



SKYBRIDGE
REAL ESTATE

HTeaO

10805 N May Ave, The Village, Oklahoma 73120







OFFERING MEMORANDUM

Property Overview

Property Summary




Opportunity to acquire HTeaO property located at 10805 N. May Avenue in The Village, Oklahoma. Excellent visibility with easy access to highway OK-74. Beautiful and meticulously maintained property with plentiful parking.

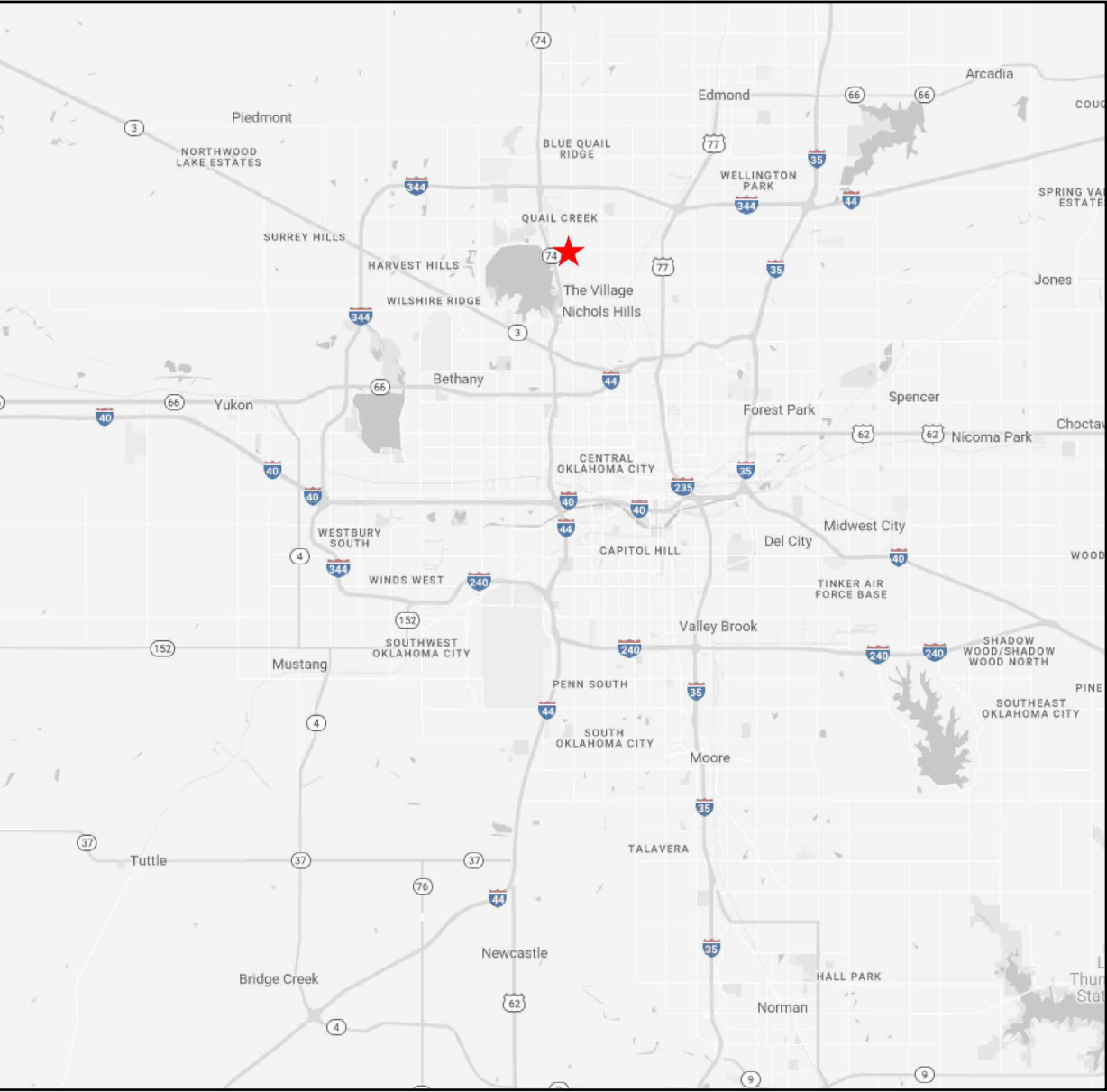
Property Details

 Address 10805 N May Ave The Village, OK 73120	 Occupant Seller: L&D Holdings, LLC Tenant: HTeaO, LLC
 Year Built 2020	 Area Building: 2,118 SF Land: 0.47 Acres

