

INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



3073 NORTH EASTMAN ROAD
LONGVIEW, TEXAS

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	3073 North Eastman Road, Longview, TX 75605
APN	93070
Building Size	±1,750 SF
Parcel Size	±1.19 AC (51,836 SF)
Year Built	2008
Parking	±16 Spaces (9.14 per 1,000 SF)
Zoning	Commercial (C)
Traffic Counts	N Eastman Rd: ±26,515 ADT Hawkins Pkwy: ±18,319 ADT

LEASE ABSTRACT

Tenant	Starbucks
Lease Commencement	August 1, 2007
Lease Expiration	July 31, 2033
Remaining Lease Term	±9 Years
Renewal Options	Four (4) - 5 Year
Current Annual Rent	\$94,500
Rent Increases	10% at the beginning of each Option Period
Lease Type	Double Net (NN)
Landlord Responsibilities	Roof and Structure
Guarantor	Corporate

PURCHASE PRICE
\$1,625,000

CAP RATE
5.82%

NOI
\$94,500

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 7/31/2028	\$94,500	\$7,875	5.82%
8/1/2028 - 7/31/2033	\$94,500	\$7,875	5.82%
Option 1: 8/1/2033 - 7/31/2038	\$103,944	\$8,662	6.40%
Option 2: 8/1/2038 - 7/31/2043	\$114,336	\$9,528	7.04%
Option 3: 8/1/2043 - 7/31/2048	\$125,760	\$10,480	7.74%
Option 4: 8/1/2048 - 7/31/2053	\$138,336	\$11,528	8.51%



INVESTMENT HIGHLIGHTS

RECENT 10 YEAR LEASE EXTENSION

Demonstrating strong commitment and performance at this location.

CORPORATE LEASE GUARANTY

The lease is corporately guaranteed by Starbucks, the largest coffeehouse chain in the world with approximately 38,038 locations, reporting 2023 sales of \$35+ billion, a 11.55% increase from 2022.

INVESTMENT-GRADE TENANT AND PUBLICLY TRADED

Starbucks currently holds an Investment-Grade Standard & Poor's Credit Rating of BBB+ | (NASDAQ:SBUX).

RAPID POPULATION GROWTH

Longview has experienced significant population growth, with a 32.4% increase (2016-2021), expanding the retail trade area to ±411,000 people.

PROVEN LOCATION

Successful Starbucks location with 15+ years of operating history located in established and growing trade area.

HIGHLY VISIBLE AND EASILY ACCESSIBLE

Ideally located with excellent frontage and visibility at the hard-signaled intersection of N Eastman Rd and Hawkins Pkwy (combined traffic counts of over 44,000 ADT) with multiple points of ingress/egress.

FREESTANDING DRIVE-THRU LOCATION

Property features a drive-thru component, and essential part of tenant's success.

NO STATE TAX

Texas is an income tax free state.



