STARBUCKS, JIMMY JOHN'S & STANTON OPTICAL

5011 EAST 42ND STREET, ODESSA, TEXAS 79762

OFFERING MEMORANDUM

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LOCATION

5011 EAST 42ND STREET

ODESSA, TEXAS 79762

PREPARED BY

Tim Axilrod

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HIRING

INVESTMENT HIGHLIGHTS

100% Leased, Starbucks, Jimmy John's & Stanton Optical | Outparcel to Walmart & Sam's Club| Average Lease Term Expiration May 2032

- Dominant Tenant Mix with Starbucks (Drive-Thru End Cap), Jimmy John's, & Stanton Optical
- 100% Original Tenancy Since 2016 with Built-In Rent Escalations; All Tenants Have Renewal Options
- Starbucks (Corporate, SBUX): The Largest Coffeehouse Chain with 1,470+ Locations Across Texas Alone & 41,000+ Globally
- Stanton Optical (Corporate): National Optical Retail Concept with 300+ Locations Across the U.S. with 80 Across Texas
- Heavily Trafficked Intersection of East 42nd Street (SH 191) & Parkway Boulevard (75,200+ Combined VPD); Odessa's Primary Retail Corridor with 4.0M+ SF of Retail GLA in a 2 Mile Radius

Located at Odessa's Dominant Retail Intersection | Surrounded by High-Performing National Retailers & Major Demand Drivers

- Adjacent to Music City Mall; 750K+ SF with 100+ Retailers, 14,000 SF Roller Rink, & an Estimated 10M+ Annual Visitors – Anchored by Dillard's, At Home, Burlington, & JC Penney
- Neighboring National Retailers Include Lowe's Home Improvement, Market Street, Target, H-E-B, The Home Depot & Cinemark, Among Several Others
- Directly Across SH 191 from The University of Texas Permian Basin (5,600+ Students), Undergoing a $25M Campus Redevelopment Driving Future Enrollment Growth & Area Demand
- 3.7M+ SF of Office GLA within a 1.5-Mile Radius
- Significant Regional Growth Drivers Include The University of Texas Permian Basin $25M Campus Expansion & the $400M+ Athena Natural Gas Processing Plant Supporting Continued Economic & Population Growth

PROPERTY PROFILE

LOCATION
5011 East 42nd Street
Odessa, Texas 79762

YEAR BUILT
2016

PERCENT LEASED
100%

BUILDING SIZE
6,290 SF

LAND AREA
0.89 Acres

PRICE
$5,000,000

CAP RATE
6.25%

TRAFFIC COUNTS

East 42nd Street	45,464 VPD-25
Parkway Boulevard	29,838 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
Starbucks Coffee	2,000 SF	31.80%	March 2031
Jimmy John's	1,400 SF	22.26%	April 2034
Stanton Optical	2,890 SF	45.95%	July 2031

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	6,966	61,018	118,048
2025 Avg. Household Income	$88,417	$99,684	$94,899
2025 Total Households	2,595	23,125	43,412