Lease Summary

Lease Type:	NNN
Base Lease Term:	15 Years
Commencement Date:	August 1st, 2024
Expiration Date:	July 31st, 2039
Rent Increase:	1% Annual Increase
Renewal Options:	5x Five-Year extension options. 2% minimum increases and a ceiling of 10%
Property Taxes:	Tenant pays direct
CAM:	Tenant pays direct

		
Sales Price	Cap Rate	NOI
\$2,050,000	6.3%	\$127,500



Investment Summary

Rent Commencement	08/01/2024
Pro Rated Month 1	31.0 Days
Initial Rent (Annual)	\$127,500.00
First Month Rent	\$10,625.00

Rent Roll

Year	Mo/Yr From	Mo/Yr To	Annual Rent	Monthly Rent	Increase	Notes
1	08/01/2024	07/31/2025	\$127,500.00	\$10,625.00		
2	08/01/2025	07/31/2026	\$128,775.00	\$10,731.25	1.00%	
3	08/01/2026	07/31/2027	\$130,062.75	\$10,838.56	1.00%	
4	08/01/2027	07/31/2028	\$131,363.38	\$10,946.95	1.00%	
5	08/01/2028	07/31/2029	\$132,677.01	\$11,056.42	1.00%	
6	08/01/2029	07/31/2030	\$134,003.78	\$11,166.98	1.00%	
7	08/01/2030	07/31/2031	\$135,343.82	\$11,278.65	1.00%	
8	08/01/2031	07/31/2032	\$136,697.26	\$11,391.44	1.00%	
9	08/01/2032	07/31/2033	\$138,064.23	\$11,505.35	1.00%	
10	08/01/2033	07/31/2034	\$139,444.87	\$11,620.41	1.00%	
11	08/01/2034	07/31/2035	\$140,839.32	\$11,736.61	1.00%	
12	08/01/2035	07/31/2036	\$142,247.71	\$11,853.98	1.00%	
13	08/01/2036	07/31/2037	\$143,670.19	\$11,972.52	1.00%	
14	08/01/2037	07/31/2038	\$145,106.89	\$12,092.24	1.00%	
15	08/01/2038	07/31/2039	\$146,557.96	\$12,213.16	1.00%	End of Primary Term

Renewal Options

Option #1	16-20	5-year CPI Increase with a floor of 2% and a ceiling of 10%
Option #2	21-25	5-year CPI Increase with a floor of 2% and a ceiling of 10%
Option #3	26-30	5-year CPI Increase with a floor of 2% and a ceiling of 10%
Option #4	31-35	5-year CPI Increase with a floor of 2% and a ceiling of 10%
Option #5	36-40	5-year CPI Increase with a floor of 2% and a ceiling of 10%

Tenant Profile



Overview

Founded in 2009, TX-based HTeaO is the largest iced tea franchisor in the United States. The stores offer both in-store and drive-through drink options, including more than 26 flavors of sweetened and unsweetened iced tea, plus a coffee menu and filtered water.

The company launched its first franchised location in 2018 in Midland, TX. To date, HTeaO has opened 140 locations with 50 more under construction, and has awarded 426 franchise licenses. HTeaO is present in Florida, Kansas, New Mexico, Oklahoma, and Texas.

In January 2023, the company announced that Crux Capital and Trive Capital, two Dallas-based private equity firms, acquired a minority state in HTeaO. The partnership positions HTeaO to accelerate geographic expansion, attract key talent and employ innovative technology to improve quality of service while enhancing the customer experience.

