10-Year Lease Extension | Prime Hard-Corner Site | Wealthy DFW Metroplex Submarket

STARBUCKS

5510 Colleyville Blvd
Colleyville, TX 76034

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EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

The EngVest Group is pleased to present the trophy Starbucks property located at 5510 Colleyville Blvd in Colleyville, TX, representing a premier single-tenant net-lease (NNN) investment opportunity featuring a fresh 10-year lease extension backed by an investment-grade corporate guaranty from Starbucks Corporation (NASDAQ: SBUX | S&P: BBB+). Operating with a proven 20-year operational history at this exact site, Starbucks' long-term commitment underscores the exceptional performance and strength of this high-traffic retail location. Built-in contractual rent escalations throughout the primary term and option periods provide compounding Net Operating Income (NOI) growth and continuous protection against inflation.

Ideally suited for 1031 exchange buyers seeking passive, defensive cash flow, this fee-simple NNN structure requires minimal landlord responsibilities. Starbucks continues to demonstrate powerful immunity to economic shifts, maintaining its position as the global leader in retail coffee and quick-service drive-thru concepts. Positioned along Colleyville Boulevard (SH-26)—the primary north-south commercial artery connecting Grapevine, Colleyville, and Southlake—the site enjoys exceptional hard-corner signalized visibility and access, capturing traffic counts exceeding 28,370 vehicles per day.

Strategically located in one of the wealthiest enclaves in the Dallas-Fort Worth Metroplex, the property benefits from premier suburban demographics boasting average household incomes exceeding $210,000 within a 3-mile radius. As a central retail anchor, the store serves an affluent trade area backed by the top-rated Grapevine-Colleyville ISD and is surrounded by major national brands including Whole Foods Market, Market Street, Walmart Neighborhood Market, Chick-fil-A, and Chase Bank. Located just 15 minutes from DFW International Airport, this rare combination of investment-grade credit, 20-year operating history, affluent DFW demographics, and prime corridor placement makes 5510 Colleyville Blvd an exceptional commercial real estate acquisition.

INVESTMENT SUMMARY

$1,948,037
PRICE

5.35%
CAP RATE

$104,220
NET OPERATING INCOME

1,813 SF
BUILDING SIZE:

18,904 SF
LAND SIZE:

NNN Fee-Simple
LEASE TYPE

Property Address:	**5510 Colleyville Blvd Colleyville, TX 76034**
APN:	**41204026**
Price/SF	**$1,074.48**
Land Price/SF	**$103.05**
Year Built:	**2006**
Number of Tenants:	**1**
Occupied:	**100%**

INVESTMENT HIGHLIGHTS

- **Fee-Simple NNN Lease Structure:** Minimal landlord responsibilities featuring a long-term 10-year lease extension with 20 years of proven operational success at this location
- **Investment-Grade Corporate Guaranty:** Fully backed by a corporate guaranty from Starbucks Corporation (NASDAQ: SBUX; S&P. BBB+)
- **Strategic Central DFW Metroplex Location:** Prime positioning just 15 minutes (~8 miles) from Dallas Fort Worth International Airport (DFW), ~25 miles from Downtown Dallas, and ~15 miles from Downtown Fort Worth.
- **Hard-Corner Signalized Site with High Visibility:** Situated at the signalized intersection of Colleyville Blvd (SH-26) and Church St, capturing exceptional traffic counts exceeding 28,370+ vehicles per day (VPD).
- **Built-in Inflation Hedge & Rental Growth:** Features scheduled rent escalations throughout the extended primary term and option periods, ensuring compounding NOI growth and protection against inflation.
- **Affluent, High-Growth Demographics:** Located in one of the wealthiest enclaves in DFW, boasting average household incomes exceeding $210,000 within a 3-mile radius, backed by top-rated Grapevine-Colleyville ISD schools.
- **Dense Commercial & Retail Corridor:** Anchored along Colleyville's primary retail thoroughfare alongside major national brands including Whole Foods, Market Street, Walmart Neighborhood Market, Chick-fil-A, McDonald's, Chase Bank, Wells Fargo, Dollar Tree, and Caliber Collision.

TENANT PROFILE & RENT ROLL

About Starbucks

Starbucks Corporation (NASDAQ: SBUX) is the premier global roaster, marketer, and retailer of specialty coffee, operating a network of over 41,000 stores across 80+ international markets, including more than 16,800 locations in the United States. Founded in 1971 and headquartered in Seattle, Washington, the Fortune 500 company delivers high-quality handcrafted coffee, beverages, fresh food, and merchandise. By focusing on high-density retail corridors and prime drive-thru prototypes, Starbucks has established an unmatched physical footprint anchored by an industry-leading digital loyalty program and market-leading brand equity.

