,917 | \$95,000 | \$0.25 | \$3.02 |

Lease Abstract

| | |
|---------------------------|---------------------------|
| RENT COMMENCEMENT | April 1, 2025 |
| LEASE EXPIRATION | March 31, 2035 |
| YEAR BUILT | 2024 |
| ANNUAL RENT | \$95,000 |
| RENT INCREASES | 10% every 5 years |
| OPTIONS TO EXTEND | Four, 5-Year Options |
| LEASE STRUCTURE | Absolute NNN Ground Lease |
| LANDLORD RESPONSIBILITIES | None |
| TENANT | Happy Gulp, LLC |
| ROFR/FORO | None |
| SALES REPORTING | No |

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



LEGEND



Property
Boundary

664

Building SF

0.72

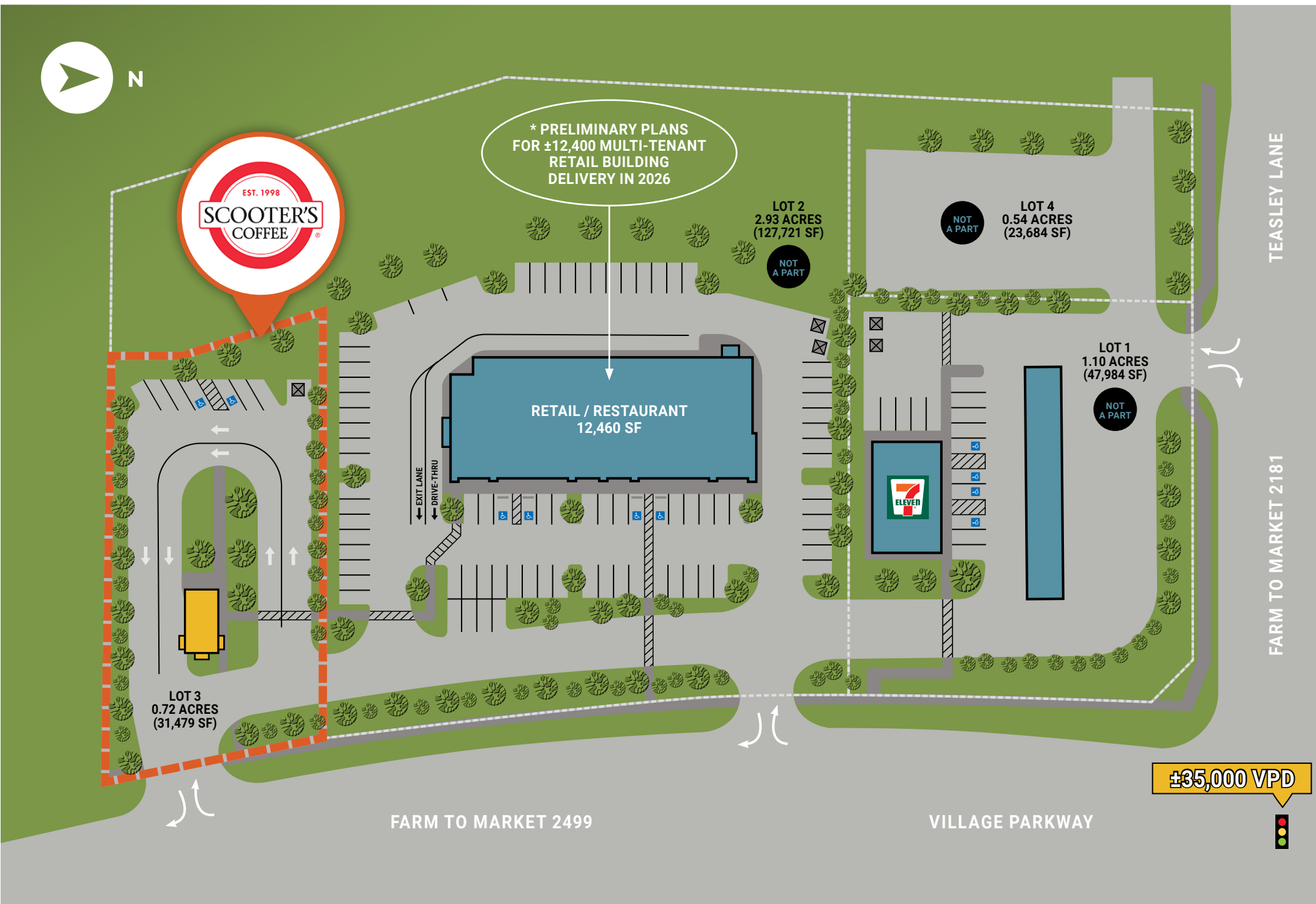
Land Area (AC)

7

Parking Spaces



Egress





“Amazing People. Amazing Drinks. Amazingly Fast.”



