



# Starbucks

**\$2,774,000 | 5.75% CAP**

18002 Hwy 59, Humble, TX 77396 (Houston)

- ✓ **Rent Commencement:** February 2025
- ✓ **New Construction** - 10-Yr Net Lease with 10% Rent Escalations
- ✓ **Located Right off of Interstate 69** (53,700+ VPD)
- ✓ **Adjacent to George Bush Intercontinental Airport** (48.4 Million Passengers/Year)
- ✓ **Located in Houston, Texas MSA** - 5th Largest in the U.S.



Starbucks is the premier roaster and retailer of specialty coffee in the world. As of today, Starbucks is the largest coffeehouse company in the world with nearly 40,000 stores across the globe.





## INVESTMENT OVERVIEW

STARBUCKS HUMBLE, TX (HOUSTON)

File Photo



## CONTACT FOR DETAILS

**Edward Benton**Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

**Bob Moorhead**Managing Partner  
(214) 522-7210

bob@securenetlease.com

\$2,774,000

5.75% CAP

NOI

\$159,500

Building Area

±2,225 SF

Land Area

±1.021 AC

Year Built

2025

Lease Type

Corporate Net  
Lease\*

Occupancy

100%

- ✓ **Rent Commencement:** February 2025
- ✓ **New Construction Site with 10 Year Net Lease**, 10% rental escalation the Primary Term and (4) 5-Year Option Periods.
- ✓ **Subject Property is Located Right off of Interstate 69 (53,700+ VPD)**, near the corner of Will Clayton Pkwy (10,300+ VPD). I-69 is a major north-south highway that serves as a crucial freight and commuter route through the city that runs from the northwestern suburbs through downtown Houston and continues to the southwest.
- ✓ **Strategically Positioned Adjacent to George Bush Intercontinental Airport (48.4 Million Passengers/Year)**, the primary international airport serving Houston, Texas. It is one of the busiest airports in the United States, handling nearly 500,000 flights per year.
- ✓ **High Growth Trade Area in the Heart of Humble:** Subject Property is surrounded by over 132,885 residents living within a 5 mile radius with an average household income of \$102,110+, providing a large and consistent consumer base.
- ✓ **Located in Houston, TX:** As one of the premier cities in the Southwest, Houston offers a diverse and affordable quality of life. It is the 5th Largest MSA in the United States and is home to the World's Largest Medical Center, the Nation's Largest Cruise and Cargo Port, and 24 Fortune 500 Company Headquarters.
- ✓ **Investment Grade Tenant** - In 2024, Starbucks was ranked as the most valuable restaurant brand globally for the eighth consecutive year, with its brand value increasing by 14% to reach \$60.7 billion. Starbucks is Rated BBB+ by S&P and operates nearly 40,000 stores globally.

\*Corporate Net Lease

\*LL responsible for roof, structure and parking lot. New Roof Warranty.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE



# TENANT OVERVIEW

STARBUCKS HUMBLE, TX (HOUSTON)

## Starbucks

**Lessee:** Starbucks Corporation

REVENUE  
\$36.53 B

CREDIT RATING  
BBB+

STOCK TICKER  
SBUX

LOCATIONS  
40,000



[Starbucks.com](https://www.starbucks.com)

**Starbucks Corporation is the world's largest roaster, marketer, and retailer of coffee.**

Each Starbucks location offers more than **170,000** ways to customize coffee and tea beverages. Starbucks stores also offer **various food products** such as pastries, sandwiches, and lunch items. Starbucks confirmed they plan to expand to **55,000 stores** in over **100 markets by 2030**.