Hawkins Pkwy ±18,319 ADT



±44,834 cars at intersection

SITE PLAN

PartyCity

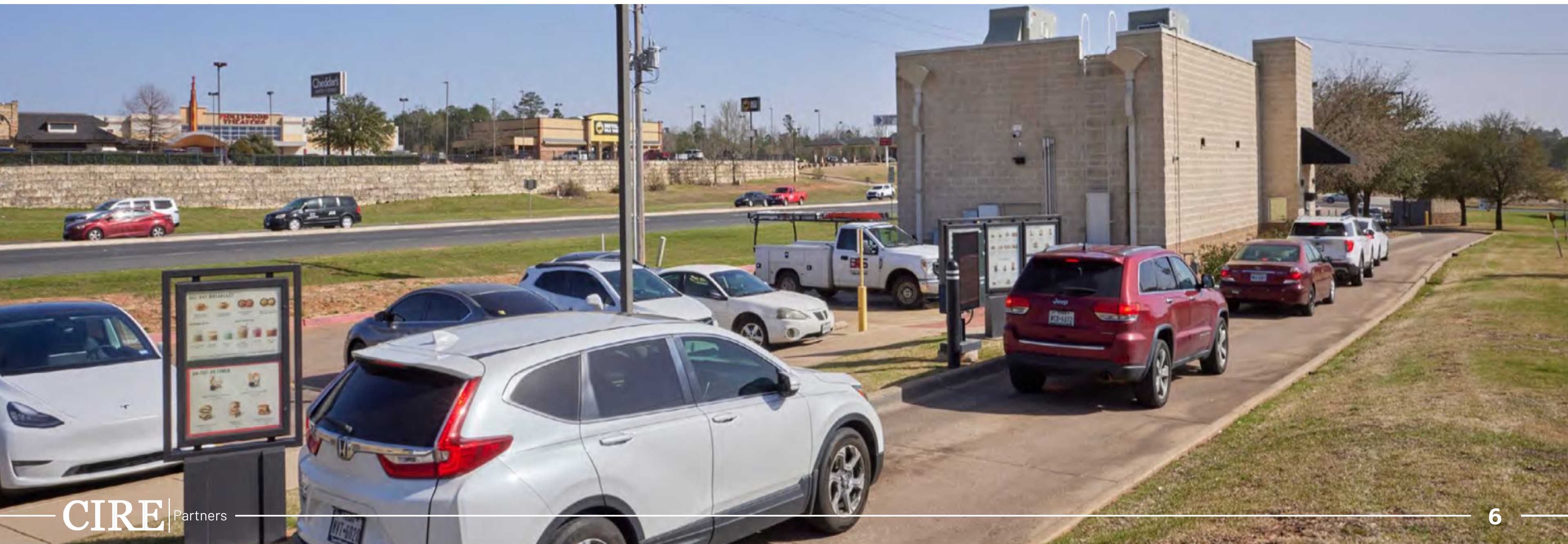
TSC TRACTOR SUPPLY CO

SHERWIN WILLIAMS

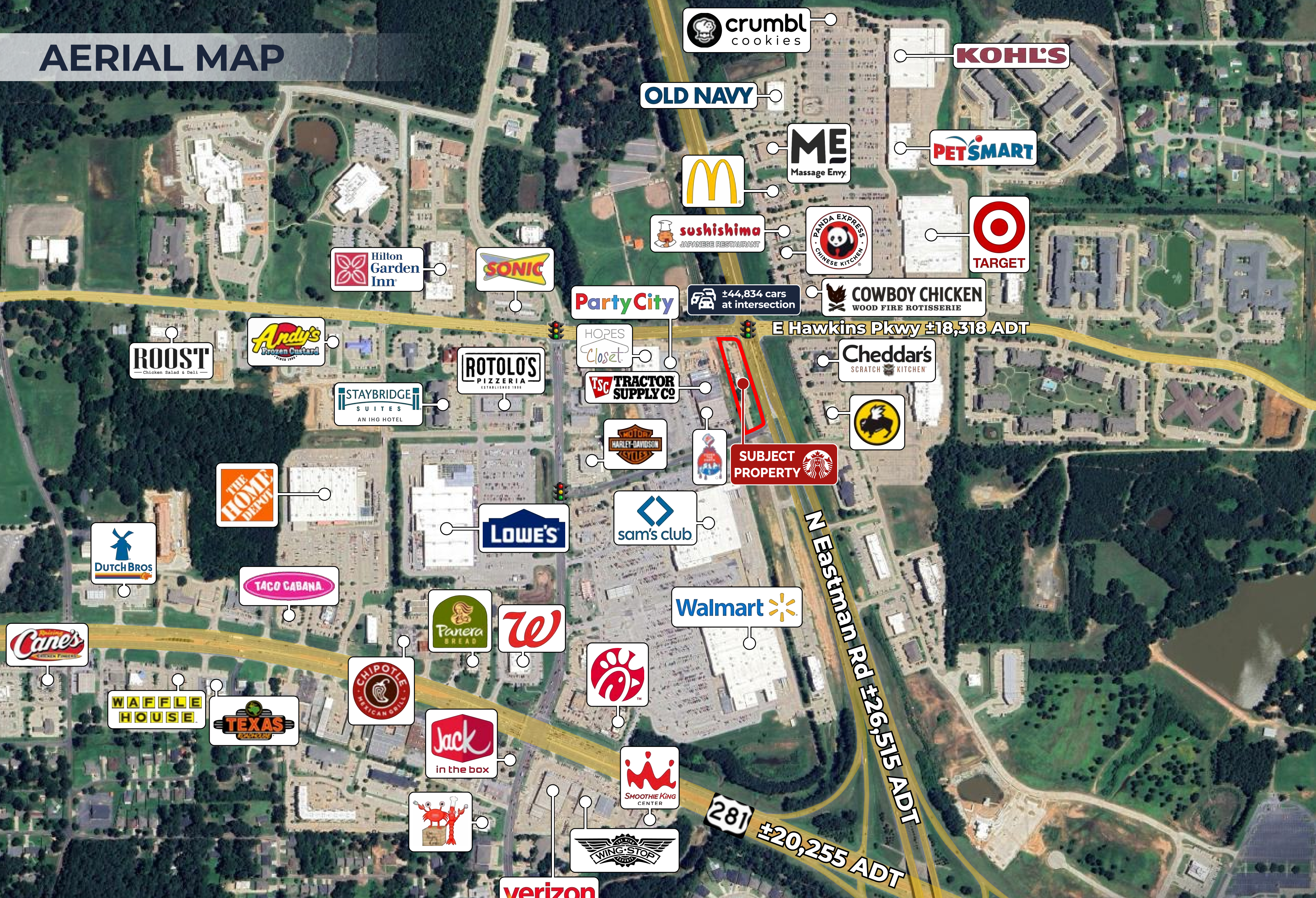


N Eastman Rd ±26,515 ADT

PROPERTY PHOTOS



AERIAL MAP



AERIAL MAP



REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	2,821	34,300	74,124
Projected Population (2029)	3,028	35,191	75,091
Projected Annual Growth (2024-2029)	1.43%	0.51%	0.26%
Median Age (2024)	45.3	41.1	39.1

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	\$92,662	\$95,953	\$90,505
Projected Average Household Income (2029)	\$103,776	\$108,357	\$103,061
Projected Annual Growth (2024-2029)	2.29%	2.46%	2.63%
Wealth Index (2024)	64	83	76

Households	1 Mile	3 Miles	5 Miles
Households (2024)	1,363	14,779	30,095
Projected Households (2029)	1,505	15,444	31,009
Annual Growth (2020-2024)	0.76%	0.76%	0.59%
Projected Annual Growth (2024-2029)	2.00%	0.88%	0.60%
Average Household Size (2024)	1.94	2.26	2.40

LONGVIEW, TX



5.2%
Greatest Gen
 Born in 1945/Earlier



18.4%
Baby Boomer
 Born in 1946 to 1964



17.7%
Generation X
 Born in 1965 to 1980



23.9%
Millennial
 Born in 1981 to 1998



24.8%
Generation Z
 Born in 1999 to 2016



10.1%
Alpha
 Born in 2017 to Present

MARKET OVERVIEW

Longview, TX

Longview, Texas, is a thriving city located in the heart of East Texas, known for its strong sense of community, diverse economy, and rich cultural heritage. With a blend of small-town charm and modern amenities, Longview offers residents a high quality of life, making it a great place to live, work, and visit.

Spanning approximately 55 square miles, Longview is home to a population of over 80,000 residents. Its strategic location along major transportation routes, including Interstate 20 and U.S. Highways 80 and 259, provides convenient access to nearby cities such as Tyler, Shreveport, and Dallas, positioning Longview as a regional hub for commerce and travel.

