STARBUCKS®

707 W MARSHALL AVE
LONGVIEW, TX 75601

INVESTMENT GRADE TENANT
HIGH DAYTIME COMMUTER POPULATION (100K+)
ONLY STARBUCKS SERVING THE CENTER OF TOWN!

ACTUAL SITE

Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

TABLE OF CONTENTS

Marcus & Millichap
NNN DEAL GROUP

LIOR REGENSTREIF
EXECUTIVE MANAGING DIRECTOR INVESTMENTS
EXECUTIVE DIRECTOR, NET LEASED DIVISION
EXECUTIVE DIRECTOR, RETAIL DIVISION
ENCINO OFFICE
Tel 818.212.2730
Lior.Regenstreif@marcusmillichap.com
CA 01267761

GERRY LANO
ASSOCIATE
NET LEASED DIVISION
ENCINO OFFICE
Tel: 818.212.2683
Gerry.Lano@marcusmillichap.com
CA 02126292


O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
Kroger
Burger King
Kroger Fuel
TRI-STATE BATTERY SUPPLY
AutoZone
W MARSHALL AVE - 23,054 VPD
REGIONS
AUTOMOTIVE Super Center
N SPUR 63 - 25,807 VPD
Super 8
BY WYNDHAM
MURPHY USA
WHATABURGER

STARBUCKS®

INVESTMENT SUMMARY

707 W MARSHALL AVE, LONGVIEW, TX 75601

PRICE: $1,796,066 **CAP:** 6.10% **NOI:** $109,560

OVERVIEW

PRICE	$1,796,066
GROSS LEASABLE AREA (GLA)	1,984 SF
LOT SIZE	0.49 Acres
BASE RENT	$109,560
YEAR BUILT	2021

LEASE ABSTRACT

LEASE TYPE	NNN
BASE TERM	10 Years
LEASE COMMENCEMENT	5/1/2021
LEASE EXPIRATION	4/30/2031
RENEWAL OPTIONS	3x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	Structure Only (20 Year Transferable Roof Warranty)

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 6-10 (Current)	$109,560
OPTION 1	$120,516
OPTION 2	$132,568
OPTION 3	$145,824

INVESTMENT HIGHLIGHTS

NNN CORPORATE STARBUCKS LEASE
Self-maintaining lease provides passive ownership with landlord responsibilities limited to structure only, tenant is responsible for CAM's, parking lot, and includes a 20-year transferrable roof warranty through 2040

NEWER 2021 CONSTRUCTION & HIGH TENANT COMMITMENT
Modern construction featuring a specially commissioned mural, representing a meaningful site-specific investment by Starbucks and demonstrating strong commitment to the location

ONLY STARBUCKS SERVING CENTRAL LONGVIEW
The only Starbucks within a 3-mile radius, providing the property with a meaningful geographic trade-area advantage and a highly convenient location for local residents, employees, and commuters

LONGVIEW: ESTABLISHED EAST TEXAS ECONOMIC HUB
Longview serves as a regional employment and commercial center for East Texas, supported by a diverse economy spanning healthcare, manufacturing, transportation, retail and professional services