ADDITIONAL INFORMATION

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JIMMY JOHN'S
Stanton OPTICAL
STARBUCKS COFFEE
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JIMMY JOHN'S
Stanton OPTICAL
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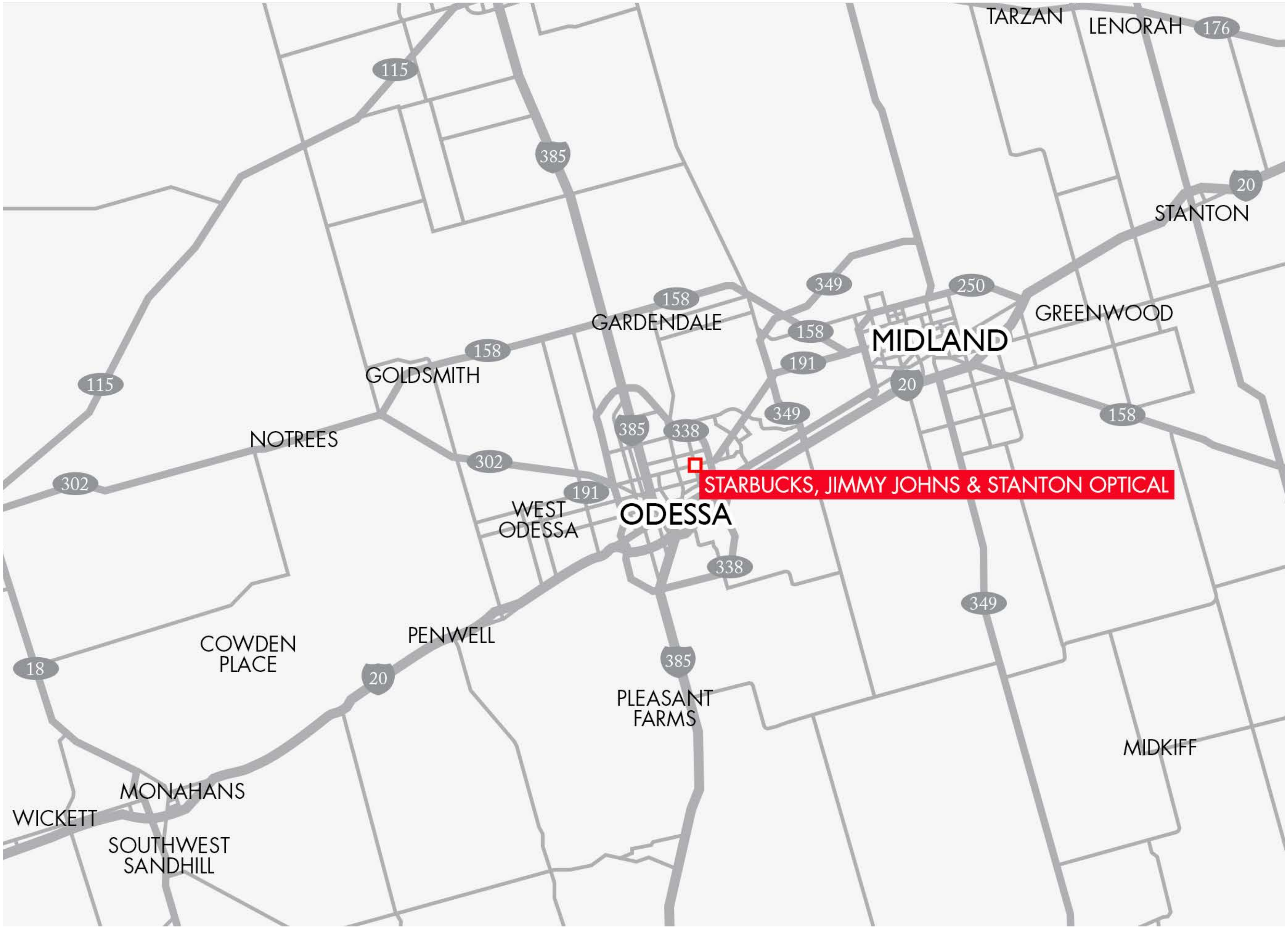
5011-A
5011-B
5011-C
SAME-DAY EYE EXAM. SAME-DAY GLASSES.