850+

STORES
NATIONWIDE

\$1,268,540

TOP QUARTILE
AVERAGE UNIT VOLUME

31

STATES WITH
LOCATIONS

About Scooter's

- Scooter's Coffee, a chain of drive-thru coffee houses, began as a single location in Bellevue, Nebraska in 1998
- Scooter's began franchising in 2001, and since then has grown to over 850 locations across the U.S.
- Scooter's growth and performance have earned recognition, as they were **ranked No. 2 Top Coffee Franchise of 2024** by *Entrepreneur* magazine
- Offers a typical selection of coffee shop fare, with coffee, tea, smoothies and espresso-based drinks served hot, cold, or blended, along with smoothies and teas as well as pastries and sandwiches
- Scooter's operates almost exclusively under a drive-through, kiosk, and compact format
- The brand controls their own roasting through Harvest Roasting in Omaha

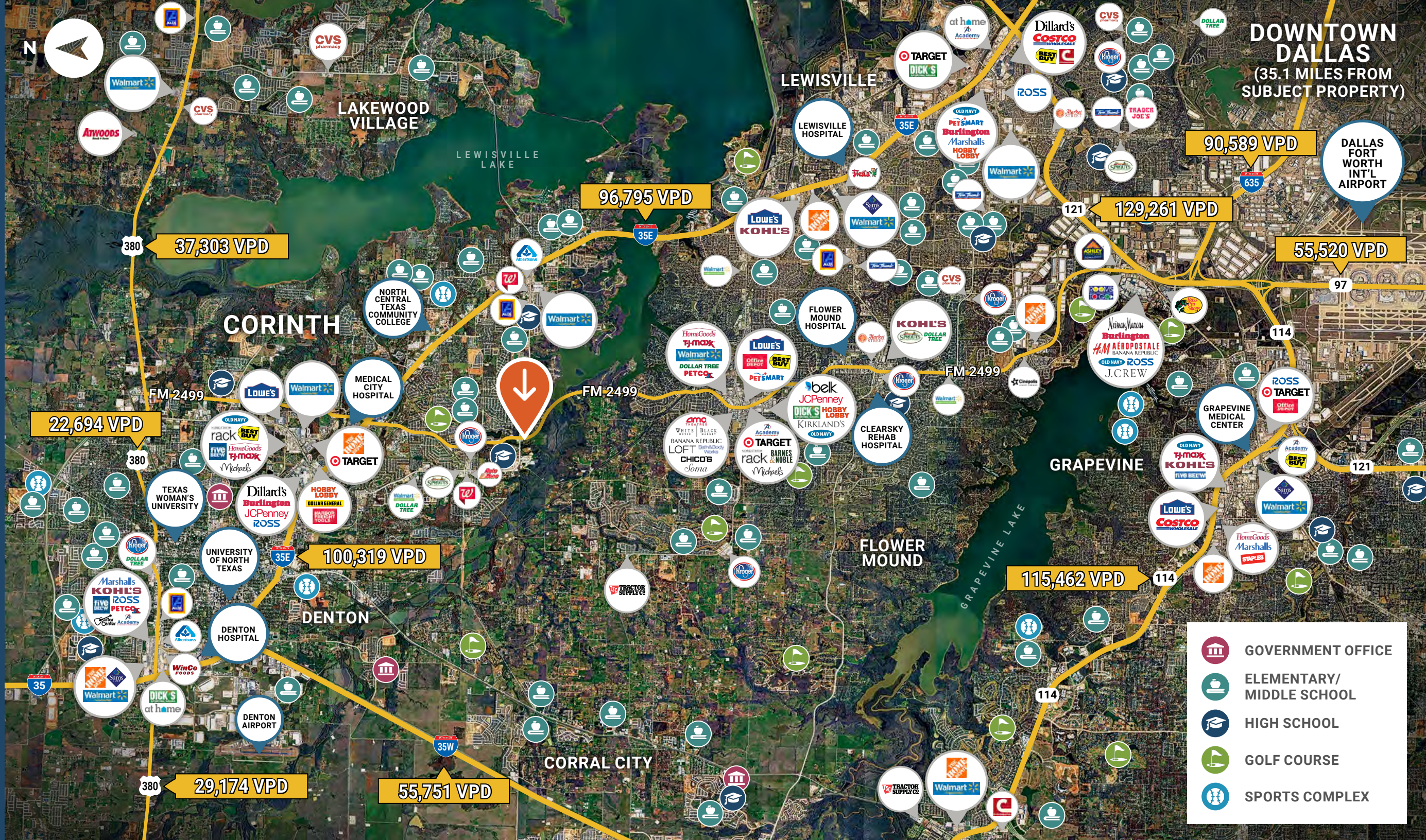
Corporate Structure & Ownership

- The parent company of Scooter's is Boundless Enterprises, which also includes their roasting operation (Harvest Roasting)