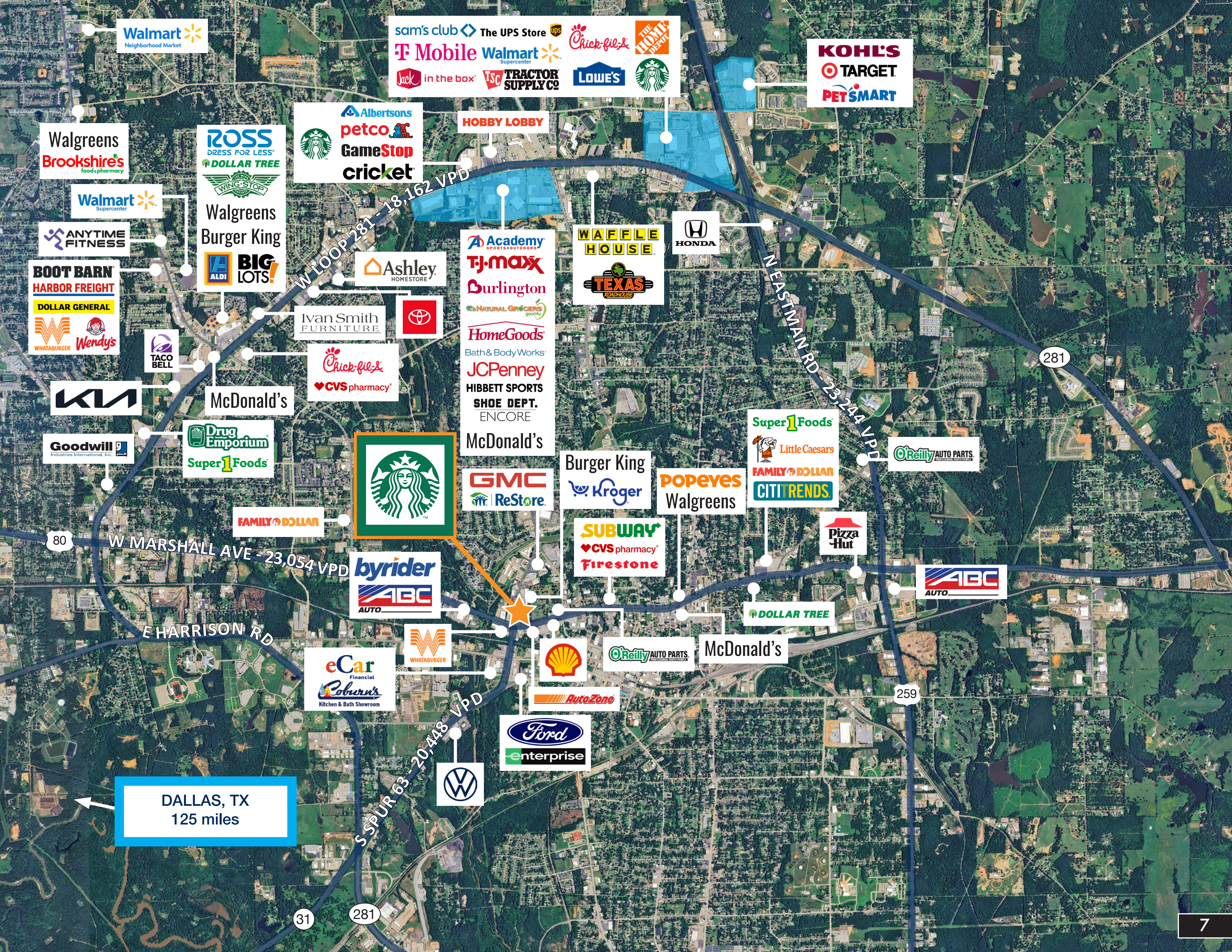
APPROXIMATELY 100,000-DAYTIME POPULATION
The property benefits from a significant daytime population influx, supporting consistent weekday demand from employees, commuters and shoppers beyond the local residential population

INVESTMENT-GRADE TENANT
Publicly traded (NYSE: SBUX), Starbucks is one of the world's most recognized coffee brands, with a highly established customer base and strong drive-thru operating model, and holds an investment grade credit rating of BBB+ from Standard & Poor's

SIGNALIZED CORNER KROGER OUTPARCEL LOCATION
Excellent visibility and accessibility at a signalized intersection, with high traffic counts of over 56,000 VPD, with convenient ingress and egress

