



SKYBRIDGE
REAL ESTATE

HTeaO

1004 N Boomer Road, Stillwater, Oklahoma 74075



OFFERING MEMORANDUM

Property Overview

Property Summary

Opportunity to acquire HTeaO property located at 1004 N Boomer Road in Stillwater, Oklahoma. Excellent visibility with easy access to highway Boomer Road. Beautiful and meticulously maintained property with plentiful parking.

Property Details

 Address 1004 N Boomer Road Stillwater, OK 74075	 Occupant Seller: North Oklahoma Tea Building Owners, LLC Tenant: Beta Tea Company, LLC (HTeaO)
 Year Built 2004	 Area Building: 2,805 SF Land: 0.94 Acres

Lease Summary

Lease Type:	NNN
Base Lease Term:	10 Years
Commencement Date:	May 1st, 2022
Expiration Date:	April 30th, 2032
Rent Increase:	Rent increase. See page 3.
Renewal Options:	4x Five-year extension options
Property Taxes:	Tenant pays.
CAM:	Tenant pays.
Utilities	Tenant pays direct.



Sales Price

\$1,999,999



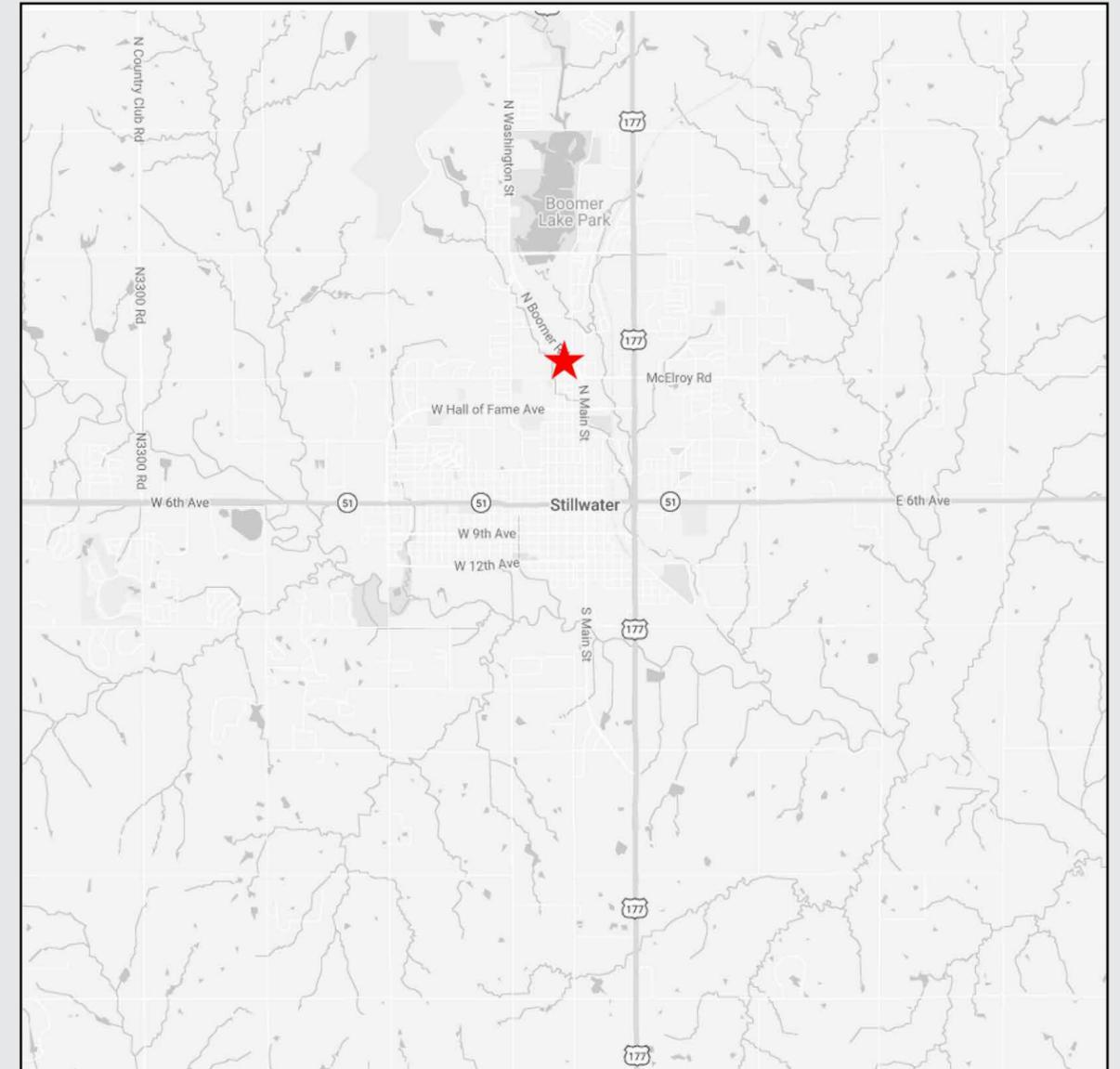
Cap Rate

6.5%



NOI

\$131,935.12



Investment Summary

Rent Commencement	05/01/2022
Pro Rated Month 1	31.0 Days
Initial Rent (Annual)	\$126,000.00
First Month Rent	\$10,500.00

Rent Roll

Year	Mo/Yr From	Mo/Yr To	Site Lease	Building	Monthly Lease	Annual Lease	Notes
1	05/01/2022	04/30/2023	\$4,500.00	\$6,000.00	\$10,500.00	\$126,000.00	
2	05/01/2023	04/30/2024	\$4,500.00	\$6,120.00	\$10,620.00	\$127,440.00	
3	05/01/2024	04/30/2025	\$4,500.00	\$6,242.40	\$10,742.40	\$128,908.80	
4	05/01/2025	04/30/2026	\$4,500.00	\$6,367.25	\$10,867.25	\$130,406.98	
5	05/01/2026	04/30/2027	\$4,500.00	\$6,494.59	\$10,994.59	\$131,935.12	
6	05/01/2027	04/30/2028	\$4,950.00	\$6,624.48	\$11,574.48	\$138,893.82	
7	05/01/2028	04/30/2029	\$4,950.00	\$6,756.97	\$11,706.97	\$140,483.69	
8	05/01/2029	04/30/2030	\$4,950.00	\$6,892.11	\$11,842.11	\$142,105.37	