- In recent years, the company has secured growth capital partnerships - for example, a partnership with M-1 Capital (McCarthy Capital) to fuel expansion

Franchisee: Happy Gulp, LLC

- Founded by Matt & Carol Bozarth
- Three-unit development agreement with Scooter's Coffee ([Scooter's news release](#))

Tenant Website



Population Data

| | 1-MILE | 3-MILES | 5-MILES |
|-----------------------|--------|---------|---------|
| 2024 Population | 5,844 | 62,465 | 148,707 |
| 2029 Population (Est) | 6,502 | 69,531 | 166,143 |
| Annual Growth (20-24) | 2.3% | 2.4% | 3.0% |
| Annual Growth (24-29) | 2.3% | 2.3% | 2.3% |

* Population data sourced from CoStar

Ring Radius Income Data

| | 1-MILE | 3-MILES | 5-MILES |
|---------|-----------|-----------|-----------|
| Average | \$129,718 | \$153,593 | \$152,158 |

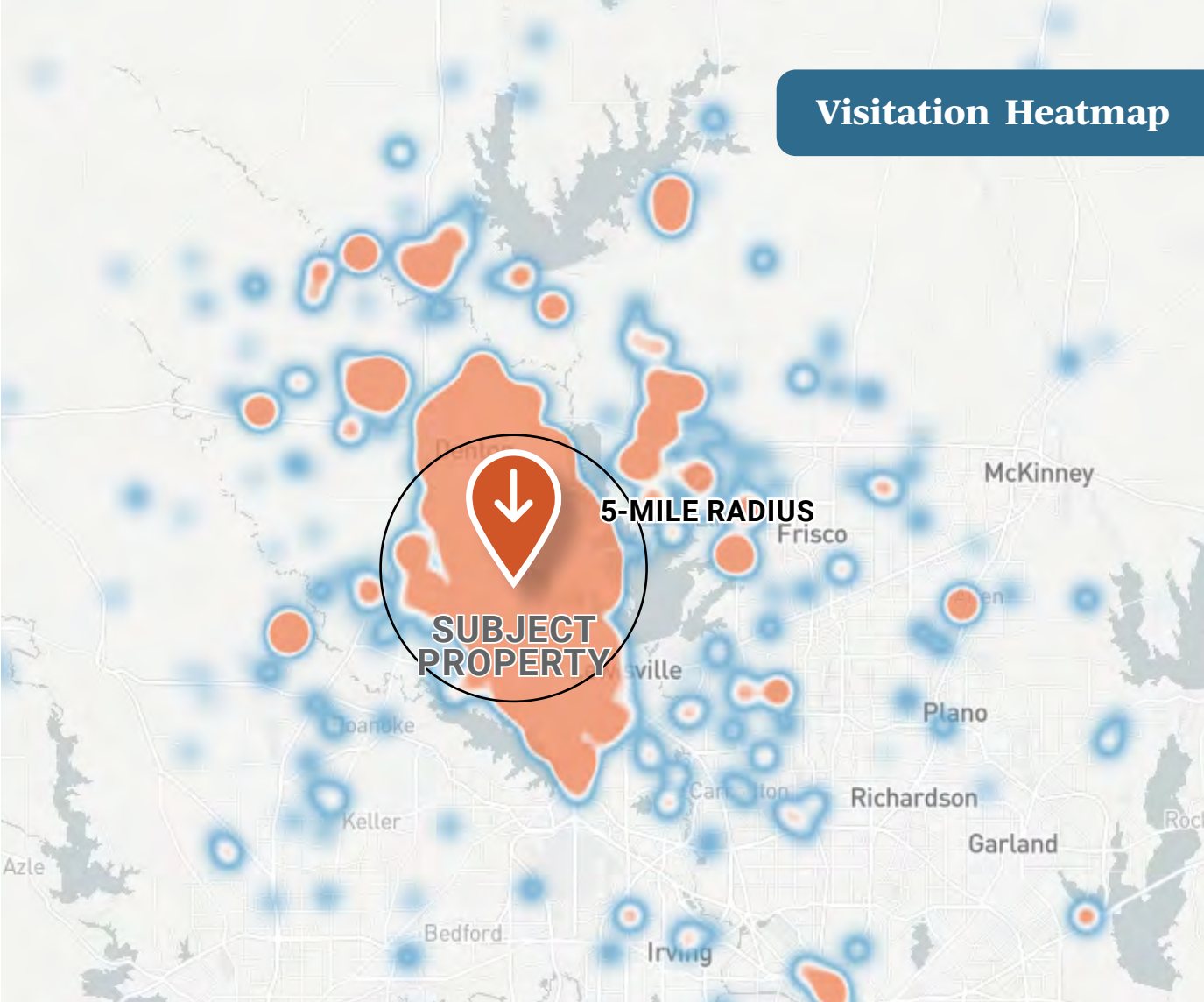
The typical visitor persona for individuals who visited the subject property since the store’s opening are individuals with annual incomes of \$150-\$200k

