

3910-3912 N State Line Ave

Texarkana, Arkansas 71854

partners
Offering Memorandum



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3910 - 3912 N STATE LINE AVE

OFFERING SUMMARY

Price MARKET

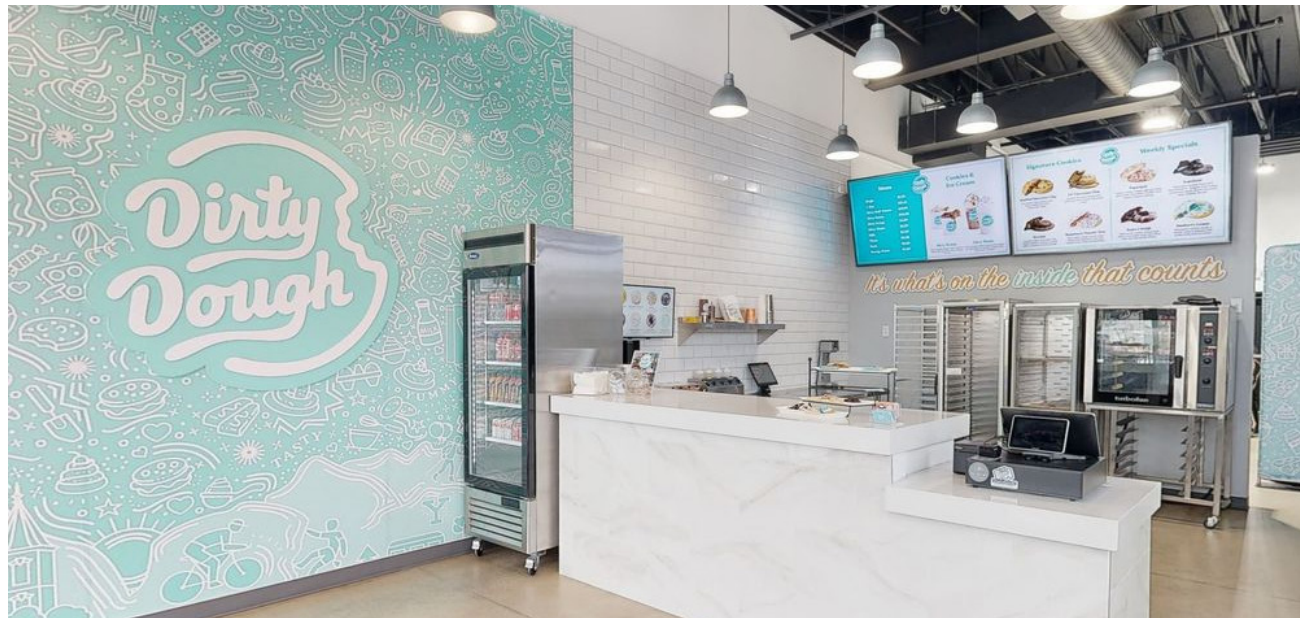
Cap Rate MARKET

Net Operating Income \$108,581

Year Built 2015

Gross Leasable Area 2,785 SF

Lot Size 21,600 SF



TENANTS

Tenant	Suite/Unit No.	Square Feet	Lease Start Date	Lease End Date	Base Rent	Expense Arrangements
Starbucks	3912	1,750 SF	06/01/2024	05/31/2034	\$47.25	NNN
Dirty Dough	3910	1,035 SF	03/15/2024	06/14/2029	\$25.00	NNN
		2,785 SF				



TENANT - STARBUCKS COFFEE

LEASE SUMMARY

Original Lease Term	10 Years
Lease Commencement	6.1.2024
Lease Expiration	5.31.2034
Remaining Term	9 Years
Lease Type	NNN
Roof & Structure	Landlord
Increases	10% in Year 6
Guarantor	Corporate
Net Operating Income	\$82,687.50
Options	4 x 5-Year Options with 10% increases every 5 Years



TENANT - DIRTY DOUGH

LEASE SUMMARY

Original Lease Term	5 Years
Lease Commencement	3.15.2024
Lease Expiration	6.14.2029
Remaining Term	4 Years
Lease Type	NNN
Roof & Structure	Landlord
Increases	3% Annual Increases
Guarantor	Personal
Net Operating Income	\$25,893.72
Options	2 x 5-Year Options with 3% increases every year thereafter