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PROPERTY OVERVIEW

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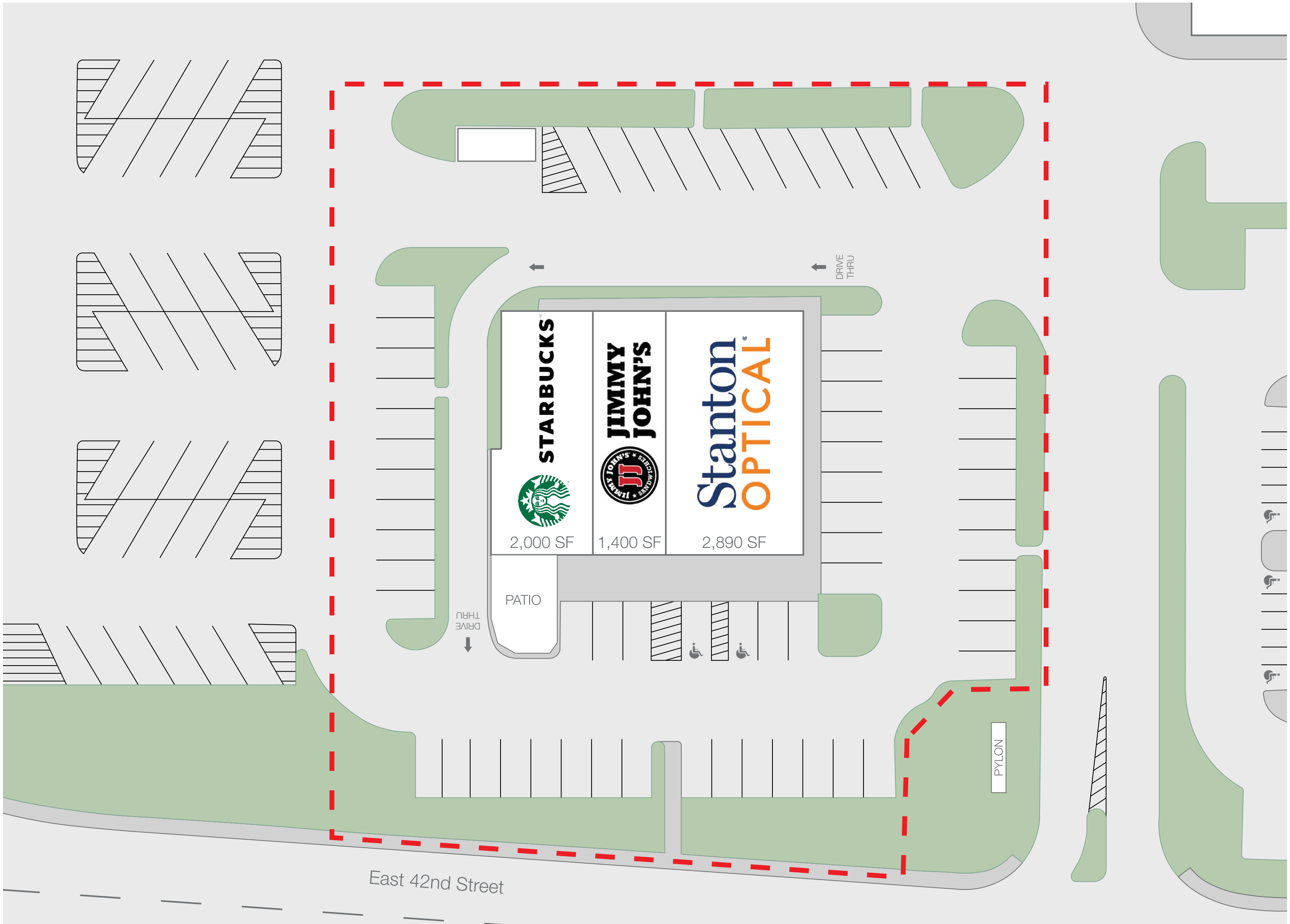
Parkway Boulevard
East 42nd Street
45,464 VPD-25
29,838 VPD-25
Music City Mall
Regency Square Apartments 114 Units
THE UNIVERSITY OF TEXAS PERMIAN BASIN
5,622 Students
LOWE'S
sam's club
CINEMARK
SUPERCENTER
BOOT BARN
TWIN PEAKS
JCPenney
Dillard's
EXPRESS
SHOE DEPT.
ZALES
GNC
GameStop
TRUIST
WELLS FARGO
Market STREET
Cheddar's
FIVE GUYS
CVS pharmacy

Music City Mall
SALLY BEAUTY SUPPLY
Michaels
dd's DISCOUNTS
PNC BANK
ROSS DRESS FOR LESS
LESLIE'S SWIMMING POOL SUPPLIES
GameStop
TACO BELL
H-E-B
Jack
Bath & Body Works
Burlington
Foot Locker
Dillard's
EXPRESS
sunglass hut
RODEO WESTERN
SHOE DEPT.
at home
Journeys
JCPenney
GameStop
ZALES THE DIAMOND STORE
GNC LIVE WELL
James Avery JEWELRY
Cheddar's
bundt
H&R BLOCK
crumbl cookies
Popeyes
Wienerschnitzel
FIVE GUYS BURGERS and FRIES
Rosa's Cafe TORTILLA FACTORY
LOWE'S
FAZOLI'S
Woodlands Apartments 232 Units
HTeaO
Cimarron Place Apartments 196 Units
golden corral
NISSAN
O'Reilly AUTO PARTS
sam's club
Parkway Boulevard
29,838 VPD-25
TWIN PEAKS
W SUPERCENTER
East 42nd Street
45,464 VPD-25
Walmart
sam's club

PROPERTY OVERVIEW

SITE PLAN



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STARBUCKS COFFEE
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SAME-DAY EYE EXAM. SAME-DAY GLASSES.