49.9K Visits

SINCE OPENING DATE AT THE SUBJECT PROPERTY

6 Minutes

SINCE OPENING DATE AT THE SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the home location of people who visited the subject property since the store’s opening. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Corinth, TX

HEART OF NORTH TEXAS GROWTH



About Corinth

- Located in Denton County, approximately 35 miles north of downtown Dallas and 40 miles from Fort Worth
- Offers a blend of suburban comfort and proximity to major metro amenities with the Dallas-Fort Worth Metroplex
- The city is served by Interstate 35E, connecting directly to Dallas and Denton
- Allows nearby access to DFW International Airport (~25 miles) and Dallas Love Field (~30 miles)
- Denton County Transportation Authority (DCTA) provides local bus and rail service via the A-train commuter line

Nearby Higher Education

- Close proximity to University of North Texas (UNT) and Texas Woman's University (TWU) - both located in nearby Denton, offering over 45,000 combined students
- Served by the highly rates Lake Dallas Independent School District

Economy in Corinth

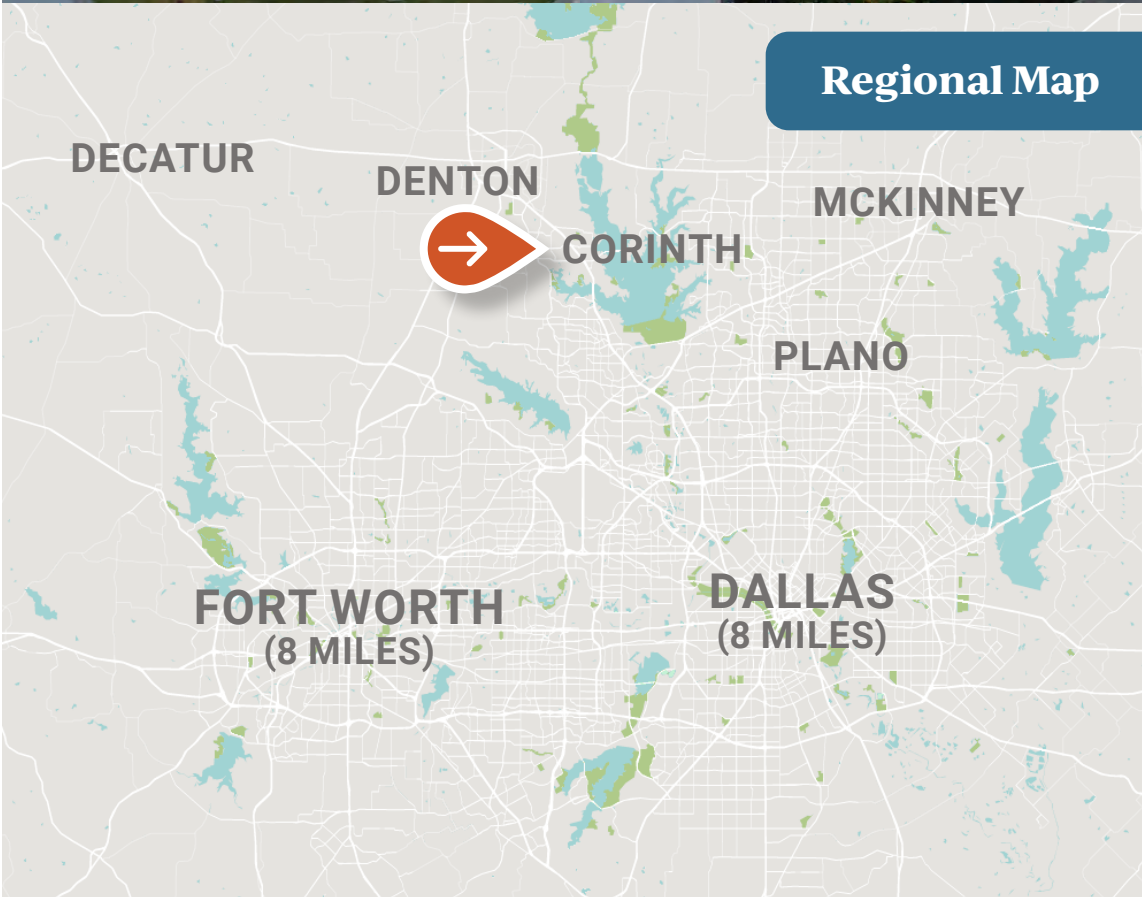
- Local economy is supported by education, healthcare, retail, and professional services
- Close proximity to major employment hubs in Denton, Lewisville, and the northern DFW corridor
- Growth in commercial development is tied to the region's population boom and relocation of major national employers to Texas (specifically the DFW metroplex)
- Tourism also drives the economy with the city being minutes away from Lewisville Lake, Corinth Community Park, and Pilot Knoll Park

