OFFERING MEMORANDUM

$1,111,111

6.75% CAP RATE

402 N BROADWAY ST
ELSA, TX 78543

Brand New NNN Lease | Zero Landlord Responsibilities | Prime Location Along N Broadway Street, Elsa's Main Retail Corridor | Located Within the Expanding McAllen MSA | Stable Investment Backed by Experienced Scooter's Franchisee | Newly Constructed Drive-Thru Prototype

Marcus & Millichap
NFB GROUP

WHY INVEST?

High-Visibility Location | Positioned in the Growing Rio Grande Valley Market

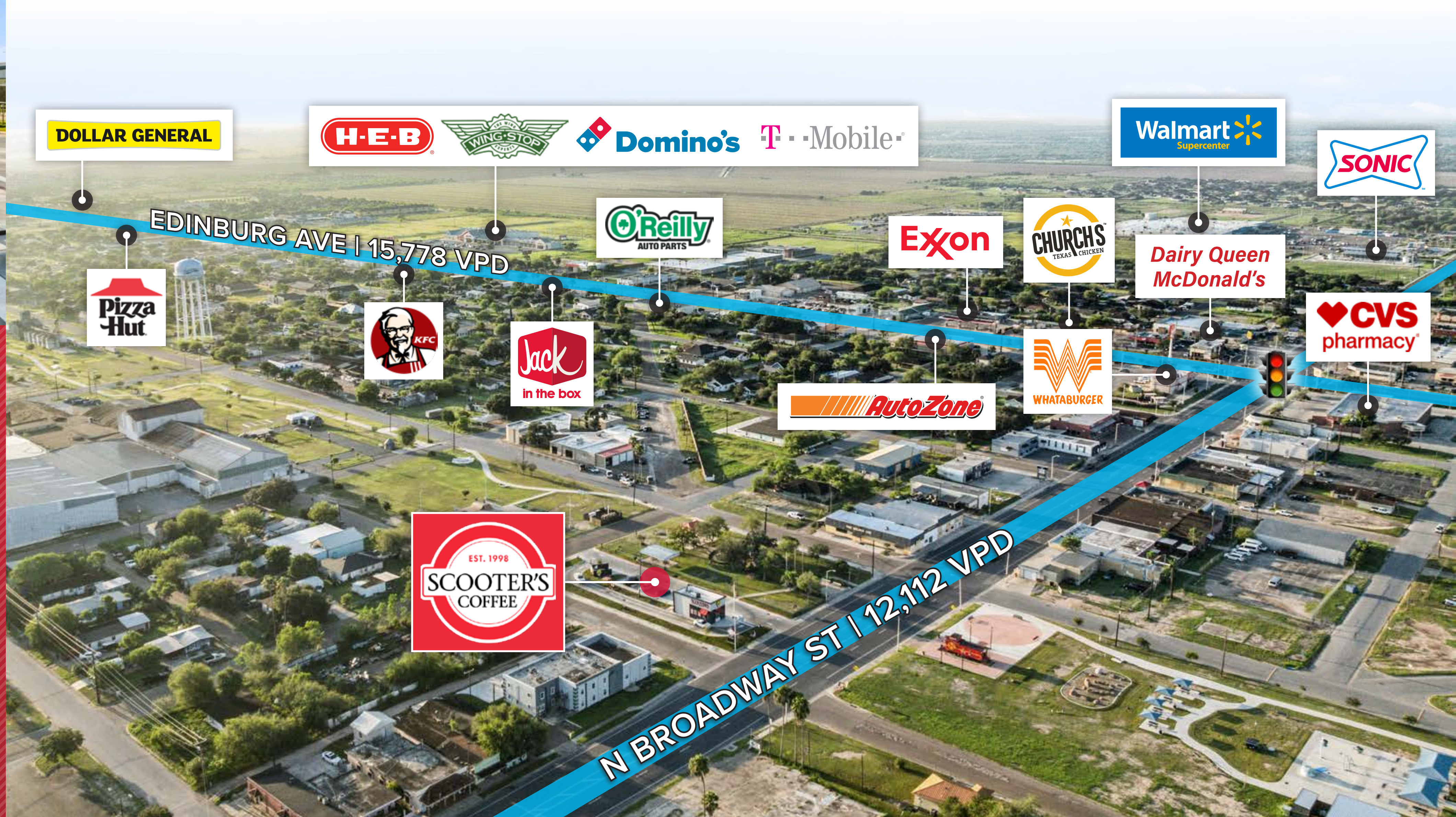
- **Prime Elsa Location** with Excellent Frontage Along N Broadway Street (FM 88), Benefiting from Steady Daily Traffic and Maximum Visibility
- **Modern Scooter's Coffee Prototype** with Drive-Thru Convenience and Compact, High-Efficiency Design for Strong Service Volumes
- Part of the McAllen–Edinburg–Mission MSA, One of the Fastest-Growing Regions in Texas with a **Population of Over 900,000**
- **Surrounded by Major National Retailers** Including Walmart Supercenter, H-E-B, Dollar Tree, AutoZone, and More, Generating Consistent Regional and Local Traffic
- **Dense Residential Presence** with **Over 220,000 Residents** Within a 5-Mile Radius, Providing a Strong Customer Base and Long-Term Consumer Demand