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Starbucks, Jimmy John's & Stanton Optical	6,290 SF	100%	$312,515

The following information is provided to assist investors in their underwriting of the asset:

a. Rent Roll
b. Income & Expenses
c. Pricing
d. Tenant Profiles

RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
A	Starbucks Coffee	2,000	31.80%	Mar-16	Mar-31	$57.63	$115,260				NNN	Three 5-year options at: 1st: $63.39; 2nd: $69.73; 3rd: $76.70
B	Jimmy John's	1,400	22.26%	Apr-16	Apr-34	$42.08	$58,912	Apr-27 Apr-28 Apr-29 Apr-30 Apr-31 Apr-32 Apr-33	$42.92 $43.78 $44.66 $45.55 $46.46 $47.39 $48.34	$60,090 $61,292 $62,518 $63,768 $65,044 $66,346 $67,671	NNN	No Renewal Options
C	Stanton Optical	2,890	45.95%	Jul-16	Jul-31	$45.10	$130,339	Aug-26	$49.61	$143,373	NNN	Two 5-year options at: 1st: $54.57; 2nd: $60.03
	TOTAL AREA:	6,290					$304,511					
	TOTAL LEASED AREA:	6,290	100.00%									
	TOTAL VACANT AREA:	0	0.00%									

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	$16,797	$2.67
Insurance	$7,098	$1.13
Common Area Maintenance		
Elecrtical/Lighting	$1,325	$0.21
Grounds Keeping	$5,754	$0.91
Parking Lot Maintenance	$691	$0.11
Parking Lot Sweeping	$7,739	$1.23
Utilites - Electric	$501	$0.08
Utilities - Water	$343	$0.05
Utilities - Trash	$6,803	$1.08
Tree Trimming	$1,150	$0.18
Total Common Area Maintenance	$24,306	$3.86
Management Fee	$10,990	$1.75
TOTAL EXPENSES	**$59,192**	**$9.41**

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	$318,134	$50.58
GROSS POTENTIAL RENT	$318,134	$50.58
Expense Reimbursements		
Real Estate Taxes	$16,797	$2.67
Insurance	$7,098	$1.13
Common Area Maintenance	$24,306	$3.86
Management Fee	$2,446	$0.39
Administrative Fee	$2,925	$0.46
Total Expense Reimbursements	$53,573	$8.52
GROSS POTENTIAL INCOME	$371,707	$59.09
EFFECTIVE GROSS INCOME	$371,707	$59.09
Expenses		
Real Estate Taxes	$16,797	$2.67
Insurance	$7,098	$1.13
Common Area Maintenance	$24,306	$3.86
Management Fee	$10,990	$1.75
Total Expenses	$59,192	$9.41
NET OPERATING INCOME	**$312,515**	**$49.68**

PRICING

PRICE	$5,000,000	GLA	6,290 SF
CAP RATE	6.25%	NOI	$312,515
LAND SIZE	0.89 Acres	AVG LEASE EXPIRATION	May 2032

LEASE EXPIRATION SCHEDULE

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
MTM							
2026							
	Total for Year Ending 2026			0	0.00%	0	
2027							
	Total for Year Ending 2027			0	0.00%	0	
2028							
	Total for Year Ending 2028			0	0.00%	0	
2029							
	Total for Year Ending 2029			0	0.00%	0	
2030							
	Total for Year Ending 2030			0	0.00%	0	
2031+	Starbucks Coffee	A	Mar-31	2,000	31.80%		
	Stanton Optical	C	Jul-31	2,890	45.95%		
	Jimmy John's	B	Apr-34	1,400	22.26%		
	Total for Year Ending 2031+			6,290	100.00%	6,290	100.00%
	TOTAL LEASED SQUARE FOOTAGE:			6,290	100.00%		
	TOTAL VACANT SQUARE FOOTAGE:			0	0.00%		
	TOTAL SQUARE FEET:			6,290	100.00%		