Corporation Profile

Legal Entity	HTeaO FC, LLLP
OwnerShip	Private; Crux Capital & Trive Capital
Industry	Food & Beverage
Founded	2009
Headquarters	Fort Worth, TX
# of Locations	±140 Open; ±50 Under Construction; ±400 Franchise Agreements
# of States	Five: Florida, Kansas, New Mexico, Oklahoma, Texas



HTeaO
10805 N. May Avenue
The Village, Oklahoma
04



The Village Store meant different things to different folks: a general store, a hardware shop, or a fishing supply spot. But in 1949, inside that store, developer Clarence E. Duffner, Sr. made a big decision over coffee. He bought forty acres of empty land and named it “The Village”. Duffner built homes in the southwest, and developer Floyd Harrison worked on the east near Pennsylvania Avenue. They shared a vision and in 1959, The Village became a city. Gene Bumpass, the former Police Chief of Altus, became the first City Manager.

Today, The Village is a thriving community with around 9,321 residents. It has its own fire and police departments, sits between Oklahoma City and Nichols Hills, and boasts landmarks like Love’s Travel Stops and Country Stores’ headquarters, the OKC Friday newspaper, and Casady School.

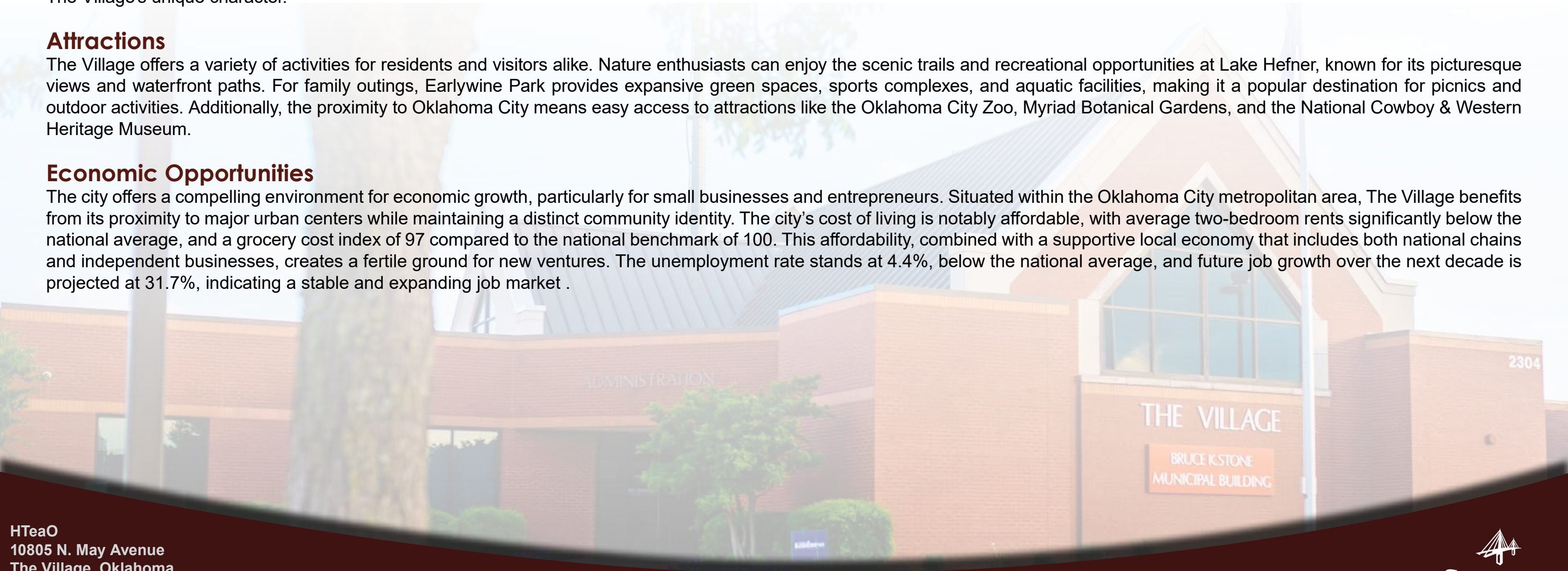
The Village is governed by an elected Council, with the Mayor’s position rotating. As we look to the future, we’re committed to close-knit relationships, a great quality of life, and preserving The Village’s unique character.