Long-Term NNN Lease with Strong Rental Increases and Zero Landlord Responsibilities

- **Brand New 20-Year NNN Lease** Commencing Upon Close of Escrow, Providing Investors with Secure, Passive Income and No Landlord Obligations
- **Four (4) Five-Year Renewal Options** Extend Potential Lease Term to 40 Years, Enhancing Long-Term Investment Stability
- **10% Rent Increases Every Five Years** Provide Predictable Income Growth and a Strong Hedge Against Inflation
- **Newly Constructed in 2023** – Modern Prototype Design and Long-Term Lease Structure Enhance Overall Investment Security

Top Rated Franchise | National Brand Strength | Growing QSR Investment

- **Proven Growth Concept** — Positioned as a Leading Competitor in the Fast-Casual Coffee Segment, Delivering Consistent Performance and Broad Market Appeal
- **Rapidly Growing Coffee QSR** – Founded in 1998, Scooter's Coffee Has Expanded to Over 750 Locations Nationwide, With Aggressive Growth Plans to Surpass 1,000 Units in the Coming Years
- **Recognized Brand Appeal** – Widely Known for Its Drive-Thru Convenience, Specialty Coffee, and Fresh Beverage Offerings, Driving Strong Consumer Loyalty Across the U.S.



INVESTMENT SUMMARY

Address: GOOGLE MAPS	402 N. Broadway St, Elsa, TX 78543
Concept:	Scooter's Coffee
Tenant:	Personal (Inquire w/ Broker for Info)
Price:	$1,111,111
Cap Rate:	6.75%
NOI:	$75,000
Building Size (SF):	±664 SF
Lot Size (AC):	±0.28 Acres
Year Built:	2023

LEASE TERMS

Lease Commencement:	COE (Close of Escrow)
Lease Term Expiration:	20 Years from COE
Term Remaining:	20 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	$6,250
Annual Base Rent:	$75,000
Rental Increases:	10%/5-Years
Renewal Options:	4 X 5-Year