PROPERTY HIGHLIGHTS



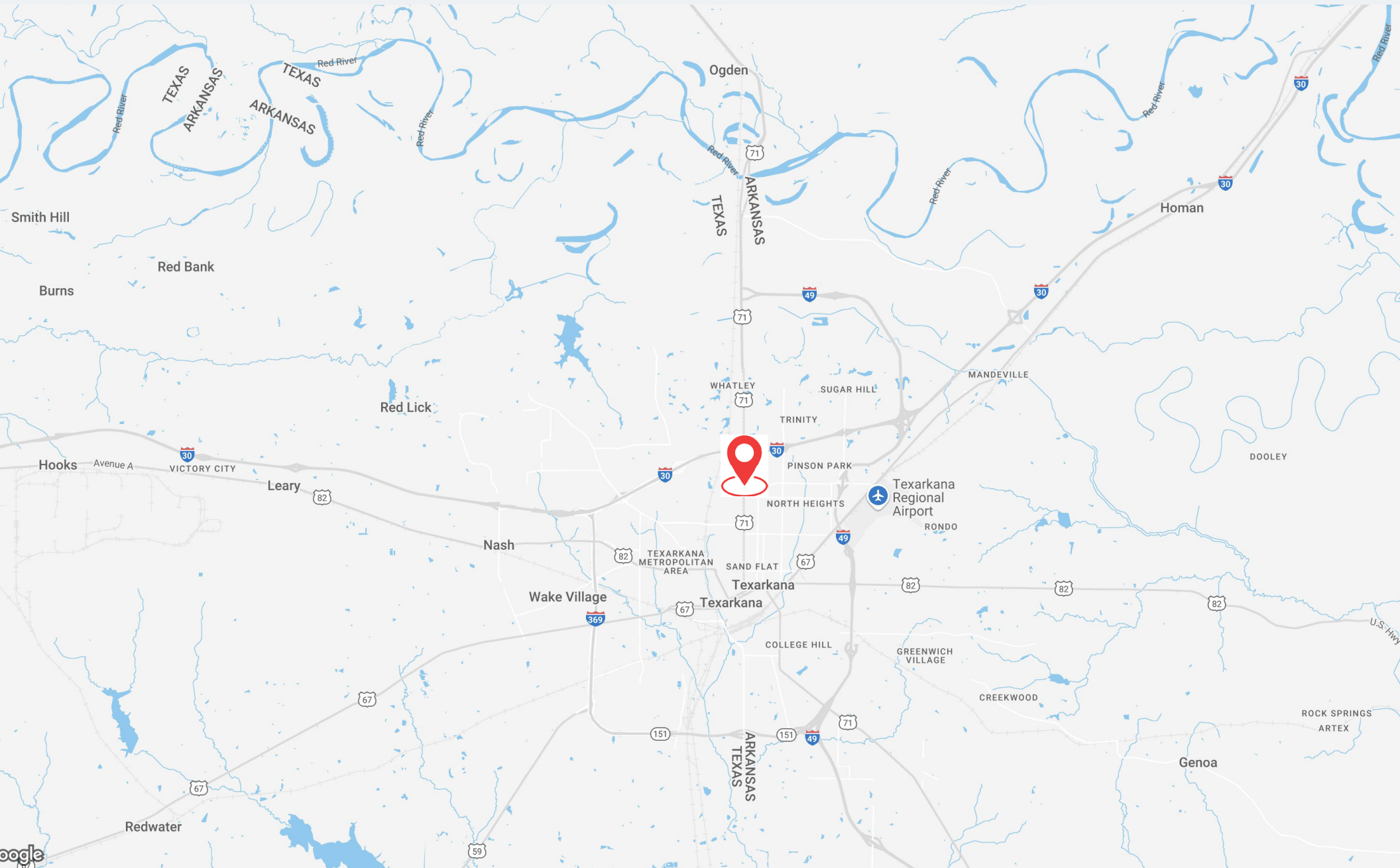
Please to offer for sale this two tenant retail center with Starbucks and Dirty Dough Cookies.

- Investment Grade Tenant – NASDAQ: SBUX (S&P: BBB+)– 10–Year Lease
- Strategically Positioned as an Outparcel to Walmart
- 2nd busiest intersection in Texarkana
- Starbucks renewed early which shows commitment to the site on a 10–year lease
- Dirty Cookie Dough lease commenced 3/15/2024 on a 5–year term. The company has 60 stores across roughly 20 states, with another 40 locations under construction and more than 450 under development.