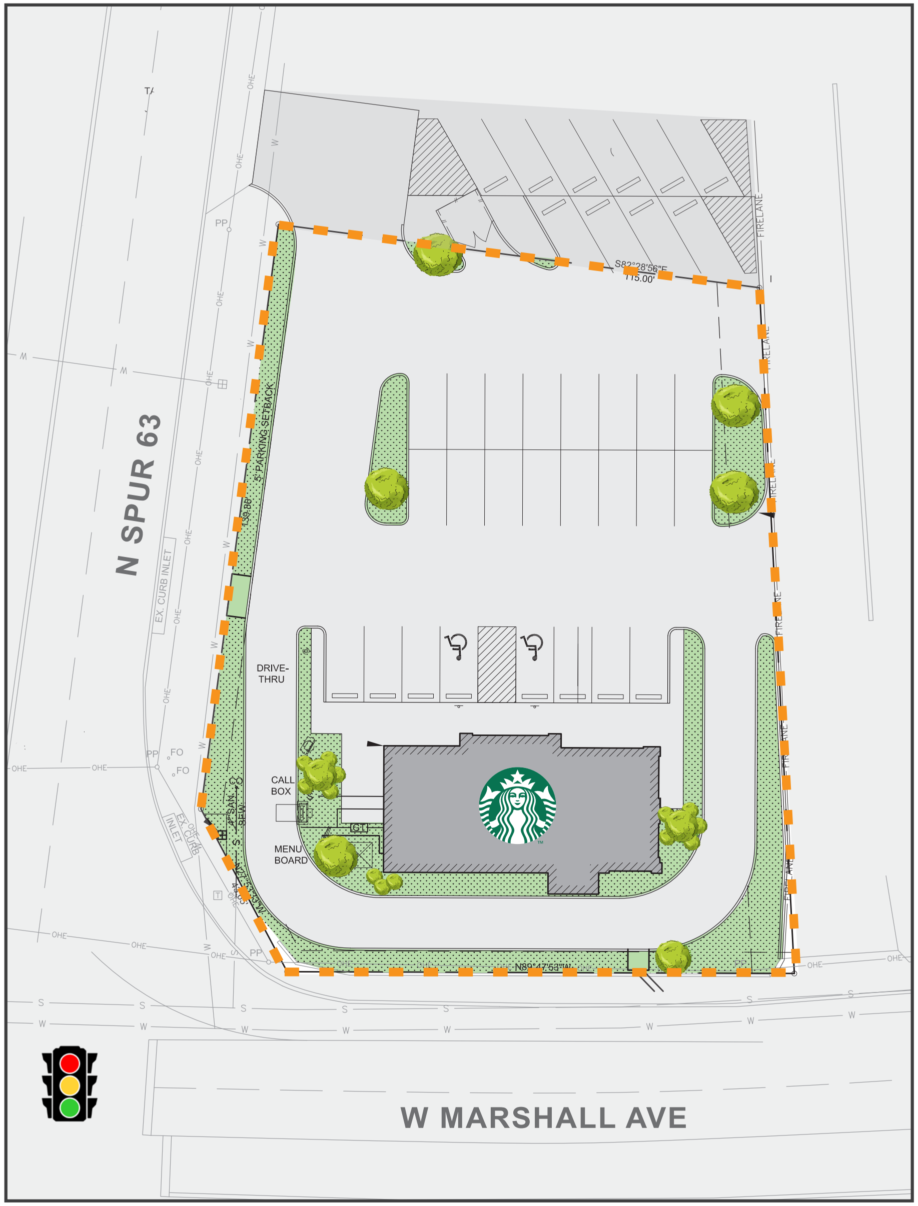
TEXAS: BUSINESS-FRIENDLY TAX ENVIRONMENT
Located in Texas, a state with no personal state income tax, providing an attractive environment for businesses, residents and real estate investors