Attractions

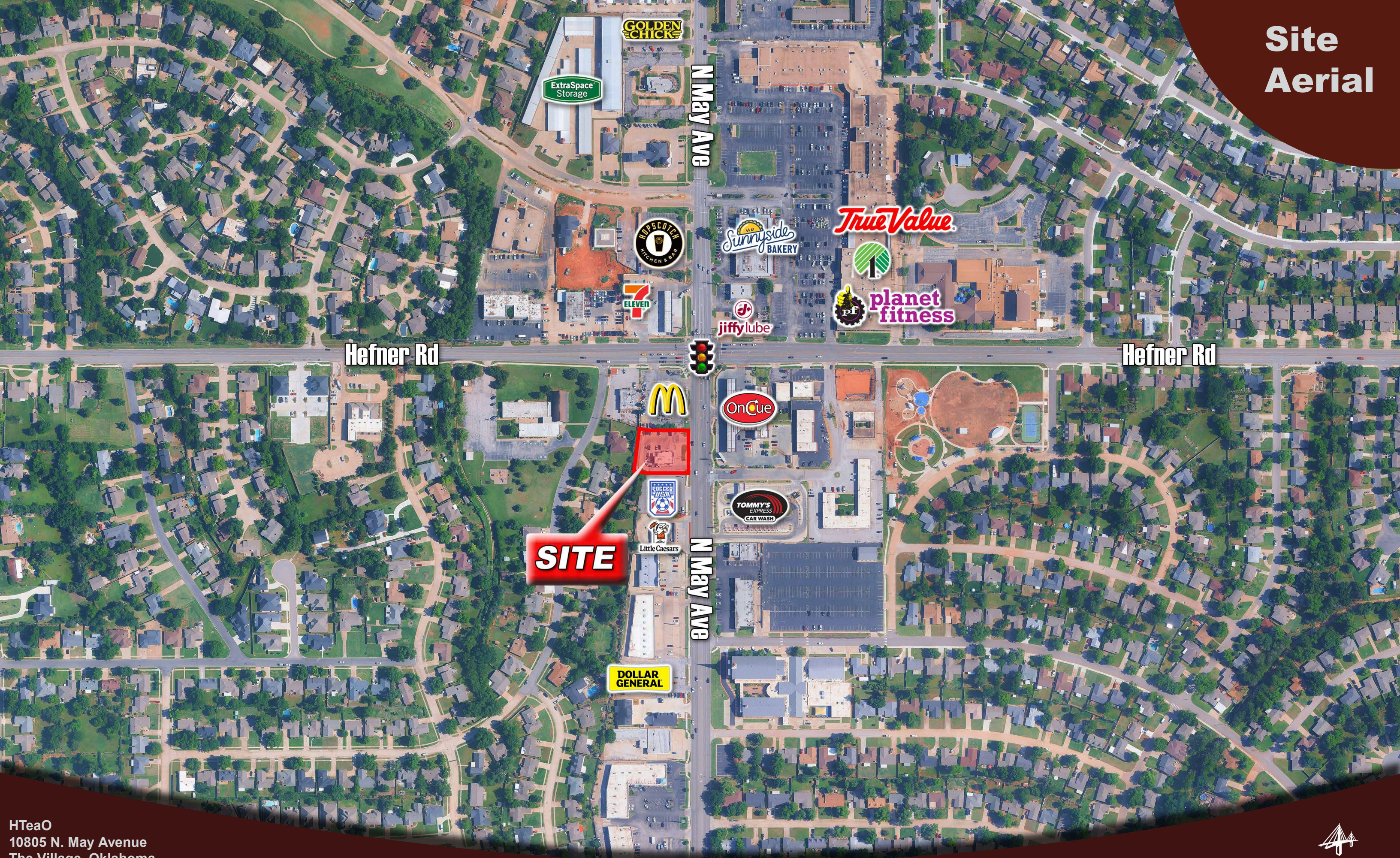
The Village offers a variety of activities for residents and visitors alike. Nature enthusiasts can enjoy the scenic trails and recreational opportunities at Lake Hefner, known for its picturesque views and waterfront paths. For family outings, Earlywine Park provides expansive green spaces, sports complexes, and aquatic facilities, making it a popular destination for picnics and outdoor activities. Additionally, the proximity to Oklahoma City means easy access to attractions like the Oklahoma City Zoo, Myriad Botanical Gardens, and the National Cowboy & Western Heritage Museum.

