



FOR SALE

Starbucks | NN Lease | Near Texas A&M–Victoria

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Executive Summary

Newly constructed and opened in March 2025, this freestanding Starbucks is secured by a corporate lease with extension options and a clear “Base Rent + Reimbursables” structure with monthly bill-backs and annual reconciliation. Located on Business 59 along a primary retail corridor serving Victoria’s regional trade area, the site benefits from high-frequency, daily-need demand—supporting durable, long-term tenant performance.



DEAL SUMMARY STARBUCKS IN VICTORIA

- **Property:** Starbucks (Single-Tenant Retail)
- **Address:** 3508 Houston Hwy, Victoria, TX 77901
- **Purchase Price:** \$2,325,000
- **Cap Rate:** 6.00%
- **NOI:** \$139,446
- **Building Size:** 2,129 SF
- **Land Size:** 1.32 Acres
- **Lease Term:** 10 Years + Options
- **Tenant:** Starbucks (Corporate)
- **Less than a mile from Texas A&M-Victoria and Citizens Medical Center**
- **High traffic volume of up to 20,875 VPD on US Hwy 59T**

Melanne Carpenter

Managing Director

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Tenant Overview

Starbucks is a globally recognized coffee retailer operating thousands of stores in the U.S. and internationally. The brand's high-frequency customer traffic and daily-need product profile support durable real estate demand across markets.

Why Investors Like Starbucks Real Estate

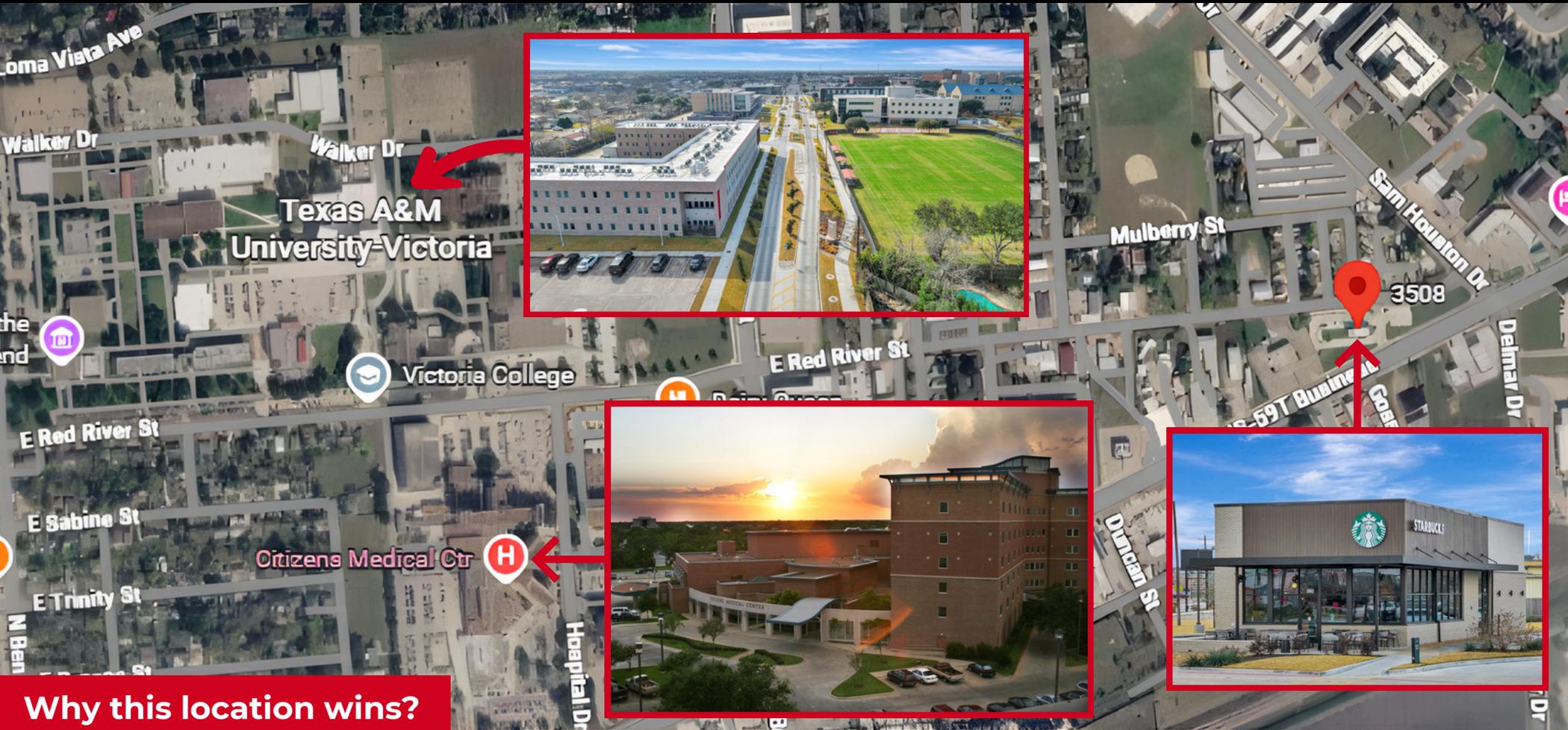
- Consistent consumer demand with repeat visits
- Strong brand recognition and store-level sales resilience
- Attractive long-term hold characteristics when paired with well-located retail corridors

Lease & Credit Notes

- Corporate lease structure
- Long initial term with extension options
- Rent and reimbursement framework designed for clear net lease underwriting



LOCATION SUMMARY



Why this location wins?

Set on US Hwy 59T Business (Houston Hwy) with 20,875 vehicles per day, this Starbucks sits within one mile of both Texas A&M–Victoria and Citizens Medical Center—a rare proximity stack that concentrates students, faculty, healthcare employees, patients, and visitors into a single trade area. The result is a high-frequency, all-day demand profile that keeps this site working—weekday, weekend, and year-round.

Property Summary

- Building Size: 2,129 SF
- Land Size: 1.32 Acres
- Use: Single-tenant retail (Starbucks)
- Construction: New store opened March 2025

Site Notes

The 1.32-acre site provides functional circulation and strong long-term re-tenanting optionality typical of freestanding retail.

TRADE AREA & RETAIL SYNERGY



The property is situated along a primary commercial corridor with visibility and access that supports high-frequency retail uses.



DEMOGRAPHICS

3508 HOUSTON HWY, VICTORIA, TX
77901

TRAFFIC COUNT (VPD)

US Hwy 59T	TX 360	Houston Hwy
20,875	17,701	17,507

MEDIAN HOME VALUE

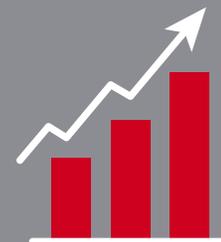
1 mile	3 miles	5 miles
\$139,861	\$143,390	\$158,383

POPULATION GROWTH 2029 PROJECTION

1 mile	3 miles	5 miles
8,450	52,663	64,065

AVERAGE HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$55,464	\$64,043	\$69,098





ABOUT US

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At KW Memorial, we bring KW Commercial's national strength to the local Houston market. As the #1 KW Commercial Market Center in Houston by both volume and agent count, our team represents the city's most connected and productive commercial professionals. Within this environment, collaboration and mentorship drive success — and Houston's top-performing agents call KW Memorial home.

MELANNE CARPENTER

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Exclusively Listed by

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melanne Carpenter	0741309	melanne@kwcommercial.com	(832) 720-5626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



Tour It. Underwrite It. Close with Confidence.

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