N
GMC
Motel 6
Valvoline
ReStore
CVS pharmacy
Firestone
SUBWAY
Shipley Do-Nuts
N SPUR 63 - 25,807 VPD
O'Reilly AUTO PARTS
byrider
HOMEWOOD SUITES by Hilton
Kroger Fuel
Kroger
80
W MARSHALL AVE - 23,054 VPD
Super 8 BY WYNDHAM
MURPHY USA
Burger King
WHATABURGER
AutoZone
ABC AUTO
REGIONS
GREGG COUNTY TEXAS
enterprise
eCar Financial
Coburn's Kitchen & Bath Showroom
Ford
LONGVIEW FIRE DEPARTMENT
31



sam's club
The UPS Store
T Mobile
Walmart Supercenter
Chick-fil-A
The Home Depot
Jack in the box
Tractor Supply Co
Lowe's
Kohl's
Target
PetSmart
Walmart Neighborhood Market
Walgreens
Brookshire's food & pharmacy
Walmart Supercenter
Anytime Fitness
Boot Barn
Harbor Freight
Dollar General
Whataburger
Wendy's
Ross Dress for Less
Dollar Tree
Wingstop
Walgreens
Burger King
Aldi
Big Lots!
Albertsons
petco
GameStop
cricket
Hobby Lobby
W LOOP 281 - 18,162 VPD
Ashley Homestore
Ivan Smith Furniture
Taco Bell
Chick-fil-A
CVS pharmacy
McDonald's
Goodwill
Drug Emporium
Super 1 Foods
Academy Sports + Outdoors
T.J.Maxx
Burlington
Natural Grocers
HomeGoods
Bath & Body Works
JCPenney
Hibbett Sports
Shoe Dept. Encore
McDonald's
Waffle House
Texas Roadhouse
Honda
N EASTMAN RD - 23,244 VPD
281
GMC
ReStore
Burger King
Kroger
Popeyes
Walgreens
Super 1 Foods
Little Caesars
Family Dollar
Citi Trends
O'Reilly Auto Parts
Family Dollar
80
W MARSHALL AVE - 23,054 VPD
byrider
ABC Auto
Subway
CVS pharmacy
Firestone
Pizza Hut
ABC Auto
Dollar Tree
E HARRISON RD
Whataburger
eCar Financial
Coburn's Kitchen & Bath Showroom
Shell
O'Reilly Auto Parts
McDonald's
AutoZone
Ford
enterprise
S SPUR 63 - 20,448 VPD
259
DALLAS, TX
125 miles
31
281

SITE PLAN



Commissioned Mural Celebrating Longview, Texas

Mural Artist: Craig Grimston - http://muralicious.com

Marcus & Millichap
NNN DEAL GROUP

STARBUCKS

Starbucks is an American coffeehouse and roastery company founded in 1971 at Seattle's Pike Place Market. From a single store, it has grown into the world's largest coffeehouse brand. As of 2025, Starbucks operates roughly 40,000 locations across more than 80 global markets. The company was incorporated in 1985 and continues to trade publicly as Starbucks Corporation.

Starbucks' growth is supported by strong brand loyalty, steady international expansion, and a focus on innovation. The company has made significant investments in digital ordering, store modernization, and sustainable operations and financial performance remains robust. Starbucks' most recent fiscal updates show continued revenue growth, with quarterly revenues in 2025 approaching the mid nine billion dollar range, reflecting solid demand both in the United States and internationally.

Starbucks also continues to influence global coffee culture by shaping how people experience coffee outside the home. The company remains widely recognized for its corporate reputation and industry leadership, consistently ranking among the world's most admired companies in the food services sector.

Headquarters	Year Founded	Fortune 500 Ranked	Locations	Employees	2025 Revenue
SEATTLE, WA	1971	#126	40,000+ in 80 Countries	350,000+	$37.2 B

LONGVIEW, TX

The Longview metro is in East Texas, 65 miles west of Shreveport and approximately 130 miles east of Dallas. It comprises Gregg, Rusk, and Upshur counties. With roughly 83,000 residents, Longview is the most populous city and is the seat of Gregg County. The metro's economy is bolstered by strong manufacturing and transportation sectors, which, together with a relatively low cost of living, attract businesses.