Economic Opportunities

The city offers a compelling environment for economic growth, particularly for small businesses and entrepreneurs. Situated within the Oklahoma City metropolitan area, The Village benefits from its proximity to major urban centers while maintaining a distinct community identity. The city’s cost of living is notably affordable, with average two-bedroom rents significantly below the national average, and a grocery cost index of 97 compared to the national benchmark of 100. This affordability, combined with a supportive local economy that includes both national chains and independent businesses, creates a fertile ground for new ventures. The unemployment rate stands at 4.4%, below the national average, and future job growth over the next decade is projected at 31.7%, indicating a stable and expanding job market .



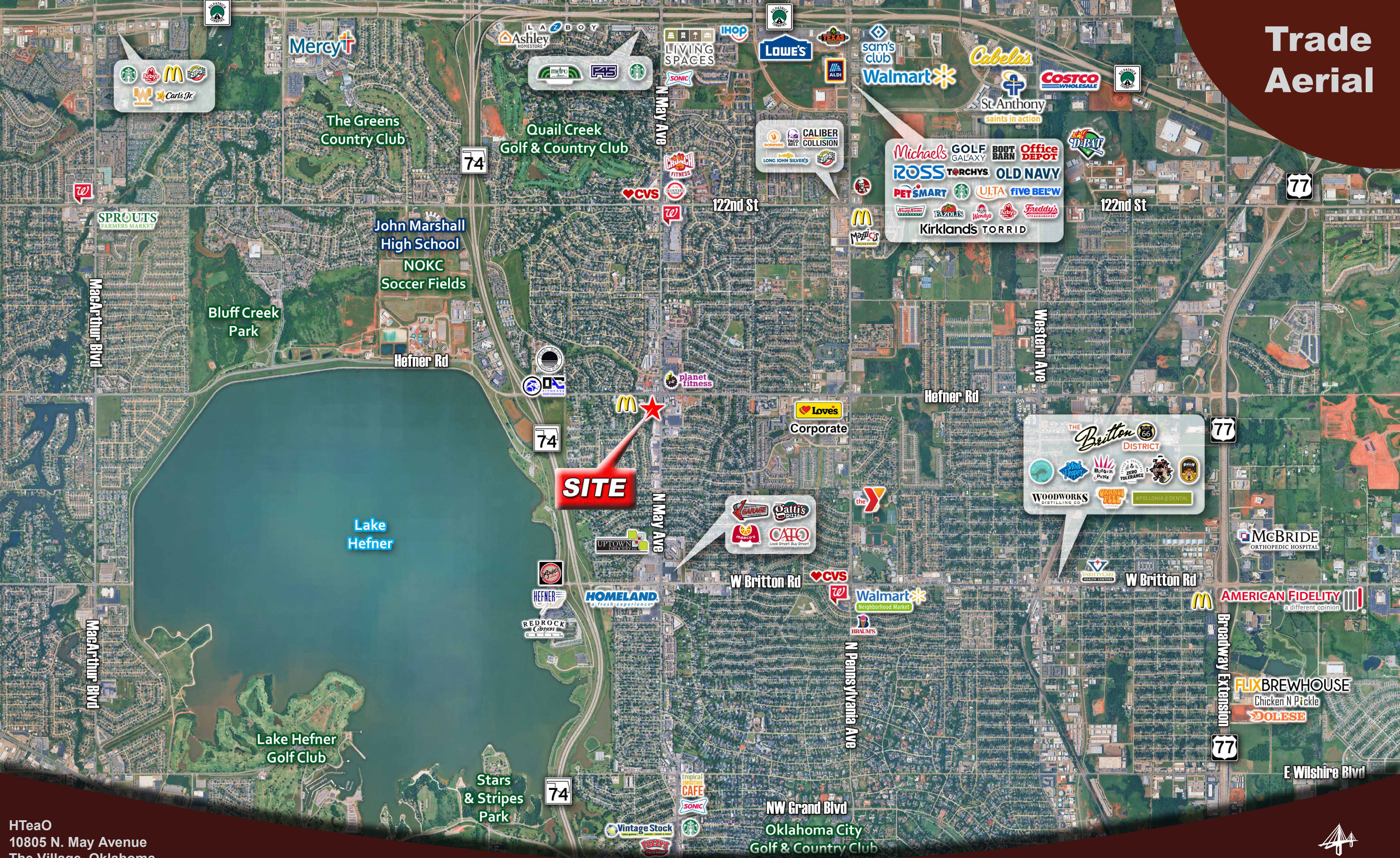
Site Aerial



HTeaO
10805 N. May Avenue
The Village, Oklahoma
06

The Information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Trade Aerial



HTeaO
10805 N. May Avenue
The Village, Oklahoma
07

The Information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



NE
Oblique

SITE

Hefner Rd

N May Ave

N

HTeaO
10805 N. May Avenue
The Village, Oklahoma
08

The Information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified if and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