Backed by an investment-grade credit rating (S&P: BBB+ / Moody's: Baa1) and generating over $38 billion in annual revenue, Starbucks stands as one of the most financially sound corporate guarantors in the net-lease retail sector. The company's high-margin product offering, strong customer loyalty, and rapid drive-thru throughput generate industry-topping average unit volumes (AUVs) and resilient cash flows across economic cycles. Through continuous digital ecosystem innovation, menu diversification, and disciplined store rollouts, Starbucks maintains a dominant position in the specialty QSR channel, making it a tier-1 single-tenant net lease (STNL) anchor asset for commercial real estate investors.

LEASE SUMMARY

Guarantor:	*Corporate Guarantee – Starbucks Corporation*
Lease Type:	*NNN Fee-Simple Lease*
Landlord Responsibilities:	*Roof & Structure*
Tenant:	*Property Tax, Insurance, Non-Structural Maintenance, HVAC*
Lease:	*10 Years Remaining*
Increases:	*Next Increase in September 2028*
Options:	*Four (5) Year Options*

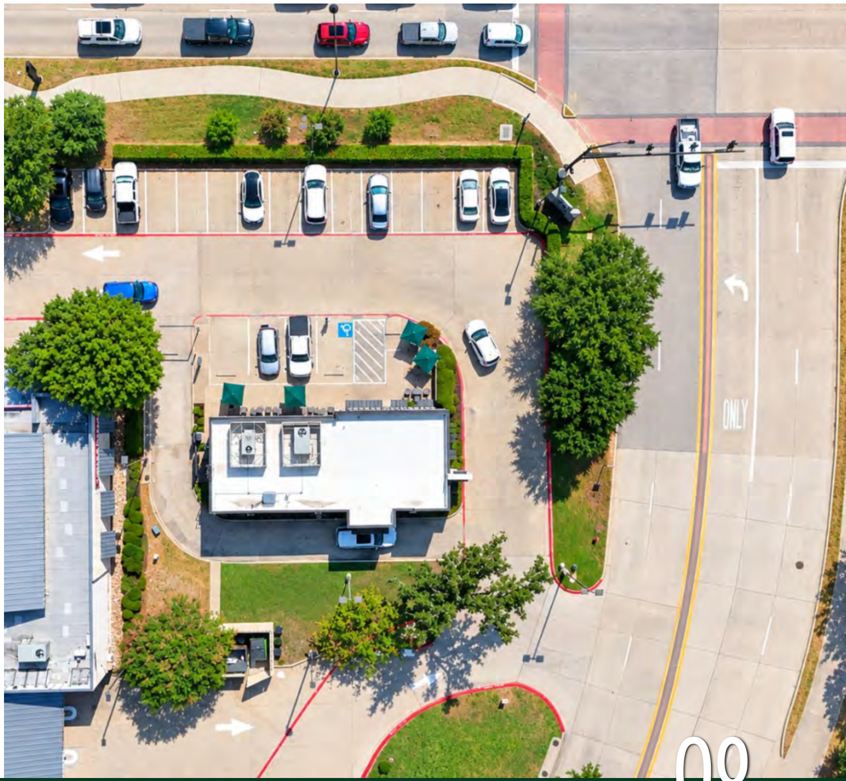
Tenant	SF	Lease Type	Lease Start Date	Lease End Date	Begin	Annual NOI	Monthly NOI	Rent / SF	Increases	Option Periods
Starbucks	1,813 SF	NN Fee-Simple	9/1/2006	8/31/2011	Years 1-5	$78,300	$6,525	$43.19	-	Four (5) Year Options
			9/1/2011	8/31/2016	Years 6-10	$86,130	$7,178	$47.51	10.00%	
			9/1/2016	8/31/2021	Years 11-15	$94,752	$7,896	$52.26	10.01%	10 Year Extension
			9/1/2021	8/31/2026	Years 16-20	$104,220	$8,685	$57.48	9.99%	
			9/1/2026	8/31/2028	Years 21-22	$104,220	$8,685	$57.48	0.00%	10 Year Extension
			9/1/2028	8/31/2031	Years 23-25	$106,826	$8,902	$58.92	2.50%	
			9/1/2031	8/31/2034	Years 26-28	$112,167	$9,347	$61.87	5.00%	
			9/1/2034	8/31/2036	Years 29-30	$123,384	$10,282	$68.05	10.00%	
			9/1/2036	8/31/2041	Option 1 (Years 31-35)	$135,722	$11,310	$74.86	10.00%	
			9/1/2041	8/31/2046	Option 2 (Years 36-40)	$149,294	$12,441	$82.35	10.00%	
			9/1/2046	8/31/2051	Option 3 (Years 31-35)	$164,224	$13,685	$90.58	10.00%	
			9/1/2051	8/31/2056	Option 4 (Years 36-40)	$180,646	$15,054	$99.64	10.00%	
	1,813 SF					$104,220	$8,685			