8.3 Million

DALLAS-FORT WORTH METRO
ESTIMATED POPULATION (2024)

\$744.6 Billion

DALLAS-FORT WORTH METRO
ESTIMATED GDP (2024)



Regional Map

The Fourth-Largest U.S. Metro

- The Dallas-Fort Worth (DFW) Metroplex is the fourth-largest metropolitan area in the U.S., home to over 8 million residents and one of the fastest-growing regions nationally
- The region adds more than 100,000 new residents annually, driven by business expansion, job creation, and affordability
- DFW International Airport (75 million annual passengers) and Dallas Love Field (~18 million annual passengers) connect the metro to 260+ global destinations, supporting both commerce and tourism
- The Metroplex produces a regional GDP exceeding \$620 billion, ranking among the top 10 U.S. metropolitan economies

Corporate Magnet

- Home to 24 Fortune 500 headquarters and over 10,000 corporate offices, including AT&T, ExxonMobil, McKesson, and American Airlines
- Centrally located for business: 93% of the U.S. population can be reached within a 3-hour flight, making DFW a premier logistics and distribution hub



1M+

TOTAL SQ. FT. OF
EXHIBIT SPACE

88

MEETING
ROOMS

1M+

ANNUAL
VISITORS

\$500M

OVERALL ECONOMIC IMPACT
IN NORTH TEXAS

Kay Bailey Hutchison Convention Center

- Located in Downtown Dallas, the Kay Bailey Hutchison Convention Center is one of the largest convention facilities in the nation
- Features 1 million+ SF of exhibit space, 88 meeting rooms, and 9,800-set arena
- Welcomes over 1 million annual visitors for trade shows, conventions, and entertainment events
- Generates more than \$500 million in annual economic impact for North Texas
- A \$3 billion redevelopment plan is underway, including expanded facilities, a connected convention hotel, and upgraded public spaces (set for 2029 completion)

Why Dallas-Fort Worth

TOP 5 U.S. METRO FOR CORPORATE RELOCATION, CONSISTENTLY LEADING IN NATIONAL RANKINGS FOR JOB GROWTH AND NEW HQS

NO STATE INCOME TAX AND PRO-BUSINESS POLICIES ATTRACT COMPANIES AND ENTREPRENEURS ALIKE

NAMED ONE OF THE **TOP U.S. METROS FOR STARTUP ACTIVITY** AND VENTURE CAPITAL GROWTH

A **HIGHLY EDUCATED WORKFORCE** SUPPORTED BY MAJOR UNIVERSITIES (SMU, TCU, UT ARLINGTON, UNT) AND NATIONALLY RECOGNIZED RESEARCH INSTITUTIONS



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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| <u></u> | <u></u> | <u></u> | <u></u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date