9	05/01/2030	04/30/2031	\$4,950.00	\$7,026.96	\$11,979.96	\$143,759.48	
10	05/01/2031	04/30/2032	\$4,950.00	\$7,170.56	\$12,120.56	\$145,446.66	
							1st Renewal Option
11	05/01/2032	04/30/2033	\$5,445.00	\$7,313.97	\$12,758.97	\$153,107.60	
12	05/01/2033	04/30/2034	\$5,445.00	\$7,460.25	\$12,905.25	\$154,862.95	
13	05/01/2034	04/30/2035	\$5,445.00	\$7,609.45	\$13,054.45	\$156,653.41	
14	05/01/2035	04/30/2036	\$5,445.00	\$7,761.64	\$13,206.64	\$158,479.68	
15	05/01/2036	04/30/2037	\$5,445.00	\$7,916.87	\$13,361.87	\$160,342.47	
							2nd Renewal Option
16	05/01/2037	04/30/2038	\$5,985.00	\$8,075.21	\$14,060.21	\$168,722.52	
17	05/01/2038	04/30/2039	\$5,985.00	\$8,236.71	\$14,221.71	\$170,660.57	
18	05/01/2039	04/30/2040	\$5,985.00	\$8,401.45	\$14,386.45	\$172,637.38	
19	05/01/2040	04/30/2041	\$5,985.00	\$8,569.48	\$14,554.48	\$174,653.73	
20	05/01/2041	04/30/2042	\$5,985.00	\$8,740.87	\$14,725.87	\$176,710.40	

Investment Summary (Continued)

							<i>3rd Renewal Option</i>
21	05/01/2042	04/30/2043	\$6,570.00	\$8,915.68	\$15,485.68	\$185,828.21	
22	05/01/2043	04/30/2044	\$6,570.00	\$9,094.00	\$15,664.00	\$187,967.98	
23	05/01/2044	04/30/2045	\$6,570.00	\$9,275.88	\$15,845.88	\$190,150.54	
24	05/01/2045	04/30/2046	\$6,570.00	\$9,461.40	\$16,031.40	\$192,376.75	
25	05/01/2046	04/30/2047	\$6,570.00	\$9,650.62	\$16,220.62	\$194,647.48	
							<i>4th Renewal Option</i>
26	05/01/2047	04/30/2048	\$7,200.00	\$9,843.64	\$17,043.64	\$204,523.63	
27	05/01/2048	04/30/2049	\$7,200.00	\$10,040.51	\$17,240.51	\$206,886.10	
28	05/01/2049	04/30/2050	\$7,200.00	\$10,241.32	\$17,441.32	\$209,295.83	
29	05/01/2050	04/30/2051	\$7,200.00	\$10,446.15	\$17,646.15	\$211,753.74	
30	05/01/2051	04/30/2052	\$7,200.00	\$10,665.07	\$17,855.07	\$214,260.82	

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.