ECONOMY

- The metro is a one-hour drive west of Shreveport and a two-hour drive east of Dallas. In-place infrastructure supports transportation via rail, road, and air, with access to ports just an hour away.
- Transportation is another important segment for the metro's economy. Two rail lines serve Longview: BNSF Railway and Union Pacific.
- In addition to Eastman Chemical, the manufacturing sector includes Komatsu, TrinityRail, AAON Coil Products, and Westlake Chemical.
- Healthcare providers are major employers in the area. CHRISTUS Good Shepherd Medical Center, Longview Regional Medical Center, and the Diagnostic Clinic of Longview highlight the group.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS

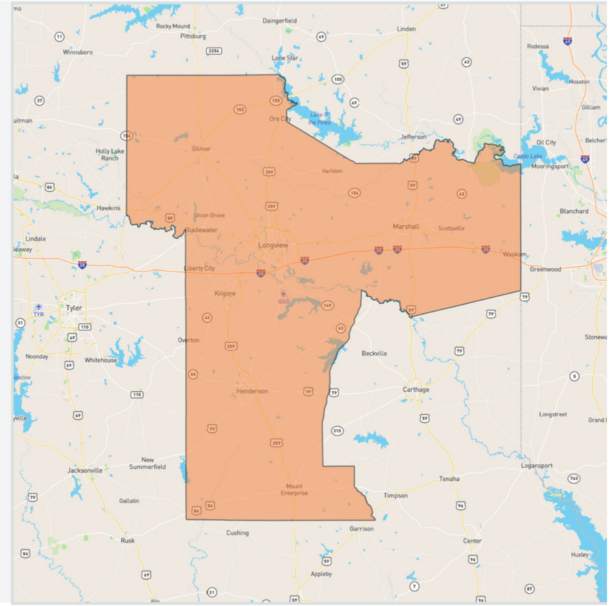
POPULATION
222K
Growth 2025-2029*
0.8%

HOUSEHOLDS
84K
Growth 2025-2029*
1.4%

MEDIAN AGE
38.0
U.S. Median:
40.0

MEDIAN HOUSEHOLD INCOME
$67,500
U.S. Median:
$78,200

** Forecast*



METRO HIGHLIGHTS

STRATEGIC LOCATION

Distributors are attracted to the region thanks to Interstate 20 traversing the metro and the presence of East Texas Regional Airport and a rail yard.

INDUSTRIAL PRESENCE

The metro is home to an Eastman Chemical plant, which produces a variety of products for automotive, cosmetic, and food applications.

HIGHER EDUCATION

Kilgore College and LeTourneau University are in the metro. Combined, they have over 12,000 students enrolled and contribute to a highly skilled labor pool.

DEMOGRAPHICS / LONGVIEW, TX

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	4,870	46,447	84,591
2025 Estimate	4,815	46,061	83,763
Growth 2025 - 2030	**1.14%**	**0.84%**	**0.99%**
2010 Census	5,056	46,026	79,190
2020 Census	4,672	45,027	81,649

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projection	1,892	18,542	33,790
2025 Estimate	1,855	18,251	33,239
Growth 2025 - 2030	1.97%	1.59%	1.66%
2010 Census	1,866	17,373	30,284
2020 Census	1,788	17,699	32,188
Growth 2010 - 2020	-4.21%	1.88%	6.29%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
$200,000 or More	2.62%	5.47%	5.46%
$150,000 - $199,999	7.44%	5.28%	5.42%
$100,000 - $149,999	10.85%	15.06%	16.99%
$75,000 - $99,999	11.27%	12.16%	12.07%
$50,000 - $74,999	19.91%	21.45%	21.15%
$35,000 - $49,999	14.30%	12.14%	10.90%
$25,000 - $34,999	9.40%	10.04%	9.38%
$15,000 - $24,999	8.70%	8.58%	8.67%
$10,000 - $14,999	7.96%	4.44%	3.99%
Under $9,999	7.55%	5.36%	5.98%
2025 Est. Average Household Income	$66,526	$79,799	$81,767
2025 Est. Median Household Income	$57,845	$63,286	$66,596
2025 Est. Per Capita Income	$27,093	$32,551	$32,942

