

For Sale



Starbucks at Cypress Creek Lakes

20330 Tuckerton Rd.
Cypress, Texas 77433



Hunnington

Hunnington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
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STARBUCKS

THE OFFERING

Hunington is pleased to offer for sale, the fee simple interest in a newly built Starbucks drive-thru/pickup (the "property") located in Cypress, Texas (Houston-MSA). The property will be leased to Starbucks Corporation ("Starbucks"), the largest specialty coffee retailer in the world with over 32,600 locations and annual revenues of \$23.5 Billion.

Starbucks will operate a triple net lease structure that features ten years of primary lease term, ten percent (10%) rental increases every five years, minimal landlord responsibilities, and four 5-year renewal options.

This offering presents the great opportunity to acquire a newly constructed, drive-thru/pickup asset + Lobby. Located within an established master-planned community, and growing retail corridor with highway access and frontage being leased to an investment-grade, industry-leading tenant.

INVESTMENT HIGHLIGHTS

- Located on Tuckerton Rd, a major thoroughfare with significant daily traffic, ensuring high visibility and easy accessibility.
- Site situated in the heart of Cypress, Texas, a rapidly growing suburb of Houston
- At the entrance to the 1,600 acre master planned community Cypress Creek Lakes

STARBUCKS AT CYPRESS CREEK LAKES

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Executive Summary

Sale Price	Call for pricing
Lease Term:	10 Yr Primary
Annual Rent:	Yr 1 - 5: \$125,000.00 Yr 6 - 10: \$137,500.00
Options:	(4) 5 Yr Options @ 10%
Lease Type:	NNN
Rent Commencement:	07/22/2024
Building Size:	1,649 SF
Land Size:	1.02 AC
Landlord Responsibilities:	Roof & Structure (20 Yr Warranty)
Guaranty:	Starbucks Corporate (SBUX)
Tenant:	Starbucks



Demographics

Population (2024)	1 mi. - 12,318
	3 mi. - 81,472
	5 mi. - 213,071
Average HHI (2024)	1 mi. - \$237,693
	3 mi. - \$169,173
	5 mi. - \$145,820



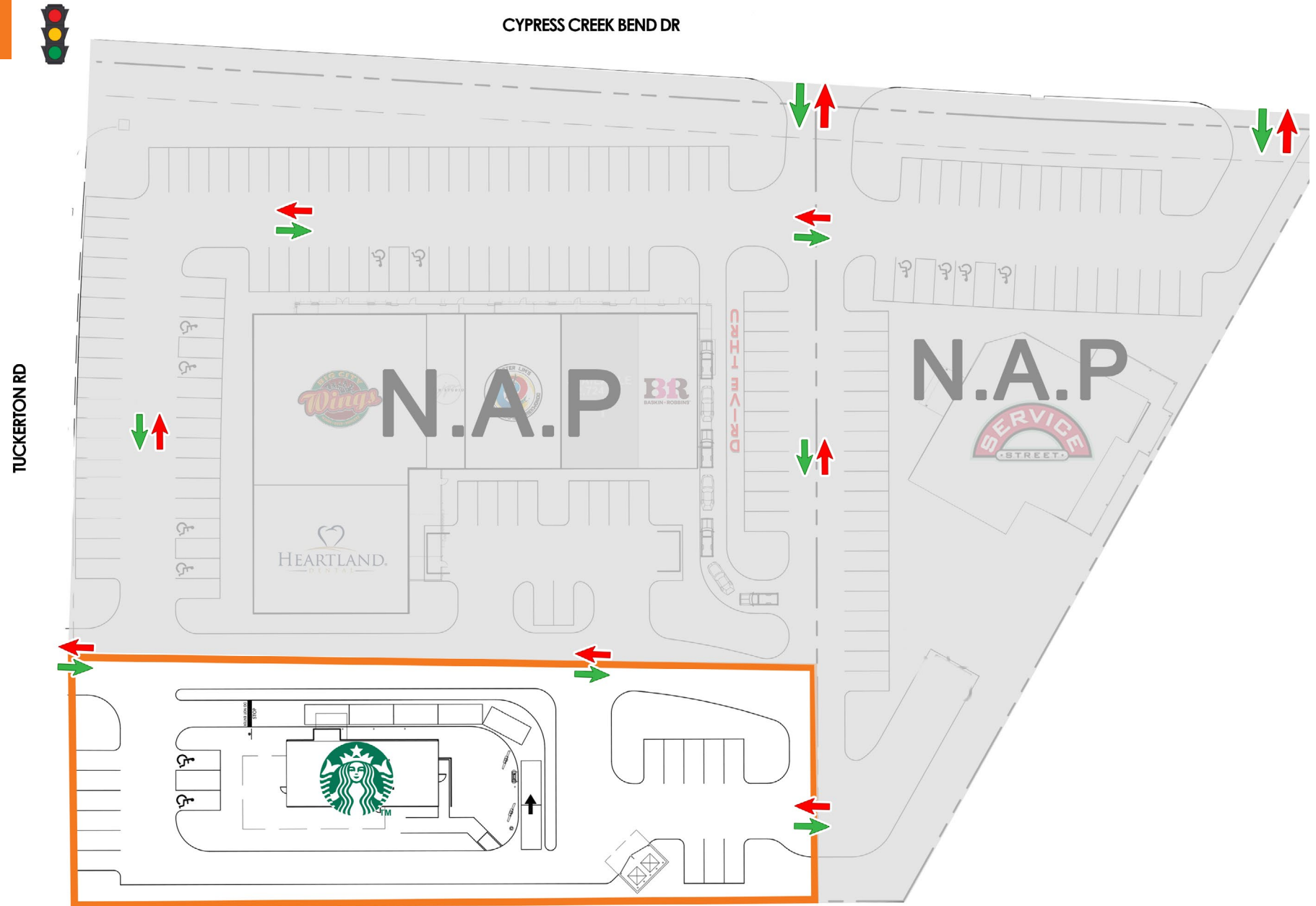
Jonathan Aron
Principal | Brokerage
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Site Plan