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
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Stillwater, Oklahoma
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Stillwater
OK

Stillwater[®]
OKLAHOMA

Welcome to America's Friendliest College Town, home of Oklahoma State University! Stillwater's friendly smiles and welcoming spirit make it easy to understand why we were named one of the South's Friendliest Cities in 2018 and landed the #1 spot on the 10 Most Exciting Places in Oklahoma in 2015 by Movoto. Stillwater was ranked #12 on the list of 101 Best College Towns in America. We are home to America's Greatest Homecoming Celebration, considered sacred ground by the most loyal and true college football fans, the birth place and Original Home of Red Dirt music, and where over 9,000 plates of famous cheese fries are served each month!

Our roots are in education and agriculture. OSU ranked as one of the "120 Best Western Colleges," in 2011 by the Princeton Review and was considered an "agricultural event mecca" by Meetings Focus in 2015.

Cheer on the Cowboys and Cowgirls of Oklahoma State University. Nothing compares to Stillwater's excitement and electricity on game days!

Make a day of Downtown Stillwater. While there, find the perfect pair of cowboy boots, savor a pilsner full of locally brewed craft beer or catch a live acoustic set outdoors.

Attractions

Move through the years, 1890 to the present, and learn about OSU's national championships at the Heritage Hall Museum. Visit America's shrine to the sport of wrestling at the National Wrestling Hall of Fame. Explore the nation's largest Student Union at OSU and learn about all of the on-campus amenities and venues. We know you will find Stillwater to have the new places, unique history, and the rich culture that you are searching for!

Museums, Art, Music, & The Great Outdoors

Stillwater is home to a wide array of museums, art galleries, and historical sites. From the OSU Museum of Art to hidden gems like the Stillwater History Museum at the Sheerar - Stillwater has a rich cultural scene that offers something for all interests. The city of Stillwater is also teeming with music. Whether you are looking for quaint acoustic sets in coffee shops or loud and rowdy late night jams, the live music scene in Stillwater keeps the party going day and night.

Stillwater also has a natural beauty. From kayaking on the lake, biking the trails, playing a round of disc golf, or simply taking a stroll through the gardens – Stillwater offers an abundance of outdoor activities. Whether it's strolling through the beautiful scenery of Library Lawn at Oklahoma State University, grabbing your bike to experience some of the best gravel cycling in the state, or getting on the water at Lake McMurry to catch some bass, there is something for everyone! Make sure to bring your golf clubs and play a round at the world-renowned Karsten Creek Golf Course.

Source: visitstillwater.org

Site Aerial



SITE

OSU
26,805 Students

13,400 VPD (22)

16,200 VPD (22)

12,300 VPD (22)

22,500 VPD (24)

HTeaO
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Trade Aerial



ROSS
five BELOW
petco

BACK ROOM SHOES
RALLY HOUSE



7,500 VPD ('24)

Academy SPORTS+OUTDOORS
Walmart Neighborhood Market

Lakeview Rd

Lakeview Rd

Western Rd

Main St

belk
BEST BUY
LOWE'S

ATWOODS Ranch * Home
CAVENDERS
AMC THEATRES

SITE

Stillwater High School

22,500 VPD ('24)

ALDI

Country Club Rd

McElroy Rd

OSU
26,805 Students

Hall of Fame Ave

TJ-maxx
ULTA
OLD NAVY

HARBOR FREIGHT
HOMELAND a fresh experience

HomeGoods
HOBBY LOBBY

Sharpes HIBBETT SPORTS
maurices Buckle
OLLIE'S OUTLET BARGAINS GOOD STUFF CHEAP Bath & Body Works
planet fitness

7,100 VPD ('24)

Western Rd

Main St



16,800 VPD ('24)

CVS
Walmart

Locke SUPPLY CO.