AERIAL OVERVIEW

AERIAL MAP

N
Colleyville Elementary School
(415 Students)
Colleyville Middle School
(610 Students)
CALIBER
COLLISION
Colleyville Blvd
Hall Johnson Rd – 8,970+ CPD
FedEx Office
Smoothie King
Hollywood Feed
A1 LOCKSMITH
Pizza Hut
baskin robbins
TOUS les JOURS BAKERY CAFE
Market STREET
Great Clips
LOVE IS BLINDS
SALLY BEAUTY
Townhouse BRUNCH
LEE LIGHTING
SUBJECT
CrossCreek Church
(4,000 Members)
Colleyville Center
Colleyville Police Department
Colleyville Municipal Court
Colleyville Blvd – 28,370+ CPD
THE VILLAGE AT COLLEYVILLE
THE VILLAGE AT COLLEYVILLE
Mixed-Use Retail & Lofts, Home to Colleyville Public Library and a City Government Office
Colleyville Fire Department
Walmart Neighborhood Market
Glade Rd
Glade Rd – 8,780+ CPD
PAPA JOHN'S
Glade Rd
Bransford Elementary School
(454 Students)
Colleyville Blvd
WHOLE FOODS MARKET
PETCO
CRUNCH
ACE Hardware
ups
CHIPOTLE MEXICAN GRILL
EINSTEIN BROS BAGELS
SONIC
verizon


STARBUCKS COFFEE
WELLS FARGO


ONLY


STARBUCKS COFFEE

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	5,458	77,612	248,251
2025 Population	5,544	78,161	254,990
2030 Population Projection	5,798	81,598	267,273
Annual Growth 2020-2025	0.3%	0.1%	0.5%
Annual Growth 2025-2030	0.9%	0.9%	1.0%
Median Age	49.1	45.9	40.9
Bachelor's Degree or Higher	56%	57%	45%
HOUSEHOLDS			
2020 Households	1,978	28,593	94,621
2025 Households	2,012	28,813	97,067
2030 Household Projection	2,107	30,123	101,849
Annual Growth 2020-2025	1.1%	0.9%	1.2%
Annual Growth 2025-2030	0.9%	0.9%	1.0%
Owner Occupied Households	1,926	25,579	66,567
Renter Occupied Households	181	4,544	35,282
INCOME			
Avg Household Income	$201,644	$174,700	$139,679
Median Household Income	$187,633	$150,692	$106,706
HOUSING			
Median Home Value	$756,589	$596,243	$465,183
Median Year Built	1991	1989	1987

LOCATION

The City of Colleyville

Positioned in the heart of the premier Mid-Cities submarket, Colleyville, Texas is a highly coveted, affluent enclave characterized by exceptional real estate fundamentals and superior demographics. Boasting an average household income exceeding $210,000, the city offers an elite target market for high-end retail, professional services, and luxury residential investment. Strategically located less than 10 miles from Dallas/Fort Worth International Airport (DFW Airport), Colleyville provides seamless connectivity to key regional employment hubs and major arterial thoroughfares. Its strong local purchasing power, limited commercial supply, and top-tier school district drive exceptional tenant retention and long-term capital appreciation. This high-barrier-to-entry market represents an outstanding commercial real estate asset for investors seeking stable risk-adjusted returns in North Texas.

The Dallas-Fort Worth Metroplex

The Dallas–Fort Worth Metroplex stands as the economic engine of the Sunbelt and one of the fastest-growing commercial real estate markets in the United States. Backed by an unprecedented wave of corporate relocations, favorable tax policies, and sustained population growth, DFW offers unmatched liquidity and institutional investor demand. The region benefits from a dynamic, highly diversified economy anchored by Fortune 500 headquarters, a skilled workforce, and world-class multimodal logistics infrastructure. As a top-tier target for industrial, multi-family, office, and retail development, the metroplex consistently outperforms national benchmarks for job creation and absorption. Investing in DFW real estate provides immediate exposure to resilient demographic tailwinds, robust rental growth, and long-term asset value appreciation.

CITY OF COLLEYVILLE TEXAS

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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 to 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 purposes. 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 for your records.

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Buyer/Tenant/Seller/Landlord Initials Date