$1,111,111
LISTING PRICE

6.75%
CAP RATE

±20 YRS
LEASE TERM

$75,000
NOI

NNN
LEASE TYPE

2023
YEAR BUILT

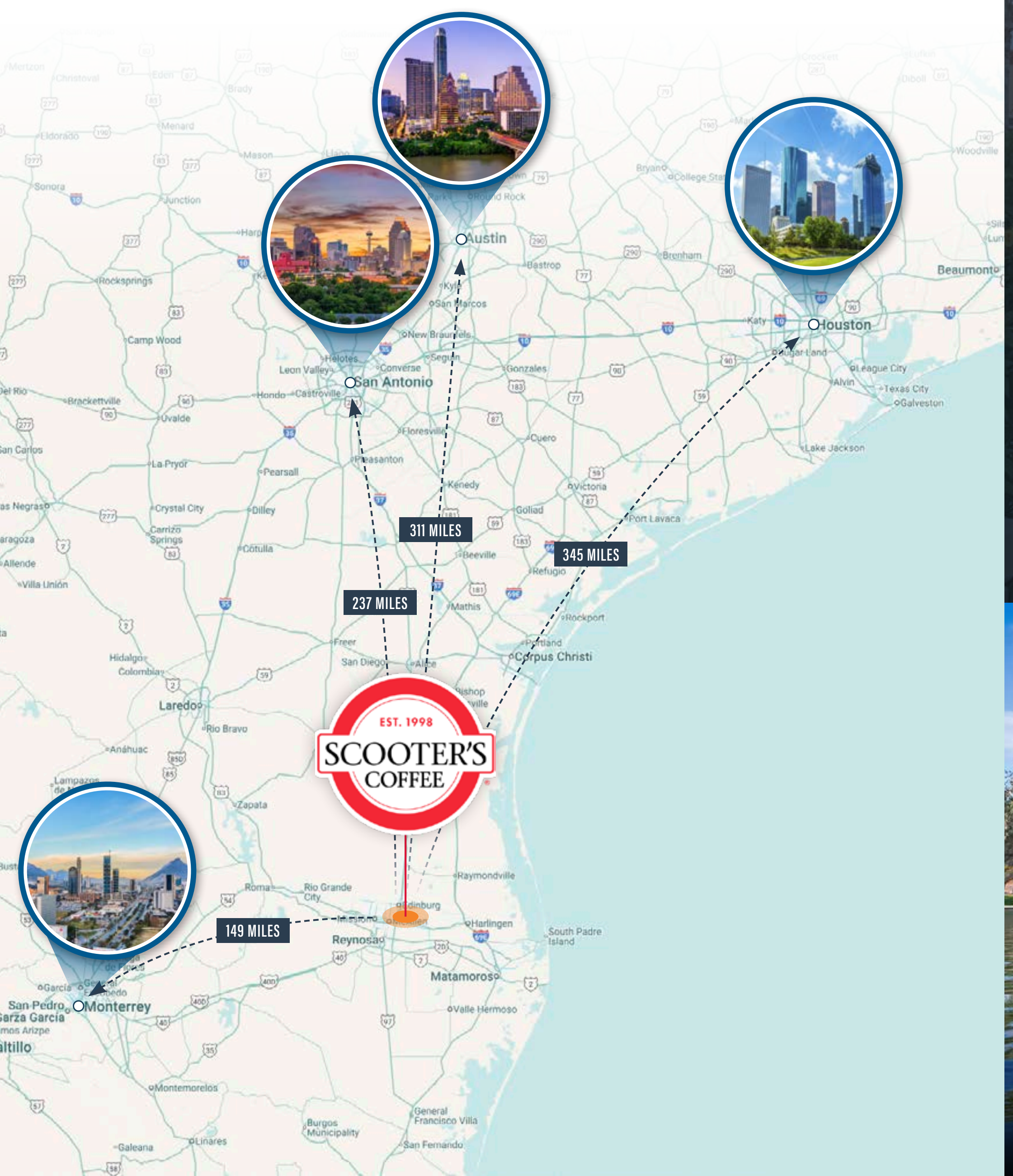

SCOOTER'S
COFFEE DRIVE-THRU
EST. 1998
SCOOTER'S
COFFEE


SCOOTER'S
COFFEE DRIVE-THRU
FIRE LANE NO PARKING
FIRE LANE NO PARKING


SCOOTER'S
COFFEE DRIVE-THRU
EST. 1998
SCOOTER'S
COFFEE


Walmart
Supercenter
SONIC
DOLLAR TREE
Jack in the box
O'Reilly
AUTO PARTS
Exxon
CHURCH'S
TEXAS CHICKEN
Dairy Queen
McDonald's
TACO BELL
Rio
BANK
SUBWAY
EDINBURG AVE | 15,778 VPD
CVS
pharmacy
AutoZone
WHATABURGER
N BROADWAY ST | 12,112 VPD
EST. 1998
SCOOTER'S
COFFEE

MCALLEN MSA
TEXAS

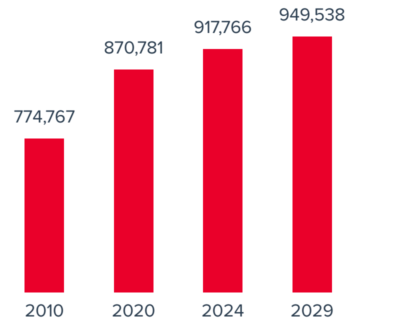


The **McAllen Metropolitan Statistical Area (MSA)** is a major economic engine in South Texas and a vital gateway to international trade. Located in Hidalgo County along the U.S.–Mexico border, the MSA boasts a population of over 870,000 and is among the **fastest-growing metro areas in Texas**. Historically centered on agriculture and cross-border commerce, McAllen has evolved into a diverse economy supported by logistics, retail, healthcare, manufacturing, and education. Major employers include **H-E-B, McAllen Medical Center, South Texas College, Walmart, and the U.S. Customs and Border Protection**, contributing to a resilient employment base across public and private sectors.

Strategically located near **Interstate 2 and U.S. Highway 281**, McAllen provides seamless connectivity to major cities such as **San Antonio, Laredo, and Monterrey, Mexico**, making it a prime hub for binational commerce and supply chain operations. Continued public and private investment—such as in the McAllen Convention Center District, medical facilities, and mixed-use developments—underscores the city's upward economic trajectory and appeal to both businesses and families.