12,800 VPD ('24)



15,700 VPD ('24)

Stillwater Medical Center

SPROUTS FARMERS MARKET



Walmart

MERIDIAN TECHNOLOGY CENTER

12th Ave

The City of Stillwater OKLAHOMA
DOWNTOWN STILLWATER CULTURAL DISTRICT
MUSEUM OF ART
STILLWATER FARMERS MARKET
Merrifield office supply
COWORKING CENTER
Simmons Bank
AMERICAN LEGION
JO & CO. INSURANCE
IRON MONK
DISTRICT BICYCLES
DEAR BRITT JEWELRY DESIGNS

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OLD NAVY **TJ-maxx** **ULTA**
SHOE sensation

Orangetheory
FITNESS

IHOP

ARVEST

GOLDEN CHICK

7 ELEVEN



McDonald's

RED ROCK
Bakery & Deli

Husband St

13,400 VPD (22)

SITE

Main St



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REAL ESTATE

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26,805 Students

SE
Oblique

SITE

Husband St



HTeaO
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Stillwater, Oklahoma
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Site Photos

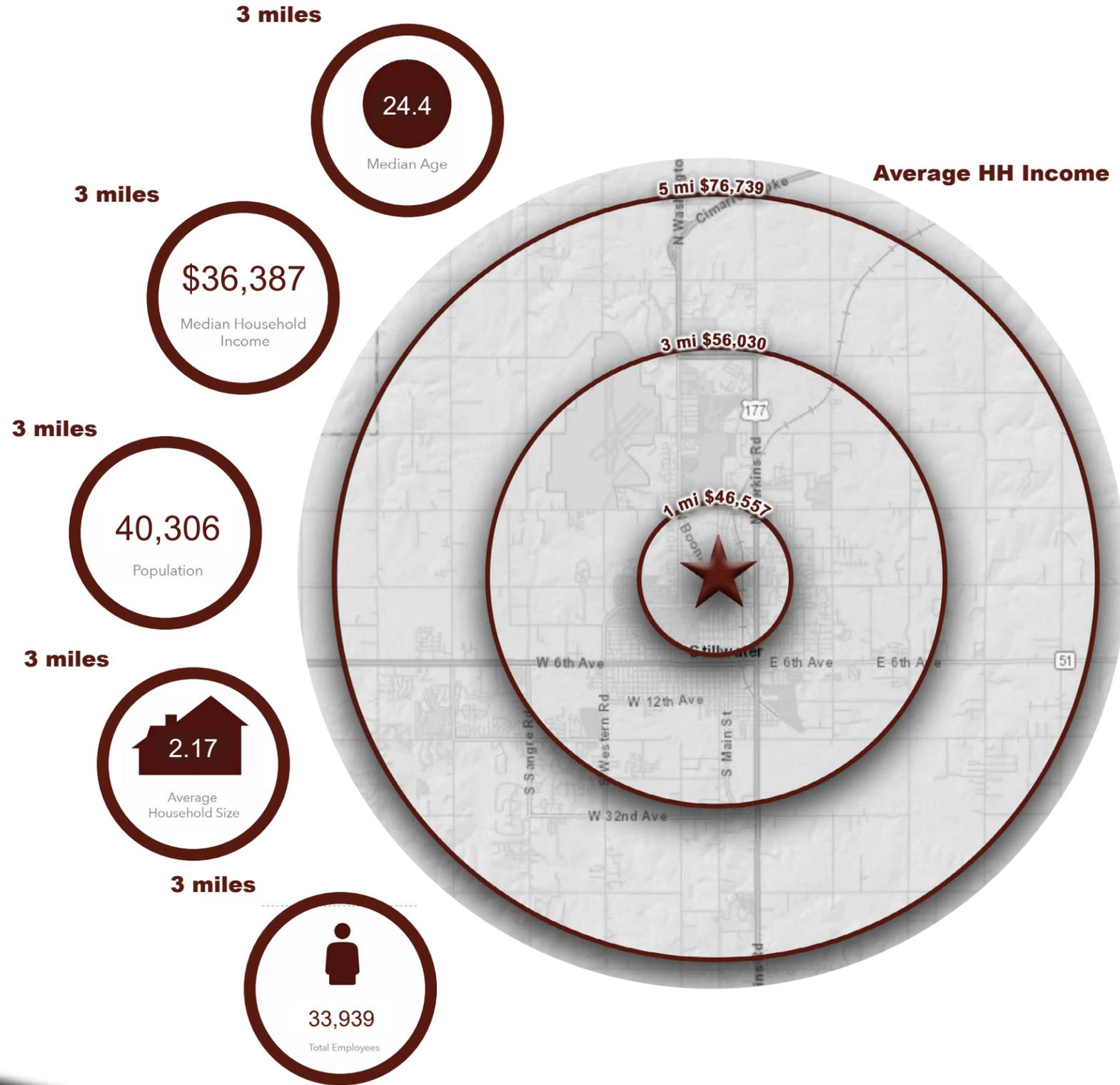


HTeaO
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Demographics



	1 mi	3 mi	5 mi
Population Summary			
2010 Total Population	13,855	38,519	49,160
2020 Total Population	13,325	39,479	52,212
2020 Group Quarters	3,668	7,736	7,818
2025 Total Population	13,586	40,306	53,773
2025 Group Quarters	3,679	7,735	7,818
2030 Total Population	13,653	40,889	54,828
2025-2030 Annual Rate	0.10%	0.29%	0.39%
2025 Total Daytime Population	30,383	54,477	63,448
Workers	22,979	33,939	36,409
Residents	7,404	20,538	27,039
Household Summary			
2010 Households	5,426	14,931	19,279
2010 Average Household Size	1.94	2.11	2.19
2020 Total Households	5,015	14,723	19,927
2020 Average Household Size	1.93	2.16	2.23
2025 Households	5,013	14,987	20,547
2025 Average Household Size	1.98	2.17	2.24
2030 Households	5,057	15,260	21,035
2030 Average Household Size	1.97	2.17	2.23
2025-2030 Annual Rate	0.17%	0.36%	0.47%