The company continues to deliver record financial performances in part to their **3-fold strategy** - increase digital engagement, grow relevancy in China, and promote the Starbucks Reserve brand as the company's innovation lab for the future. Perhaps its greatest opportunity lies in China where the number of stores has **grown to 4,100** in the past 5 years. Starbucks continues to strengthen its drive-thru experience. Consumers prefer ease, convenience, and contactless pick-up afforded by a drive-thru. Starbucks' reinvention of the drive-thru has initiated the **largest capital expenditure** in the company's history, and **80% of future stores** built will include a drive-thru. As of September 2023, Starbucks projected earnings per **share growth of 15% to 20%** annually over the next three years and annual same-store **sales growth of 7% to 9%**. Starbucks shareholders have seen a return of \$25 billion over the last 4 years. Starbucks plans to return another \$20 billion by 2025.





## IN THE NEWS

STARBUCKS HUMBLE, TX (HOUSTON)

# Roast with the most: Valued at \$60.7 billion, Starbucks ranked world's most valuable restaurant brand for 2024

FEBRUARY 08, 2024 (BRAND FINANCE)

- Starbucks is the world's most valuable restaurant brand for the eighth year with its brand value up 14%
- Asian brands value boost Luckin Coffee (+96%) and Jollibee (+51%)
- Hot pot in top spot: Haidilao brand emerges as sector's strongest with AAA+ brand strength rating

Starbucks is the **world's most valuable** restaurant brand for the eighth consecutive year following a **14% brand value** increase to **USD60.7 billion**, according to the new report from Brand Finance, the world's leading brand valuation consultancy.

"The global restaurant industry is working to appeal to customers who generally have lower disposable income and may be grappling with higher living costs, and fast-food favorites are feeling the heat. Brand Finance research found that rising menu prices are negatively impacting customer sentiment, resulting in a notable decline in brand strength among major players across the sector. However, those brands that have managed to uphold affordable pricing strategies have not only preserved but also grown their brand strength year-on-year, with notable examples including Jollibee, Dunkin', and Haidilao."

This brand value increase aligns with the coffee chain's reinvention plan, initiated in **September 2022**, which emphasizes expansion, **stronger employee support**, and new, experiential store concepts.

EXPLORE ARTICLE



# Starbucks continues its sustainability investments with new solar power projects

JOANNA FANTOZZI, JULY 24, 2024 (NATION'S RESTAURANT NEWS)

Starbucks has been announcing multiple sustainability efforts this summer, as part of the ramped-up efforts to combat climate change that CEO Laxman Narasimhan mentioned at the end of 2023.

First, Starbucks launched another returnable beverage cup pilot program in **partnership** with NextGen, and then last week, the Seattle-based coffee chain announced a partnership with Mercedes-Benz to install **400 electric vehicle** chargers at **100 Starbucks stores**.

The Seattle-based chain first announced another reusable cup pilot, then more electric car charging stations, and now 170 solar-powered Illinois stores

In the latest green news, Starbucks has announced six new solar energy projects in Illinois in partnership with Nexamp, which will provide electricity savings to more than **1,100 Illinois** residents and purchase electricity for **170 area Starbucks** stores. "Starbucks is committed to our environmental promise to give more than we take, and we have a long history of renewable energy projects that bring clean energy to more communities," Michael Kobori, Starbucks chief **sustainability** officer, said in a statement. "We're proud to support Nexamp's efforts to bring community solar into areas where it can have the most impact and make savings **opportunities** available to community members."

By investing in the Nexamp solar projects, Starbucks will receive renewable electricity credits to power its own stores. In total, the project will provide more than **40 megawatts** of solar energy in Illinois communities, building upon the **340 Illinois** Starbucks stores that are powered by wind energy.

EXPLORE ARTICLE





# LEASE OVERVIEW

STARBUCKS HUMBLE, TX (HOUSTON)

Initial Lease Term	10 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	February 2025 (Approx.)
Lease Expiration	February 2035 (Approx.)
Lease Type	Corporate Net Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$159,500
Annual Rent YRS 6-10	\$175,450
Option 1	\$192,995
Option 2	\$212,295
Option 3	\$233,524
Option 4	\$256,876

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





MAGRILL ELEMENTARY SCHOOL (702 STUDENTS)  
TEAGUE MIDDLE SCHOOLS (1,180 STUDENTS)



