

INVESTMENT-GRADE STNL

Investment Opportunity



High-End 2024 Construction | Large 1.1 AC Parcel | Replaceable \$142k Rent



5720 E. Ruben M Torres Boulevard

BROWNSVILLE TEXAS

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS



6

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

8

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

13

AREA OVERVIEW

Demographics

15

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$2,448,275
Annual Rent	\$142,000
Cap Rate	5.80%
Tenant	Starbucks Corporation
Lease Type	*NN+ (Roof, Structure, Parking Lot)
Lease Term	10 years with (4) 5-year Options
Rent Increases	10% every 5 years

**20-year NDL membrane roof warranty included*

PROPERTY SPECIFICATIONS

Rentable Area	~1,649 SF
Land Area	~1.08 AC
Property Address	5720 Ruben M. Torres Blvd Brownsville, TX 78526
Year Built / Remodeled	2024
Parcel Number	75-0701-0000-0010-00
Ownership	Fee Simple (Land & Building Ownership)



New 2024 Construction | Large Parcel | 10-Year Lease with Limited LL Responsibilities

- New 10-year NN+ lease with minimal landlord responsibilities and a 20-year transferable roof warranty, offering a passive investment property for an out-of-town investor
- New 2024 high-end construction equipped with a drive-thru
- 10% rent increases every 5 years throughout the primary term and option periods provide a hedge against inflation
- Investment-grade tenant – the corporate lease is backed by Starbucks Corporation, a globally recognized tenant with over 40,200 locations and a BBB+/Baa1 credit rating from S&P and Moody's

Strategic Location

- Strategically located on the “way to work” side of Ruben M. Torres Boulevard, a major east-west thoroughfare, in a densely populated area surrounded by strong national retail tenants providing a steady customer base
- High-traffic location with excellent access, visibility, and ample parking – situated on Ruben M. Torres Boulevard with ~19,400 VPD, 1 block west of E 14th St (Padre Island Hwy) with ~20,250 VPD

No State Income Tax | Strong Demographics | Local Traffic Drivers

- Income Tax-Free State
- Densely Populated and Affluent Trade Area with over 157,000 residents within a 15 minute drive with an average household income over \$67,700, projected to increase to over \$73,650 by 2030
- 1 mile west of Rivera Early College High School (~2,185 students)
- 1 mile west of the Port of Brownsville, a major public port employing over

3,000 people, contributing over \$12 billion to the Texas economy in 2023

- 3 miles north of the Brownsville South Padre Island International Airport, a strategic port of entry serving the south Texas region with 350,000 passengers in 2024
- **Minutes from SpaceX Starbase, now HQ for Starship development**
- 4 miles east of Homer Hanna High School (~2,246 students)
- 5.5 miles north of the US/Mexico border
- 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.

BROWNSVILLE.GOV << LINK >>





SHORT HISTORY OF STARBASE

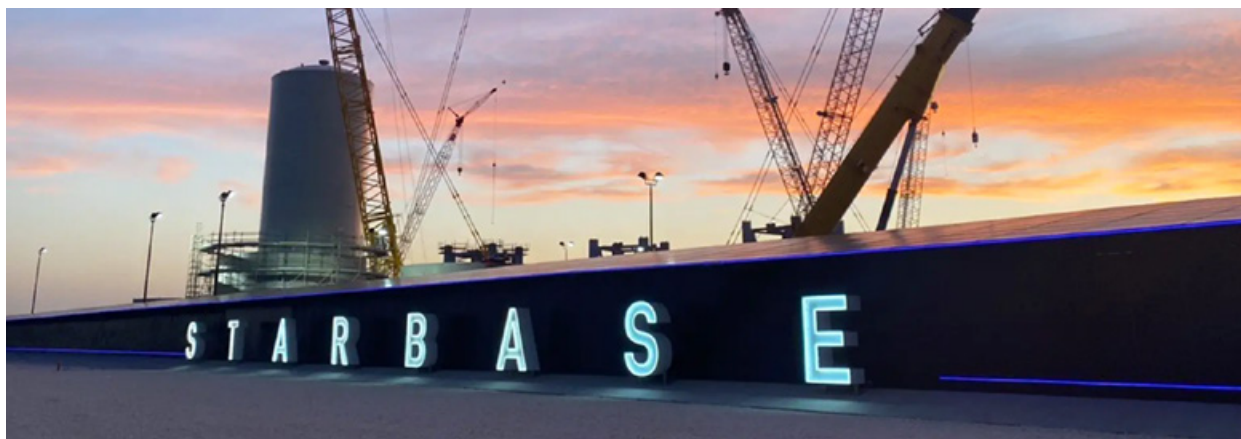
Starbase, Texas was born from SpaceX's bold vision to establish a private spaceport to support its next generation launch vehicles. In August 2014, SpaceX announced it had selected a remote coastal site near Brownsville, Texas, drawn by its geographic advantages beneficial to spaceport operations.