Site Photos

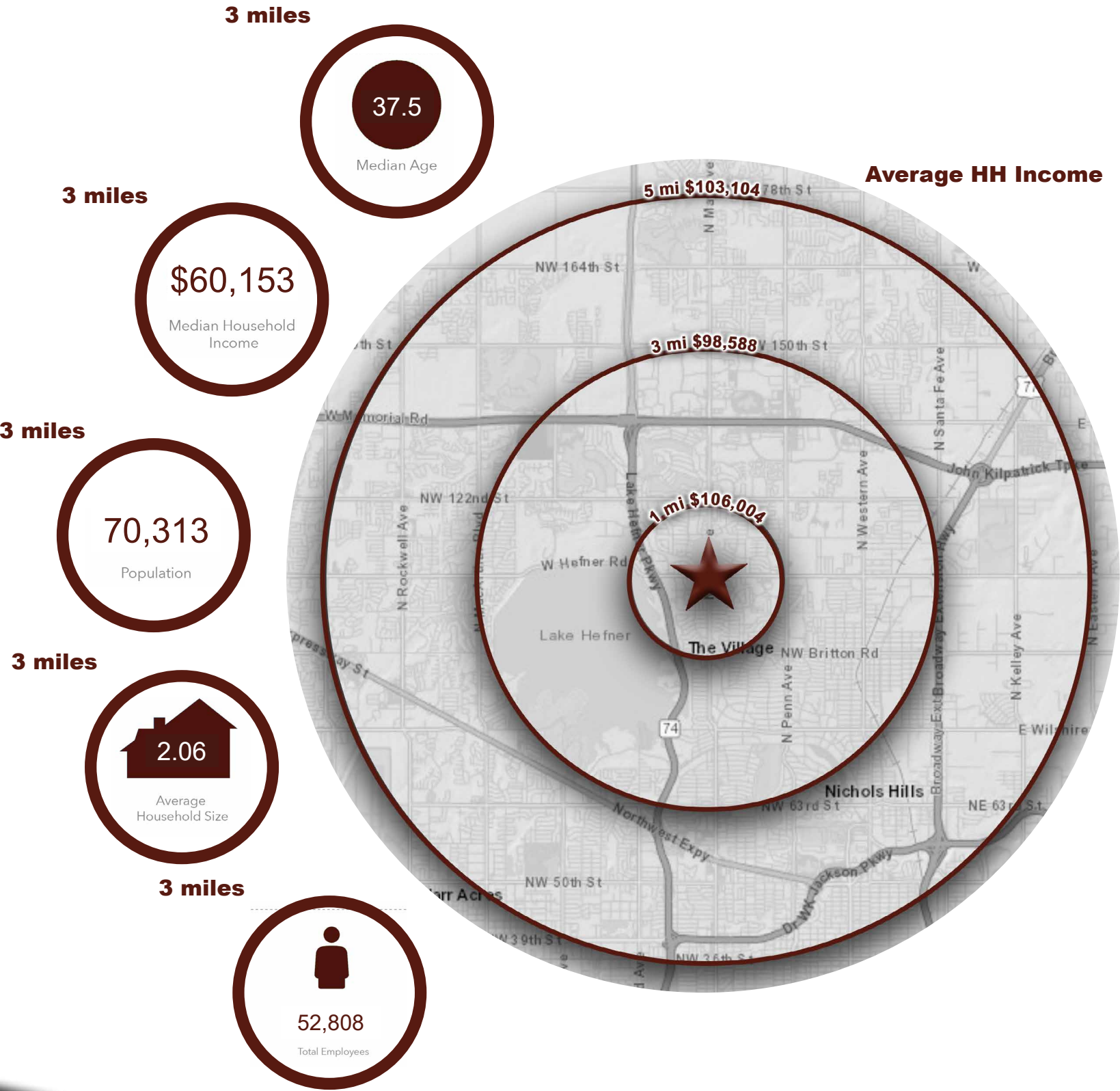


HTeaO
10805 N. May Avenue
The Village, Oklahoma
09

The Information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified if and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