A.W. JONES ELEMENTARY SCHOOL (721 STUDENTS)



GEORGE BUSH INTERCONTINENTAL AIRPORT (48.4 MILLION PASSENGERS/YEAR)



MEMORIAL HERMANN NORTHEAST HOSPITAL (255 BEDS)



ROSS STERLING MIDDLE SCHOOL (895 STUDENTS)  
HUMBLE HIGH SCHOOL (2,917 STUDENTS)



TIMBERWOOD MIDDLE SCHOOL (1,057 STUDENTS)



HUMBLE MIDDLE SCHOOL (1,321 STUDENTS)



WHISPERING PINES ELEMENTARY (650 STUDENTS)



**SUBJECT PROPERTY**  
18002 HWY. 59



RIVER PINES ELEMENTARY (720 STUDENTS)

INTERSTATE 69 HOV ±53,700 VPD

ATASOCITA PINES  
NORTH BEND ELEMENTARY SCHOOL (703 STUDENTS)  
PARK LAKES ELEMENTARY (720 STUDENTS)



ALDINE MIDDLE SCHOOL (742 STUDENTS)  
HALL SUCCESS ACADEMY (186 STUDENTS)



MAA FALL CREEK (514 UNITS)  
FALL CREEK ELEMENTARY SCHOOL (818 STUDENTS)  
GROVE EAST APARTMENTS (324 UNITS)



N SAM HOUSTON TOLLWAY ±148,173 VPD



SONIC logo



JOHNSON ELEMENTARY SCHOOL (571 STUDENTS)


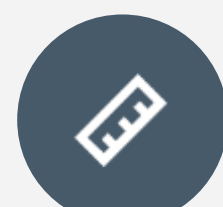
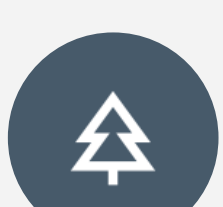
SUMMER CREEK HIGH SCHOOL (3,767 STUDENTS)