Site Aerial

55 Resort
UNDER CONSTRUCTION
182 UNITS
Coming Spring 2025

CYPRESS CREEK LAKES
3,266 Lots

Cypress Creek Bend Dr

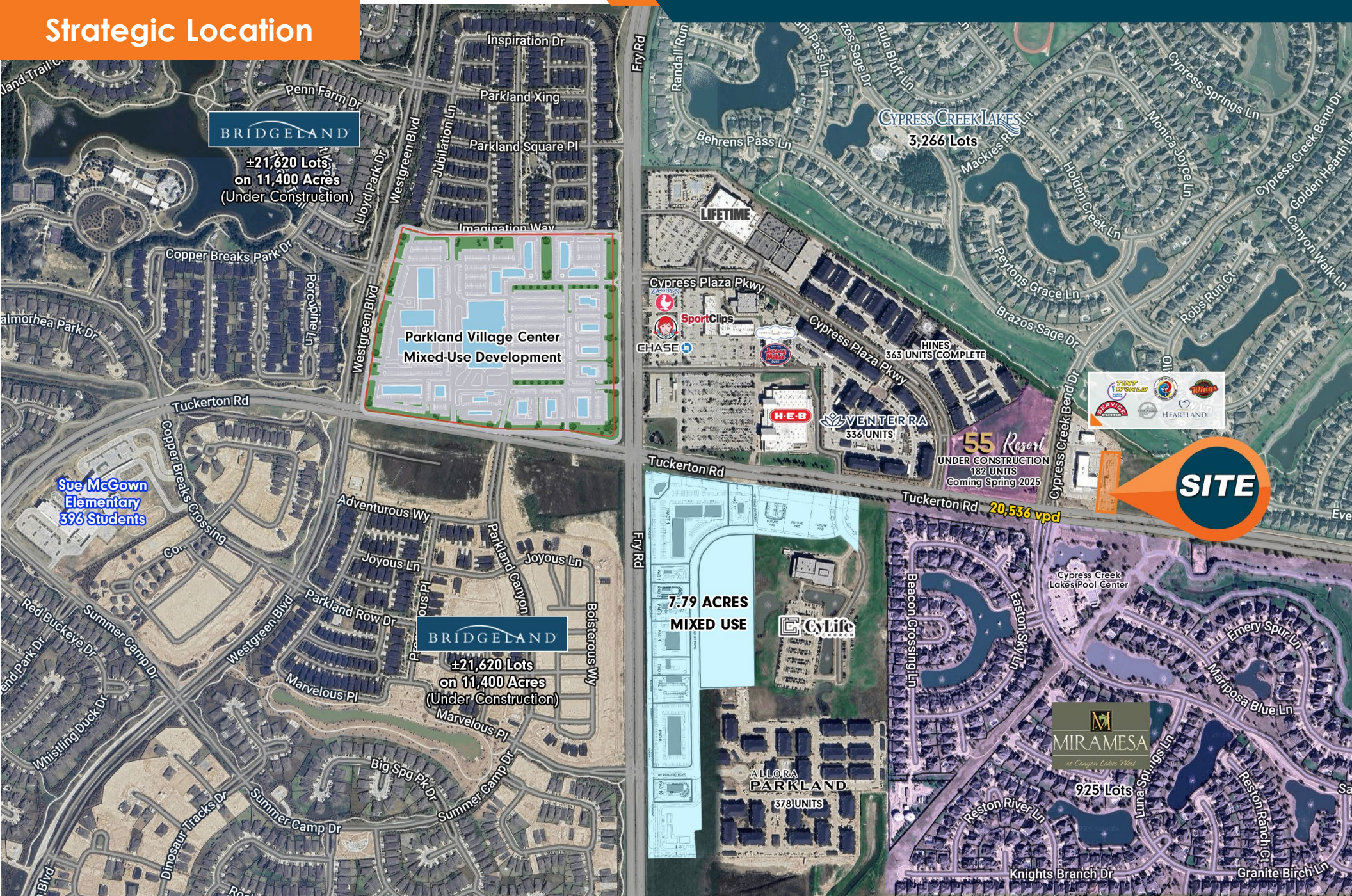
Tuckerton Rd 20,536 vpd



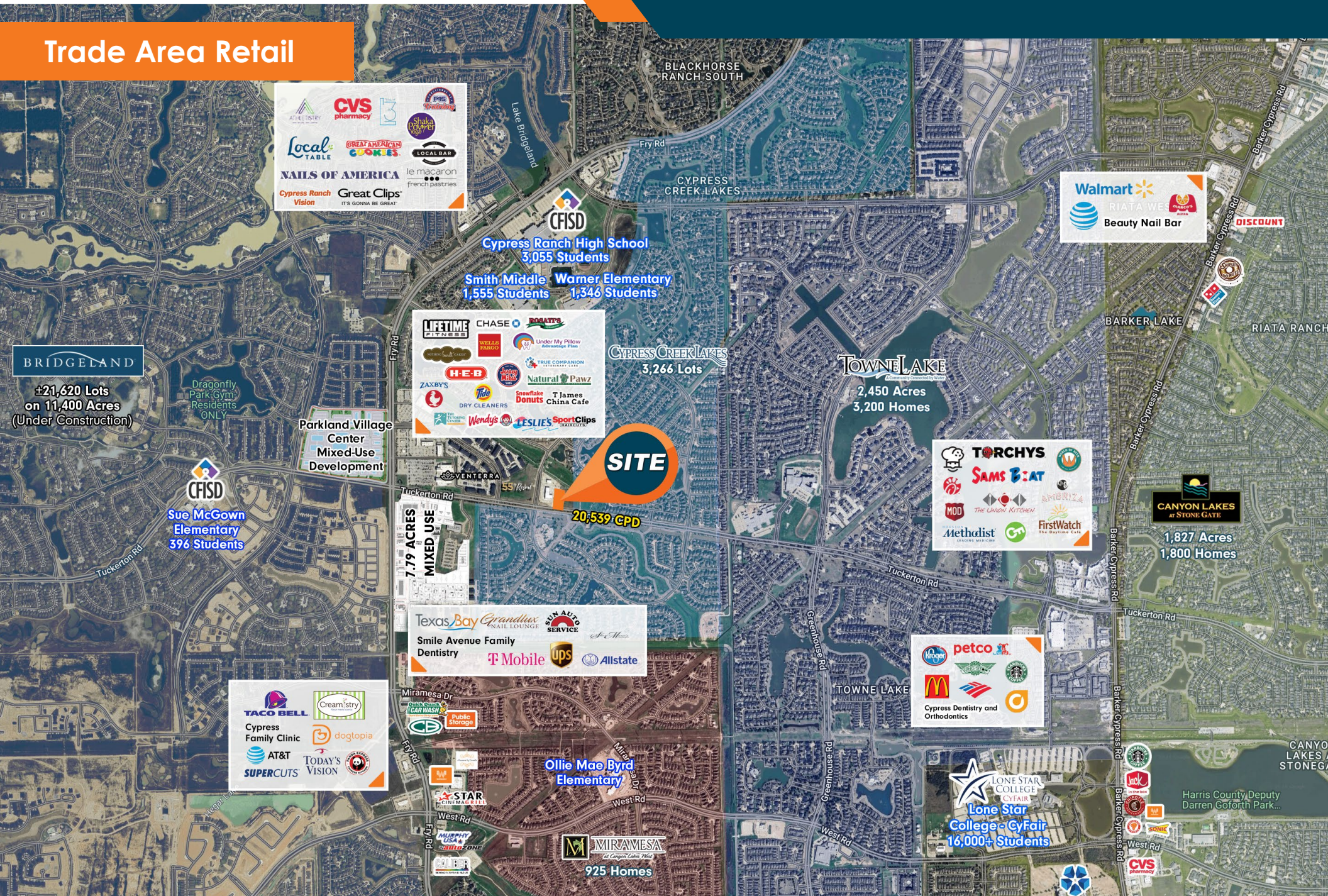
SITE

DRAINAGE
MUD SITE

Strategic Location



Trade Area Retail



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties, or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

Tenant Overview**STARBUCKS®**

Company Type: Public (Nasdaq: SBUX)

2020 Employees 383,000

2020 Revenue: \$24.61 Billion

2020 Net Income: \$4.2 Billion

2020 Assets: \$31.39 Billion

Credit Rating: BBB+

2020 Stores Globally: 34,000

starbucks.com

Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Starbucks stores offer coffee and tea beverages, Handcrafted Beverages, Merchandise and Fresh Food. Through their unwavering commitment to excellence and guiding principles, the company bring the unique Starbucks Experience to life for every customer through every cup. Today, with more than 32,000 stores around the globe, Starbucks is the premier roaster and retailer of specialty coffee in the world. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.



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.

<u>Hunington Properties, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>454676</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
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<u>Jonathan Aron</u> Sales Agent/Associate's Name	<u>644676</u> License No.	<u>jonathan@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date