Demographics



	1 mi	3 mi	5 mi
Population Summary			
2010 Total Population	10,429	63,714	177,477
2020 Total Population	11,009	68,720	196,638
2020 Group Quarters	135	764	1,865
2024 Total Population	11,044	70,313	201,339
2024 Group Quarters	136	768	1,874
2029 Total Population	11,016	71,785	206,071
2024-2029 Annual Rate	-0.05%	0.42%	0.47%
2024 Total Daytime Population	14,770	81,770	241,770
Workers	9,647	52,808	154,821
Residents	5,123	28,962	86,949
Household Summary			
2010 Households	5,043	30,245	79,439
2010 Average Household Size	2.07	2.09	2.21
2020 Total Households	5,287	32,759	87,101
2020 Average Household Size	2.06	2.07	2.24
2024 Households	5,290	33,685	89,475
2024 Average Household Size	2.06	2.06	2.23
2029 Households	5,306	34,626	92,192
2029 Average Household Size	2.05	2.05	2.21
2024-2029 Annual Rate	0.06%	0.55%	0.60%
2010 Families	2,832	15,864	44,989
2010 Average Family Size	2.72	2.82	2.91
2024 Families	2,855	16,779	49,328
2024 Average Family Size	2.60	2.82	2.96
2029 Families	2,848	17,082	50,464
2029 Average Family Size	2.59	2.81	2.94
2024-2029 Annual Rate	-0.05%	0.36%	0.46%
Housing Unit Summary			
2000 Housing Units	5,751	31,767	78,479
Owner Occupied Housing Units	65.9%	51.5%	52.8%
Renter Occupied Housing Units	28.4%	40.4%	39.1%
Vacant Housing Units	5.7%	8.1%	8.1%
2010 Housing Units	5,449	33,585	87,618
Owner Occupied Housing Units	67.8%	49.1%	52.4%
Renter Occupied Housing Units	24.7%	40.9%	38.3%
Vacant Housing Units	7.5%	9.9%	9.3%
2020 Housing Units	5,847	36,574	96,458
Owner Occupied Housing Units	62.9%	44.5%	49.0%
Renter Occupied Housing Units	27.5%	45.0%	41.3%
Vacant Housing Units	9.0%	10.5%	9.6%
2024 Housing Units	5,891	37,845	99,518
Owner Occupied Housing Units	61.1%	42.7%	47.6%
Renter Occupied Housing Units	28.7%	46.3%	42.3%
Vacant Housing Units	10.2%	11.0%	10.1%
2029 Housing Units	5,913	38,875	102,557
Owner Occupied Housing Units	61.1%	42.2%	47.3%
Renter Occupied Housing Units	28.6%	46.9%	42.6%
Median Age			
2010	41.7	36.1	35.9
2020	41.2	37.1	37.0
2024	41.8	37.5	37.5
2029	43.3	39.3	39.1
2024 Households by Income			
Household Income Base	5,290	33,685	89,473
<\$15,000	7.1%	10.8%	9.3%
\$15,000 - \$24,999	5.5%	8.0%	7.0%
\$25,000 - \$34,999	4.9%	7.4%	7.7%
\$35,000 - \$49,999	11.4%	16.3%	14.2%
\$50,000 - \$74,999	19.0%	15.3%	15.0%
\$75,000 - \$99,999	14.2%	11.6%	12.0%
\$100,000 - \$149,999	18.5%	13.5%	15.7%
\$150,000 - \$199,999	9.2%	6.6%	8.2%
\$200,000+	10.1%	10.6%	10.9%
Average Household Income	\$106,004	\$98,588	\$103,104



SKYBRIDGE
REAL ESTATE

HTeaO

10805 N May Ave, The Village, Oklahoma 73120

Presented By

Corey Hale

Sales Associate

License #183307

Skybridge Real Estate
701 Cedar Lake Boulevard
Oklahoma City, OK 73114



OFFERING MEMORANDUM