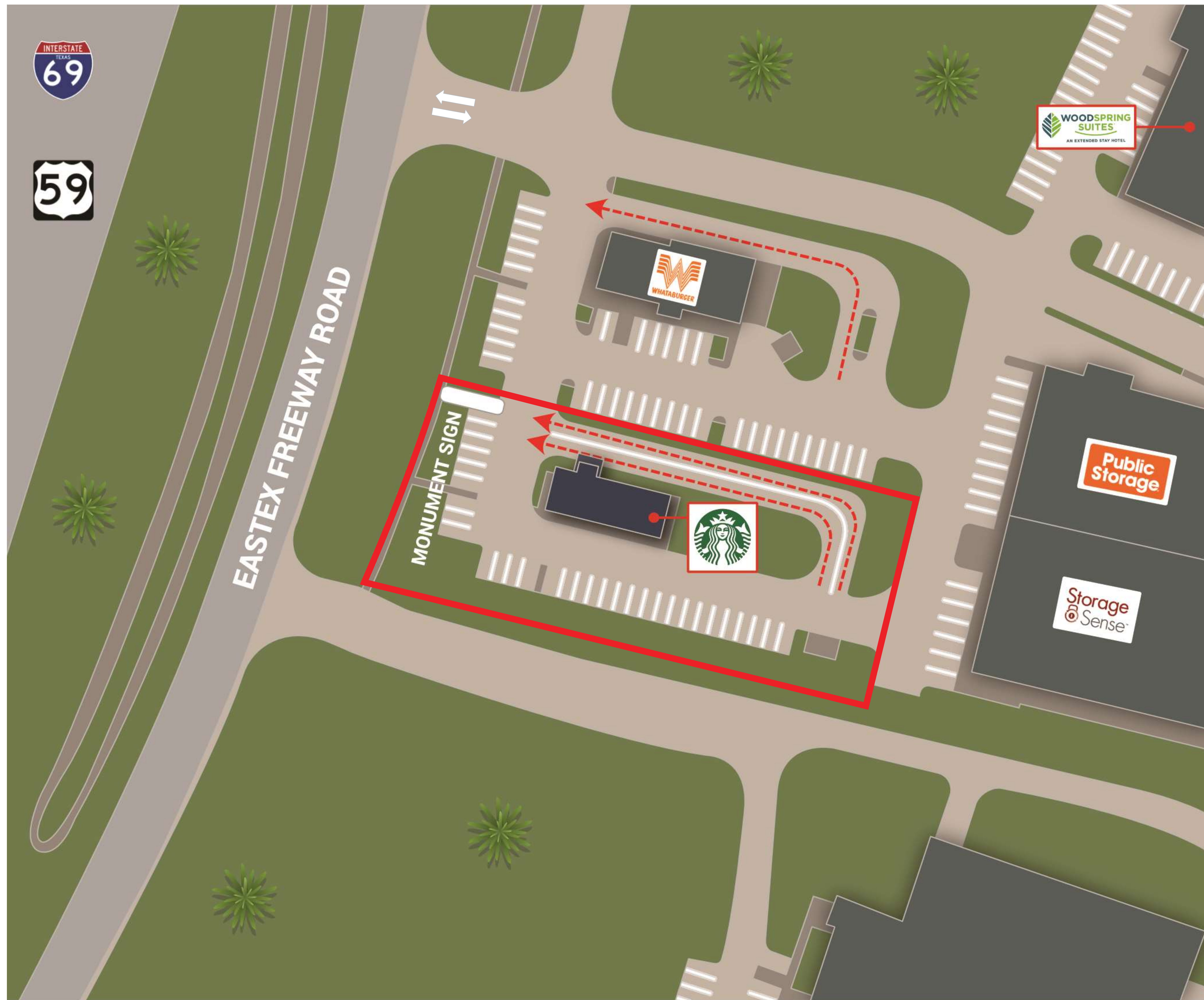




# SITE OVERVIEW

STARBUCKS HUMBLE, TX (HOUSTON)

	Year Built		2025
	Building Area		±2,225 SF
	Land Area		±1.021 AC



## NEIGHBORING RETAILERS

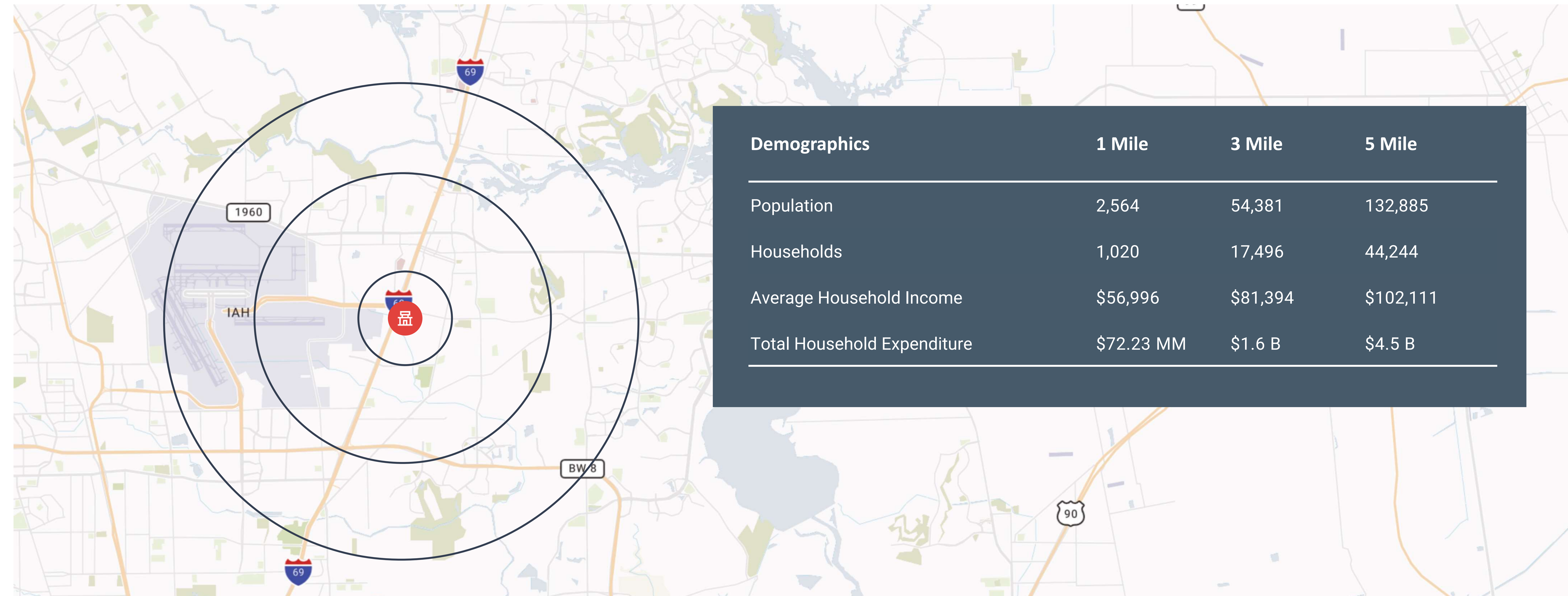
- Walmart Supercenter
- Kroger
- Sam's Club
- Academy Sports + Outdoors
- Macy's
- Forever 21
- Dillard's
- Barnes & Noble
- Marshalls
- Best Buy