The official groundbreaking ceremony took place on September 22, 2014, at Boca Chica Beach. Initial soil stabilization work began in 2015, but it wasn't until late 2018 that full-scale construction of facilities accelerated. From the outset, the development of the site was anything but conventional. In the early days, SpaceX engineers lived onsite in Airstream trailers and campers as they laid the groundwork for the spaceport. Manufacturing operations began under large tents with teams working around the clock in rugged conditions. By 2019, the site was actively supporting engine tests and suborbital "hop" flights of early Starship prototypes. These efforts culminated in the first orbital launch attempts from the site in 2023.

The term "Starbase" came into wider use in March 2021, when SpaceX floated the idea of incorporating a city under that name. The vision was not just a launchpad, but a thriving spaceport community. That vision began materializing when the first families moved onsite to Weems (now Memes!) Street in early 2022, alongside existing Boca Chica residents, establishing a permanent residential presence alongside the launch and manufacturing operations. Today, Starbase is home to more than 500 full-time residents, including SpaceX employees, their families, children, and pets. It's a company town like no other, one where building humanity's path to Mars is a neighborhood and community endeavor.

In 2025, SpaceX filed an official request to incorporate the site as a new city named Starbase, marking a major step toward realizing its future not just as a hub for innovation and industry, but as the gateway to Mars and the springboard for human exploration beyond Earth.

STARBASE.TEXAS.GOV << LINK >>



PROPERTY OVERVIEW



LOCATION



Brownsville, TX
Cameron County

PARKING



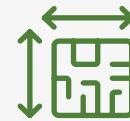
There are approximately 20 parking spaces on the owned parcel. The parking ratio is ~12.12 stalls per 1,000 SF of leasable area.

ACCESS



Ruben M Torres Blvd: 1 Access Point
N Minnesota Ave: 1 Access Point

PARCEL



Parcel Number: 75-0701-0000-0010-00
Acres: ~1.08
Square Feet: ~47,048

TRAFFIC COUNTS



Ruben M Torres Blvd: 19,395 VPD
N Minnesota Ave: 5,679 VPD
E 14th St (Padre Island Hwy): 20,244 VPD