2010 Families	1,691	5,944	8,889
2010 Average Family Size	2.72	2.82	2.86
2025 Families	1,443	5,738	9,267
2025 Average Family Size	2.81	2.89	2.95
2030 Families	1,423	5,759	9,382
2030 Average Family Size	2.81	2.89	2.96
2025-2030 Annual Rate	-0.28%	0.07%	0.25%
Housing Unit Summary			
2000 Housing Units	5,830	14,844	18,168
Owner Occupied Housing Units	20.0%	35.4%	41.0%
Renter Occupied Housing Units	72.3%	56.4%	51.6%
Vacant Housing Units	7.6%	8.2%	7.4%
2010 Housing Units	6,056	16,627	21,276
Owner Occupied Housing Units	17.5%	29.8%	37.2%
Renter Occupied Housing Units	72.1%	60.0%	53.4%
Vacant Housing Units	10.4%	10.2%	9.4%
2020 Housing Units	6,333	18,096	23,825
Owner Occupied Housing Units	14.4%	24.2%	33.0%
Renter Occupied Housing Units	64.8%	57.2%	50.7%
Vacant Housing Units	20.3%	18.3%	16.4%
2025 Housing Units	6,430	18,610	24,800
Owner Occupied Housing Units	13.5%	23.7%	32.7%
Renter Occupied Housing Units	64.4%	56.8%	50.1%
Vacant Housing Units	22.0%	19.5%	17.1%
2030 Housing Units	6,489	18,943	25,368
Owner Occupied Housing Units	13.4%	23.8%	32.9%
Renter Occupied Housing Units	64.6%	56.8%	50.1%
Median Age			
2010	23.0	23.9	24.5
2020	23.0	24.1	25.0
2025	23.2	24.4	26.0
2030	23.3	24.6	26.8
2025 Households by Income			
Household Income Base	5,013	14,987	20,547
<\$15,000	21.3%	21.3%	17.2%
\$15,000 - \$24,999	22.0%	15.1%	12.2%
\$25,000 - \$34,999	16.1%	12.5%	10.7%
\$35,000 - \$49,999	9.5%	9.9%	8.7%
\$50,000 - \$74,999	11.3%	14.8%	13.8%
\$75,000 - \$99,999	9.9%	12.1%	13.2%
\$100,000 - \$149,999	6.8%	8.6%	11.7%
\$150,000 - \$199,999	2.4%	2.7%	4.7%
\$200,000+	0.7%	2.9%	7.8%
Average Household Income	\$46,557	\$56,030	\$76,739



SKYBRIDGE
REAL ESTATE

HTeaO

1004 N Boomer Road, Stillwater, Oklahoma 74075

Presented By

Corey Hale

Sales Associate

License #183307

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

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