# LOCATION OVERVIEW

## STARBUCKS HUMBLE, TX (HOUSTON)



### HOUSTON ECONOMIC DRIVERS (EMPLOYEES)

- 1. Walmart (37,000)
- 2. Memorial Hermann Health System (24,108)
- 3. H-E-B (23,732)
- 4. The University of Texas MD Anderson Cancer Center (21,086)
- 5. McDonald's Corp (20,918)
- 6. Houston Methodist (20,000)
- 7. Kroger (16,000)
- 8. United Airlines (14,941)
- 9. Schlumberger (12,069)
- 10. Shell Oil Co. (11,507)
- 11. Exxon Mobil Corp. (11,000)
- 12. Texas Children's Hospital (10,992)
- 13. HCA (10,830)
- 14. Landry's (10,800)
- 15. UTMB Health (9,928)



# LOCATION OVERVIEW

STARBUCKS HUMBLE, TX (HOUSTON)

## Houston Texas

 2,314,157  
Population

 \$60,440  
Median Household Income



Home to the World's  
Largest Healthcare &  
Research Institutions:

THE TEXAS MEDICAL  
CENTER

Most Populous City in  
Texas

#1

**Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico.**

The City of Houston is the largest city in Texas with a population of 2,365,578 as of July 1, 2023.

**Houston is 2nd to New York City in Fortune 500 headquarters.**

It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States. Home to a vibrant economy, beautiful surroundings and a population full of optimism and spirit, it's no wonder that Houston is a popular international destination. Houston is

outstanding in oil and natural-gas production and is the energy capital of the world. Houston is also the global leader in petrochemical, its petrochemical industry is booming. Houston has the cheap natural gas, the knowledge and expertise base, the infrastructure and the Houston Ship Channel—a near-perfect combination for production and distribution of petrochemical products. Dow Chemical, Chevron Phillips Chemical and BASF are investing billions in Houston, and shipping ethylene and polyethylene plastics to virtually every country in the world. As a major corporate center, Houston is home to 23 Fortune 500 companies. The port of Houston ranks high among U.S. ports in foreign tonnage handled. The city is a major business, financial, science, and technology center. It is the home of one of the largest medical facilities in the world: the Texas Medical Center, and the focus of the aerospace industry. The Lyndon B. Johnson Space Center is the nation's headquarters for staffed spaceflight. A thriving business center, the city has become increasingly cosmopolitan, with an influx of diverse ethnic groups and a strong emphasis on the arts, sporting events and the outdoors. Opera, ballet, symphony and theater are all topnotch, and the museums are considered some of the finest in the nation. Houston is a dynamic city that is constantly adding exciting new areas for entertainment, culture and dining. One of the city's newest features is Discovery Green. Discovery Green is a 12-acre park in downtown Houston created by a public-private partnership between the City of Houston and the non-profit Discovery Green Conservancy.