AERIAL MAP



LOCATION MAP

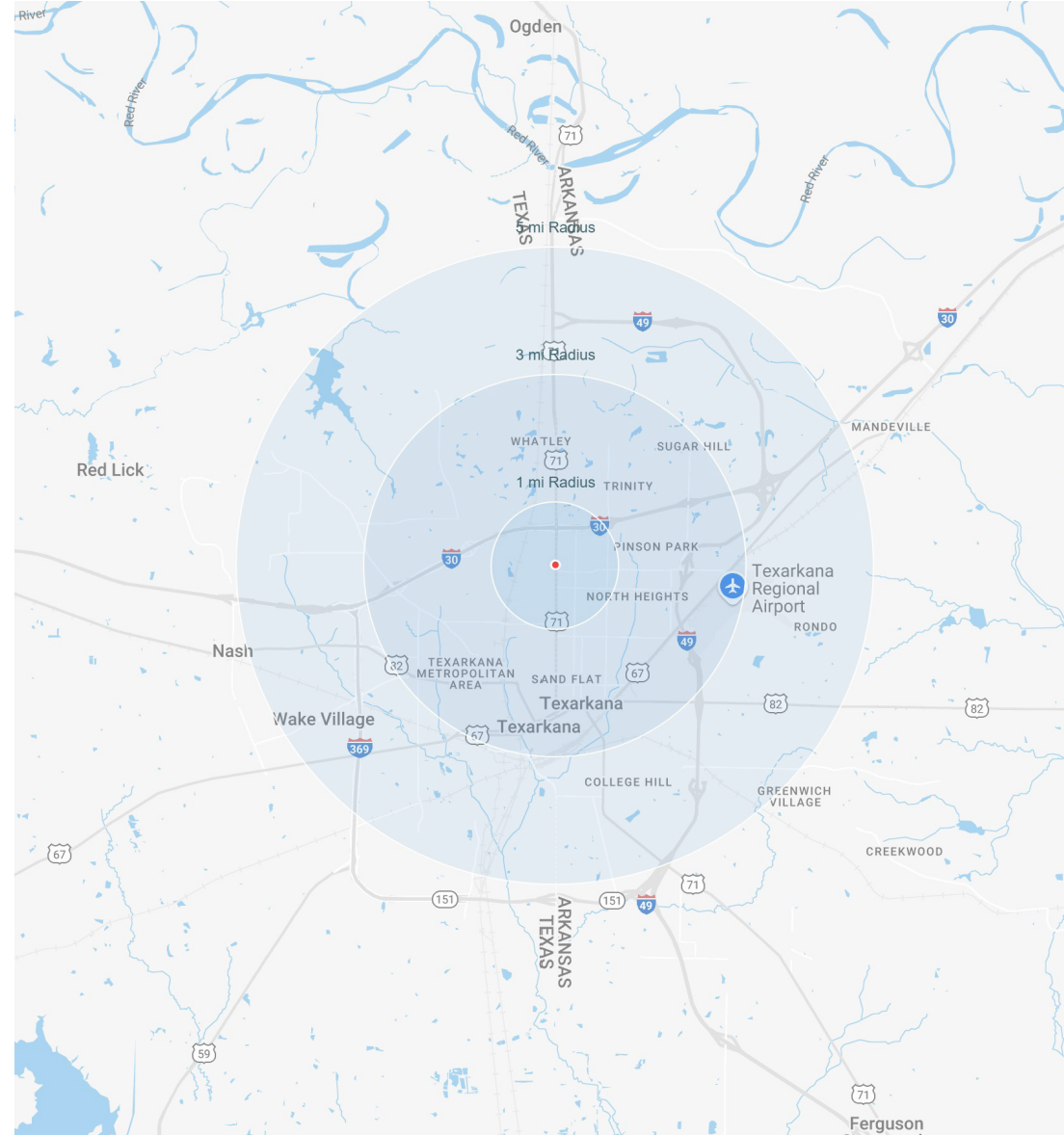


DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
Estimated Population (2024)	7,179	41,806	65,713
Projected Population (2029)	7,115	40,828	64,637
Projected Annual Growth (2024-2029)	-0.90%	-2.30%	-1.60%