TENANT PROFILES

Starbucks Coffee	
Square Feet:	2,000 SF
% of Building GLA:	31.80%
In-Place Rent PSF:	$52.39
Lease Expiration:	March 2031
Company Website:	starbucks.com

Starbucks is the world's largest coffeehouse chain and a publicly traded company listed on the Nasdaq under the ticker SBUX. Founded in 1971, the company operates more than 41,000 locations globally, including approximately 16,800 stores throughout the United States across all 50 states. Starbucks operates a mix of company-owned and licensed stores, supporting a highly scalable and efficient operating platform. The company reported over $35 billion in annual revenue in fiscal year 2025, reflecting strong consumer demand and global brand strength. Leveraging its global scale and recognized brand, Starbucks consistently delivers premium coffee experiences and reliable service that reinforce its market-leading position.

Jimmy John's	
Square Feet:	1,400 SF
% of Building GLA:	22.26%
In-Place Rent PSF:	$41.25
Lease Expiration:	April 2034
Company Website:	jimmyjohns.com

Jimmy John's is a nationally recognized fast-casual sandwich chain founded in 1983 and headquartered in Champaign, Illinois. The brand operates more than 2,800 locations across 43 states, with the majority of restaurants operated by franchisees. Jimmy John's is owned by Inspire Brands, one of the largest restaurant companies in the United States, backed by private equity firm Roark Capital. The chain generates over $2.4 billion in annual systemwide sales, reflecting strong demand and brand loyalty within the quick-service sandwich segment.

Stanton Optical	
Square Feet:	2,890 SF
% of Building GLA:	45.95%
In-Place Rent PSF:	$45.10
Lease Expiration:	July 2031
Company Website:	stantonoptical.com

Stanton Optical is a national optical retail concept offering eye exams, prescription eyewear, and same-day glasses solutions. Founded in 2006 and headquartered in West Palm Beach, Florida, the brand operates more than 300 locations across 32+ states, primarily in high-visibility retail corridors and neighborhood shopping centers. The company's integrated service model combines healthcare and retail offerings to attract a broad customer base. Stanton Optical emphasizes value-focused products, convenient access, and comprehensive optical care services.


Stanton
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PARKING
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PAIRS $79
EYE EXAM
SAME-DAY
EYE EXAM.
SAME-DAY
GLASSES.

DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	6,966	61,018	118,048
2030 Total Population (Esri)	7,117	62,472	121,081
2010 Total Population (U.S. Census)	6,416	52,900	95,832
2000 Total Population (U.S. Census)	5,377	47,898	87,050
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	1.05%	1.02%	1.06%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.43%	0.47%	0.51%
2025 Total Daytime Population (Esri)	12,093	56,463	129,172
2025 Median Age (Esri)	32.6	35.2	34.5
2025 Total Households (Esri)	2,595	23,125	43,412
2030 Total Households (Esri)	2,658	23,790	44,795
2010 Total Households (U.S. Census)	2,660	20,671	35,677
2000 Total Households (U.S. Census)	2,503	19,257	32,931
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.25%	0.40%	0.48%
2025 Average Household Income (Esri)	$88,417	$99,684	$94,899
2025 Median Household Income (Esri)	$65,519	$75,609	$71,395
2025 Per Capita Income (Esri)	$33,272	$37,699	$34,888
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	3%	4%	7%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	7%	7%	9%
2025 Population Age 25+: High School Diploma (Esri) (%)	18%	25%	26%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	30%	23%	21%
2025 Population Age 25+: Associate's Degree (Esri) (%)	10%	11%	10%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	17%	17%	14%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	9%	8%	7%
2025 Total (SIC01-99) Businesses	508	2,256	4,642
2025 Total (SIC01-99) Employees	7,786	25,346	61,973

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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Designated Broker of Firm	License No.	Email	Phone
Tim Axilrod	617806	taxilrod@shopcompanies.com	214-960-2835
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

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Regulated by the Texas Real Estate Commission

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