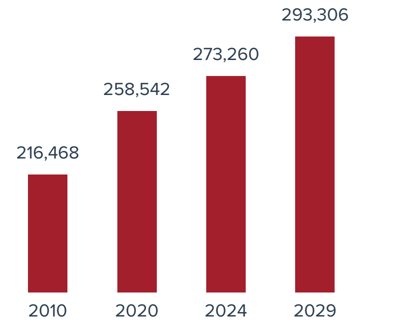
MCALLEN MSA
POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, MCALLEN



MCALLEN MSA
HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, MCALLEN



POPULATION	AVG. HH INCOME	DAYTIME POPULATION
917,766	**$77,484**	**480,549**
within MSA	*within MSA*	*within MSA*

Culturally, McAllen blends Texan charm with Hispanic heritage, offering a rich tapestry of experiences. The city is known for its lively arts and music scene, seasonal festivals, and regional cuisine, with destinations like the **McAllen Performing Arts Center, IMAS (International Museum of Art & Science)**, and **the Historic Cine El Rey Theater** reinforcing its cultural identity. The city also hosts **popular events like MXLAN and the Fiesta de Palmas**, which draw large regional crowds and celebrate South Texas' vibrant, bicultural lifestyle.

As one of Texas' fastest-growing metros, McAllen continues to attract residents, professionals, and investors seeking **affordable living, business opportunity, and a high quality of life**. The region benefits from international infrastructure, including the McAllen International Airport and multiple international bridges, facilitating both trade and tourism. McAllen's strong population growth, low unemployment rate, and ongoing infrastructure improvements position it as a dynamic market with long-term investment potential.

McAllen also emphasizes education and recreation, with **South Texas College** serving over 30,000 students and a growing number of STEM and trade programs supporting the region's future workforce. The city's parks, sports complexes, and **proximity to the Rio Grande Valley's nature preserves and beaches** offer year-round recreation, further enhancing its regional appeal as a well-rounded hub for commerce, culture, and community.

Ensuring the success of your investment...

Founded in 1998 by Don and Linda Eckles in Bellevue, Nebraska, Scooter's Coffee roasts only the finest coffee beans in the world at its headquarters in Omaha, Nebraska. In more than two decades of business, Scooter's Coffee's success is simple: stay committed to the original business principles and company core values.

Scooter's now has 800+ stores operating across 30 states and territories, Scooter's Coffee is in the midst of a strategic growth phase across the nation. The U.S. coffee market is an estimated $96-billion-a-year, recession-resistant industry, and with a proven kiosk model, Scooter's Coffee is striving to become the #1 drive-thru coffee franchise in the nation.

The Scooter's Coffee Brand Promise, often recited to franchisees, customers and employees is: Amazing People, Amazing Drinks, Amazingly Fast! It represents the company's business origins from 1998 and reflects a steady commitment to providing an unforgettable experience to loyal and new customers.

850+ UNIT FRANCHISE

TOP RATED RESTAURANT FRANCHISE

2024'S SECOND FASTEST-GROWING BRAND BY YELP

HEADQUARTERS: OMAHA, NE

SOURCE: SCOOTER'S COFFEE, 2024
SCRAPE HERO, 2024

IN THE NEWS

FULL ARTICLE

2025 SCOOTER'S COFFEE FRISCO BOWL MOVES TO FORD CENTER AT THE STAR IN FRISCO, TX

August 28, 2025 | *Scooter's Coffee*

The 2025 Scooter's Coffee Frisco Bowl will kick off from a new stage this year, as the game moves to the Ford Center at The Star in Frisco on Tuesday, December 23 at 8 p.m. CT. Fans nationwide can watch the game live on ESPN. With renovations underway at Toyota Stadium, the bowl game is staying true to its roots in Frisco by partnering with The Star, one of the premier football destinations in the country. The move ensures that fans, players, and coaches will enjoy a first-class, climate...

US MIDWEST COFFEE CHAIN SCOOTER'S COFFEE EXPLORES SALE, SOURCES SAY

July 10, 2025 | *Reuters*

Drive-through coffee chain Scooter's Coffee is evaluating a potential sale that could value the company at close to $1 billion, according to sources familiar with the matter. Headquartered in Omaha, Nebraska, the privately held chain is working with Bank of America and R.W. Baird to explore the possibility. Still owned by founders Don and Linda Eckles, Scooter's Coffee reported nearly $500 million in annual revenue and operates over 850 stores across approximately 30 states under a franchise model.

FULL ARTICLE

EXCLUSIVELY LISTED BY

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Marcus & Millichap
NFB GROUP

EST. 1998
SCOOTER'S COFFEE

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