Longview's history dates back to the late 19th century, when it was established as a railroad town. Over the years, the city has maintained its rich historical character while embracing growth and development. The downtown area is a testament to this, with beautifully preserved buildings, local shops, and restaurants that reflect the city's heritage. Longview's historic Gregg County Courthouse and the Longview Museum of Fine Arts serve as cultural landmarks that highlight the city's commitment to preserving its past.

The economic landscape of Longview is diverse, with industries such as manufacturing, energy, healthcare, and education driving the local economy. The city is home to several major employers, including Eastman Chemical Company, Komatsu Mining, and Good Shepherd Medical Center, which contribute to the region's economic stability. Longview's business-friendly environment and skilled workforce continue to attract new companies and entrepreneurs to the area.

Longview's natural beauty and outdoor amenities are significant draws for residents and visitors. The city offers numerous parks, trails, and recreational areas, including Lear Park and Paul Boorman Trail, which provide opportunities for outdoor activities such as jogging, cycling, and sports. Nearby Lake O' the Pines and Caddo Lake are popular destinations for fishing, boating, and camping, adding to the city's appeal for nature enthusiasts.



Longview serves as a regional business center in East Texas

Boasts a strong economy in manufacturing, healthcare, and education

Situated about 2 hours east of Dallas and 1 hour west of Shreveport, Louisiana

32.4% population increase (2016-2021), expanding the retail trade area to ±411,000 people



TENANT PROFILE

Starbucks

Starbucks, the world's largest coffeehouse chain, has become synonymous with premium coffee and a globally recognized brand since its founding in 1971. Headquartered in Seattle, Washington, Starbucks operates over 35,000 stores in more than 80 countries, serving millions of customers daily. Known for its commitment to quality, community, and innovation, Starbucks is a leader in the specialty coffee industry.

Starbucks is celebrated for its wide range of coffee beverages, including its iconic handcrafted espresso drinks, cold brews, and seasonal favorites. The brand's extensive menu also offers teas, smoothies, and a selection of fresh pastries, sandwiches, and snacks. Starbucks has continually adapted its menu to cater to evolving consumer preferences, including offering plant-based options, healthier food choices, and customized drinks.

The brand's inviting, upscale store environments have redefined the coffeehouse experience. Starbucks locations are designed to foster a sense of community and provide a comfortable space for customers to relax, work, or socialize. Starbucks' ability to integrate both drive-thru convenience and walk-in service makes it highly accessible to a wide range of customers.

Starbucks' strong financial performance and global presence make it an ideal and highly desirable tenant in the commercial real estate market. The company has demonstrated consistent growth, expanding its presence both domestically and internationally, while maintaining an impressive brand loyalty. With a robust customer base and a focus on enhancing the customer experience, Starbucks consistently drives high foot traffic, benefiting retail property owners.

Starbucks is also recognized for its commitment to corporate social responsibility and sustainability. The company has set ambitious goals to reduce its environmental impact, including initiatives to reduce waste, source ethically produced coffee, and operate energy-efficient stores. Starbucks' dedication to fair trade practices, community engagement, and employee benefits reflects its core values, reinforcing its positive image among consumers.



The largest coffeehouse chain in the world with approximately 38,038 locations
2023 reported sales were \$35+ billion, a 11.55% increase from 2022
Investment-Grade Standard & Poor's Credit Rating of BBB+
Publicly traded company (NASDAQ:SBUX)



Year Founded	1971
Headquarters	Seattle, WA
Website	www.starbucks.com
Total Locations (Worldwide)	±38,038
Total Locations (North America)	±15,873
Annual Revenue	±\$28.1 Billion (2022)
Average Net Sales Per Unit	±\$1.68 Million (2022)
S&P Credit Rating	BBB+



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.

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.

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 of 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 purposed. 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 of your records.

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