CONSTRUCTION



Year Built: 2024

IMPROVEMENTS



There is approximately 1,649 SF of existing building area

ZONING



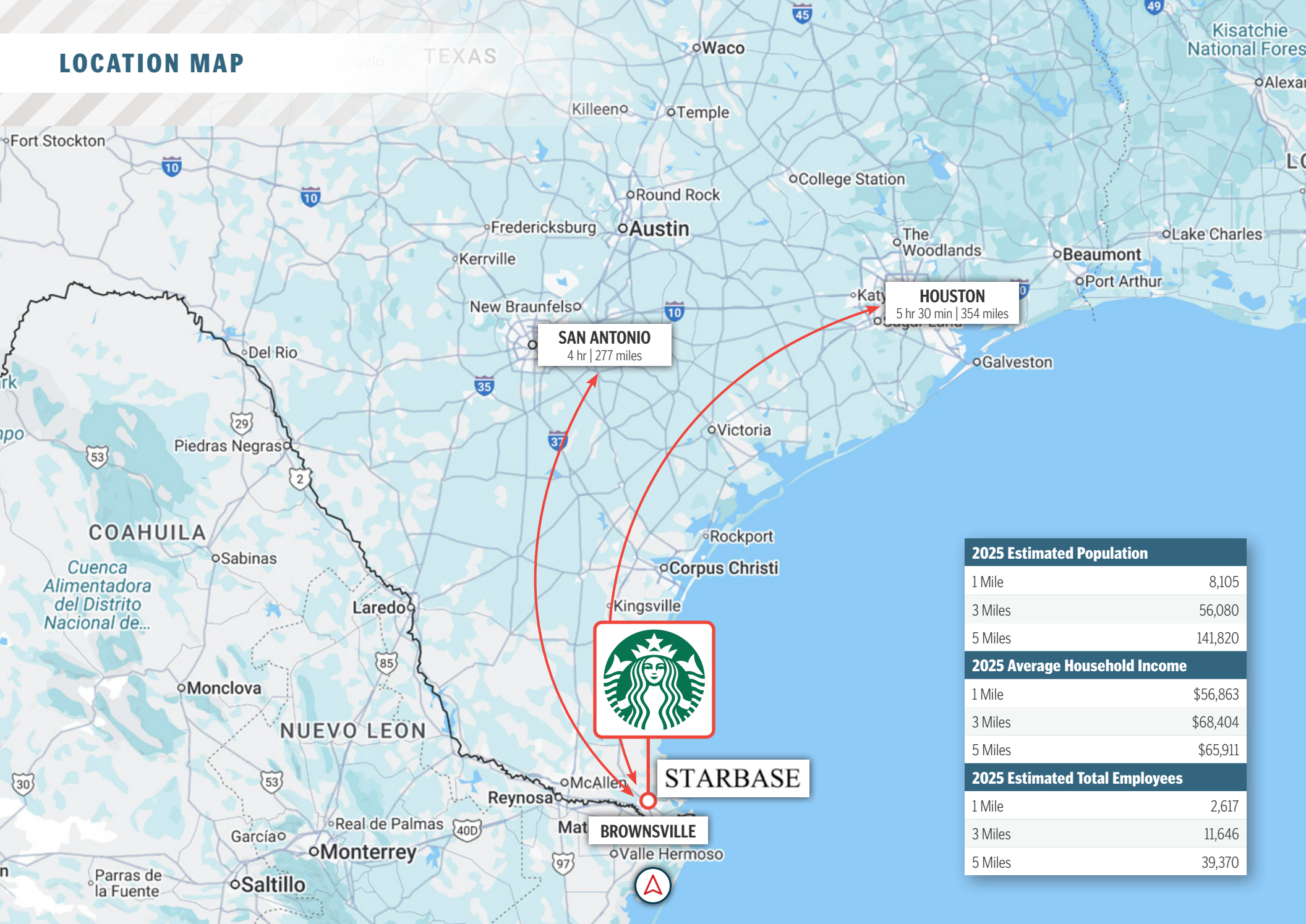
CC: Corridor Commercial







LOCATION MAP



2025 Estimated Population

1 Mile	8,105
3 Miles	56,080
5 Miles	141,820

2025 Average Household Income

1 Mile	\$56,863
3 Miles	\$68,404
5 Miles	\$65,911

2025 Estimated Total Employees

1 Mile	2,617
3 Miles	11,646
5 Miles	39,370



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.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	8,105	56,080	141,820
2030 Projected Population	8,243	56,790	142,984
2010 Census Population	8,247	52,556	141,754
Projected Annual Growth 2025 to 2030	0.34%	0.25%	0.16%
Historical Annual Growth 2010 to 2020	-0.49%	0.47%	-0.07%
Households & Growth			
2025 Estimated Households	2,404	17,794	45,829
2030 Projected Households	2,510	18,506	47,465
2010 Census Households	2,088	14,519	39,568
Projected Annual Growth 2025 to 2030	0.87%	0.79%	0.70%
Historical Annual Growth 2010 to 2020	0.65%	1.40%	0.86%
Race & Ethnicity			
2025 Estimated White	75.20%	81.94%	78.32%
2025 Estimated Black or African American	0.41%	0.41%	0.43%
2025 Estimated Asian or Pacific Islander	0.30%	0.47%	0.55%
2025 Estimated American Indian or Native Alaskan	0.46%	0.62%	0.62%
2025 Estimated Other Races	26.75%	21.84%	21.01%
2025 Estimated Hispanic	95.42%	92.96%	93.96%
Income			
2025 Estimated Average Household Income	\$56,863	\$68,404	\$65,911
2025 Estimated Median Household Income	\$42,825	\$53,161	\$49,040
2025 Estimated Per Capita Income	\$16,977	\$21,656	\$21,321
Businesses & Employees			
2025 Estimated Total Businesses	216	1,008	3,688
2025 Estimated Total Employees	2,617	11,646	39,370



RENT ROLL



LEASE TERM				RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Recovery Type	Options
Starbucks Corporation	1,649	Oct 2024	Feb 2035	Current	-	\$11,833	\$142,000	NN	4 (5-Year)
(Corporate Guaranty)				Mar 2030	10%	\$13,017	\$156,200		10% every 5 years
				Option 1	10%	\$14,318	\$171,820		
				Option 2	10%	\$15,750	\$189,002		
				Option 3	10%	\$17,325	\$207,902		
				Option 4	10%	\$19,058	\$228,690		

FINANCIAL INFORMATION

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Cap Rate	5.80%
Lease Type	NN+

PROPERTY SPECIFICATIONS

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Rentable Area	~1,649 SF
Land Area	1.08 Acres
Address	5720 E. Ruben M Torres Boulevard Brownsville, Texas 78521

FOR FINANCING OPTIONS AND LOAN QUOTES: Please contact SRS Debt & Equity at jordan.yarosh@srsre.com

BRAND PROFILE



Starbucks.com

Company Type: Public (NASDAQ: SBUX)

Locations: 38,000+

2023 Employees: 381,000

2023 Revenue: \$35.98 Billion

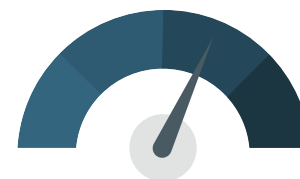
2023 Net Income: \$4.12 Billion

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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