## IN THE NEWS

STARBUCKS HUMBLE, TX (HOUSTON)

# Texas Dominates Business Attraction, Houston Remains a Top Leader

SHAW ADCOCK, MARCH 01, 2024 (GREATER HOUSTON PARTNERSHIP)

The Houston region has once again ranked third among top U.S. metros for attracting new business, according to Site Selection Magazine's yearly analysis, while Texas earned its 12th consecutive Governor's Cup.

Site Selection identified **1,254 project** wins for Texas in **2023**, more than doubling the next-highest state, Illinois. With **226 more projects** than **2022**, Texas saw a **22% increase** in projects. The Houston-The Woodlands-Sugar Land MSA won **413 projects**, an uptick of more than 150 since 2022. Chicago and Dallas-Fort Worth placed **first and second, respectively**, in **the top U.S.** metros category.

"The Governor's Cups recognize not only the winning governors, but their entire economic development teams, and by extension, the many professionals throughout their states who work every day to attract new investment and retain and grow existing businesses," said Mark Arend, editor emeritus of Site Selection.

"We are **excited** to see Texas continues to be the **leading State for corporate relocations** and expansions," said Partnership Vice President of Regional Economic Development Craig Rhodes. "Houston's ranking as a **top three** metro further highlights the **unique opportunity** we have in our region for companies to access diverse talent, critical infrastructure, and the convergence of industries to **grow their business** on a **global scale.**"

EXPLORE ARTICLE



# Chevron To Move HQ From California To Houston

MADDY MCCARTY, AUGUST 02, 2024 (BISNOW)

Chevron Corp. has announced plans to relocate its headquarters from California to Houston, a win for the Lone Star State, which has seen its number of corporate relocations fall sharply in recent years.

The **oil** and **gas giant** will move its corporate functions from San Ramon, California, to Houston over the **next five years**, it said in a Friday morning news release. Chevron Chairman and **CEO Mike Wirth** and Vice Chairman Mark Nelson will relocate to Houston before the end of 2024 to be near other company leaders, the release states.

Chevron's relocation is unlikely to come as a huge surprise since California leaders have worked to force a transition away from oil and its related products, Forbes reported. Houston is known as the Energy Capital of the World, with about 40% of its economy directly or indirectly tied to oil and gas.

Chevron already has significantly **more employees** in Houston than San Ramon, at about **7,000 and 2,000**, respectively. The move will have minimal impact on employees based in San Ramon, and positions in support of Chevron's California operations will remain there, according to Chevron.

While it has **lightened** its load over the past decade, **Chevron** has a significant commercial real estate **footprint** in Houston. The corporation owns **two Downtown buildings** known as the **Chevron Towers**. Chevron fully leased 1400 Smith Street, a 50-story, 1.2M SF building, in 2006 before purchasing it in **2011**.

It also owns the 40-story, 1.3M SF 1500 Louisiana Street. The two buildings, connected by a sky bridge, were previously known as the Enron Towers.

Chevron U.S.A. last year bought **77 acres** in Bridgeland, a Howard Hughes Holdings master-planned development in northwest Harris County, with potential plans to establish a research and development campus.