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	4,815	46,061	83,763
Under 4	6.0%	6.6%	6.7%
5 to 14 Years	12.2%	13.1%	13.9%
15 to 17 Years	4.1%	4.0%	4.1%
18 to 19 Years	2.6%	3.4%	3.1%
20 to 24 Years	6.8%	8.0%	7.4%
25 to 29 Years	8.0%	7.1%	7.0%
30 to 34 Years	8.2%	6.9%	6.9%
35 to 39 Years	7.6%	6.1%	6.3%
40 to 49 Years	12.8%	11.6%	11.7%
50 to 59 Years	11.3%	10.8%	10.7%
60 to 64 Years	5.9%	5.9%	5.8%
65 to 69 Years	4.9%	5.3%	5.2%
70 to 74 Years	4.1%	4.3%	4.2%
Age 75+	5.5%	7.1%	7.1%
2025 Median Age	36.0	36.0	36.0
2025 Population 25 + by Education Level	3,288	29,899	54,251
Elementary (0-8)	4.86%	5.42%	4.37%
Some High School (9-11)	11.12%	8.15%	7.33%
High School Graduate (12)	30.76%	26.42%	27.61%
Some College (13-15)	21.09%	28.16%	27.95%
Associates Degree Only	10.50%	7.49%	8.79%
Bachelors Degree Only	14.60%	15.73%	15.53%
Graduate Degree	5.78%	6.94%	7.02%

Marcus & Millichap

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set herein.

SINGLE TENANT NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers as follows:

The information contained in this and any other marketing materials provided by Marcus & Millichap has been obtained from sources believed to be reliable. However, Marcus & Millichap has not verified or conducted any due diligence, and will not verify or conduct any due diligence, regarding information communicated to potential buyers. Marcus & Millichap makes no promise, guarantee, warranty, or representation about the accuracy or completeness of any information and expressly denies any obligation to conduct a due diligence examination of this information or of any property for any buyer.

Any projections, forecasts, opinions, pro formas, assumptions, estimates, or expressions of potential future performance used in this or any other marketing material provided by Marcus & Millichap are for example only, represent only what might occur, and do not represent the current, actual, or future performance of this property or tenant. The value to any buyer of any property depends on factors that should be evaluated by each buyer together with the buyer's tax, financial, legal, and other professional advisors (collectively "Professional Advisors"). All buyers should conduct a careful, independent investigation of any property, tenant, and information deemed material to that buyer, to determine to their satisfaction the suitability of a particular property for each buyer's particular needs. All potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making when purchasing this or any other property. Information provided by Marcus & Millichap, including this marketing material, is never a substitute for nor satisfaction of each buyer's responsibility to conduct thorough due diligence of this or any other property the buyer might purchase.

Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

By accepting this or any other marketing materials from Marcus & Millichap you agree to release Marcus & Millichap Real Estate Investment Services and its affiliated entities and agents, and hold them harmless, from any claim, cost, expense, or liability arising out of your purchase of this property.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

LIOR REGENSTREIF
EXECUTIVE MANAGING DIRECTOR INVESTMENTS
EXECUTIVE DIRECTOR, NET LEASED DIVISION
EXECUTIVE DIRECTOR, RETAIL DIVISION
ENCINO OFFICE
Tel 818.212.2730
Lior.Regenstreif@marcusmillichap.com
CA 01267761

STARBUCKS®

GERRY LANO
ASSOCIATE
NET LEASED DIVISION
ENCINO OFFICE
Tel: 818.212.2683
Gerry.Lano@marcusmillichap.com
CA 02126292

707 W MARSHALL AVE
LONGVIEW, TX 75601

ACTUAL SITE

2-10-2025

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.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200

Designated Broker of Firm	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials   Date

Information available at www.trec.texas.gov