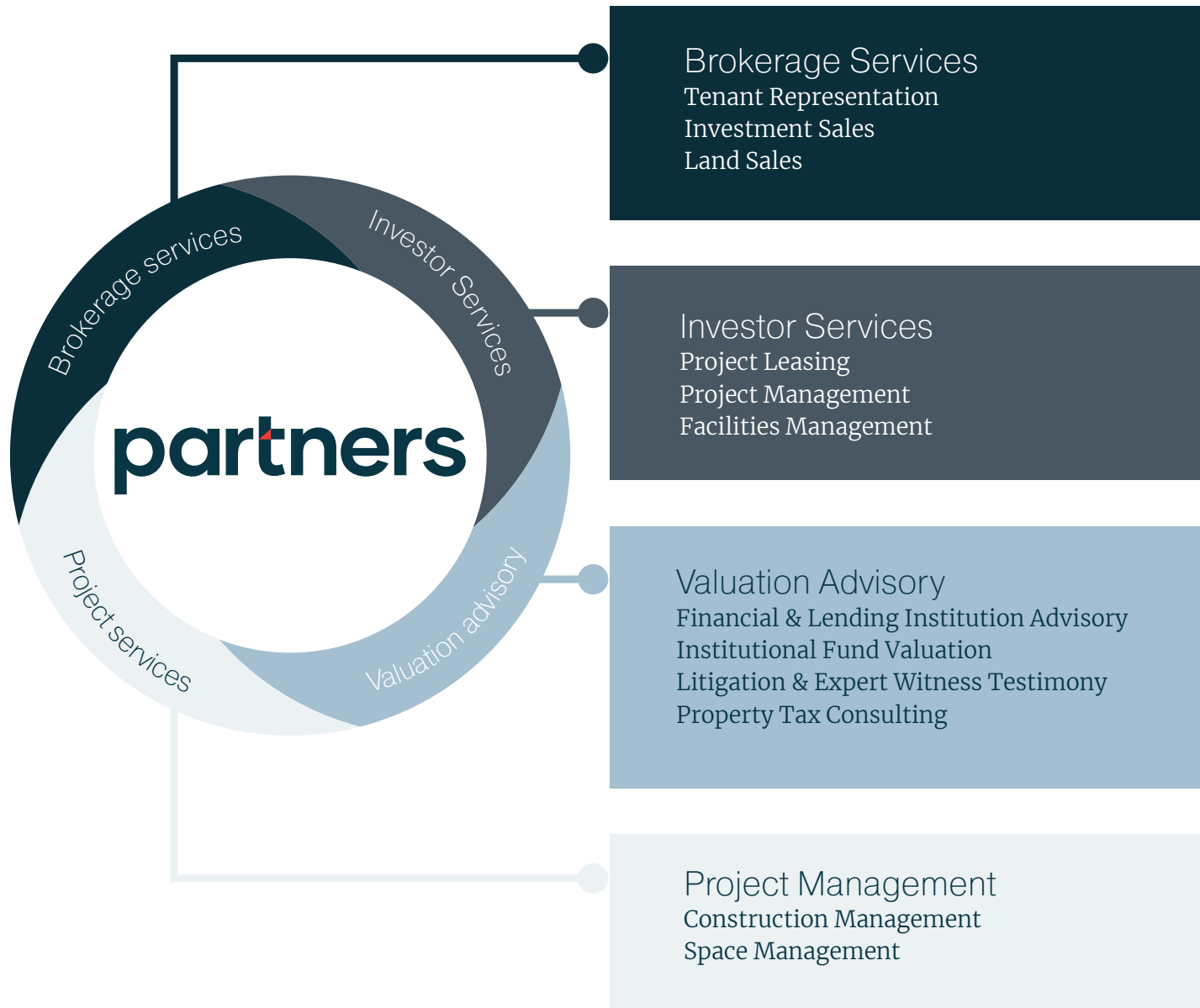
HOUSEHOLD INCOME	1 mile	3 miles	5 miles
\$35K - \$49.9K	357	2,275	3,440
\$50K - \$74.9K	536	2,704	4,124
\$75K - \$99.9K	359	2,033	3,009
\$100K - \$124.9K	209	1,085	1,655
\$125K - \$149.9K	213	942	1,430
\$150K - \$199.9K	133	685	1,375
\$200K or More	64	789	1,554

HOUSEHOLD SIZE	1 mile	3 miles	5 miles
Estimated Household (2023)	3,016	17,000	26,487
Projected Households (2028)	2,927	16,292	25,584



Source: SitesUSA

OUR SERVICES





PARTNERSREALESTATE.COM

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