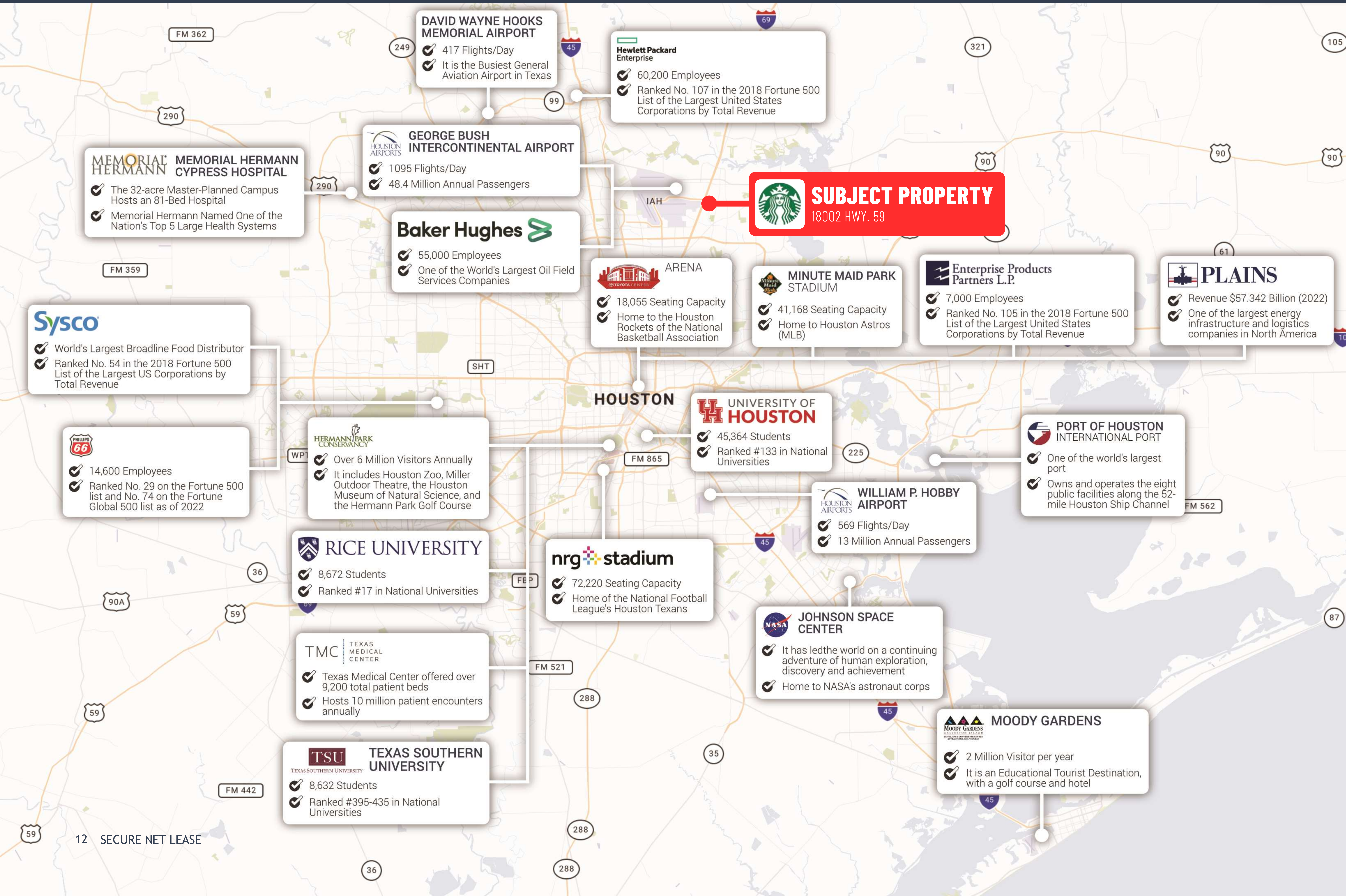
EXPLORE ARTICLE





# METRO AREA

## STARBUCKS HUMBLE, TX (HOUSTON)





CALL FOR ADDITIONAL INFORMATION

## Dallas

**Office**

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

**Office**

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

---

CALL FOR ADDITIONAL INFORMATION

**Edward Benton**

Executive Vice President  
(713) 263-3981

[ebenton@securenetlease.com](mailto:ebenton@securenetlease.com)

**Bob Moorhead**

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)



# TEXAS DISCLAIMER

STARBUCKS HUMBLE, TX (HOUSTON)

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.