



TM

**598 South Jackson Street
Jacksonville, Texas 75766**

Starbucks

+ 2022 DEVELOPMENT

+ UNDER MARKET RENTS

+ HOSPITAL SHADOW ANCHOR

+ 22,000 + VEHICLES PER DAY

Listed By:



Disclaimer

Colliers International Brokerage Company (“Broker”) has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney’s fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

Table of Contents**4**

Executive Summary

7

Tenant Overview

10

Market Overview

15

Offering Instructions

**Exclusive Investment Advisory Team****GEOFF FICKE**

Executive Vice President
+1 972 759 7814
geoff.ficke@colliers.com

ZACK FICKE

Vice President
+1 972 759 7854
Zack.Ficke@colliers.com

JACK FRANCE

Senior Associate
+1 972 759 7819
jack.france@colliers.com

WILLIAM PAREDES

Associate
+1 214 695 1441
William.Paredes@colliers.com

Debt & Structured Finance Team**SHAWN GIVENS**

Vice Chairman
+1 214 217 4868
shawn.givens@colliers.com

WILL GIVENS

Senior Vice President
+1 214 217 4869
william.givens@colliers.com

ROBERT SIDDALL

Vice President
+1 214 217 4870
robert.siddall@colliers.com

KEN HIGGINS

Chief Transaction Analyst
+1 214 217 4871
ken.higgins@colliers.com

BRYCE FINLEY

Financial Analyst
+1 214 217 1214
bryce.finley@colliers.com

Offering Summary



Asking Price
\$1,853,000



Cap Rate
5.75%



Annual Rent
\$106,500

Colliers is pleased to present to qualified investors the opportunity to acquire the single-tenant net lease Starbucks property located in Jacksonville, Texas.

The ±2,000 SF freestanding building was recently constructed in 2022 as a build-to-suit for Starbucks Corporation who signed a 10-year corporately guaranteed lease with four (4) 5-year options to extend. The lease features scheduled rental increases every 5 years, and minimal landlord responsibilities, making this an ideal investment opportunity for a passive investor.

The property is located at the hard corner of S Jackson St. and San Antonio St, and is shadow anchored by the UT Health Jacksonville General Hospital. The S Jackson retail corridor averages over 22,000 vehicles per day and features a strong mix of national retailers including McDonalds, Chick-fil-A, KFC, Whataburger, Panda Express, Super 1 Foods, Walmart, and many more.

Jacksonville is a fast-growing city in East Texas located 40 minutes south of Tyler. The Tyler-Jacksonville combined statistical area has a population of over 300,000 residents. As the most populous city in Cherokee County, Jacksonville is positioned for success, offering the perfect balance of country lifestyle with urban convenience.





Property Details



Address

598 S Jackson St
Jacksonville, TX 75766



Property Size

Building: \pm 2,000 SF
Land: \pm 0.63AC
Parking Spaces: 26



Construction & Zoning

Year Built: 2022
Zoning: Retail



Occupancy

100% Occupied
Lease Type – NN



Parcel Number

Parcel # (APN):
000223033000



Traffic Counts

S Jackson St // 22,235 VPD
E Rusk St // 13,610 VPD

Investment Highlights



STARBUCKS

Passive Double Net Lease

- Low Rent Figure ~ 45% Below Average for Starbucks
- 2022 Build-to-Suit with Drive-Thru
- 10 Year Lease with Scheduled Rent Increases

Fortune 500 Company

- Investment Grade Credit Tenant (S&P: BBB+)
- Starbucks Corporation Lease Guarantee (NASDAQ: SBUX)
- Largest Coffee Company in the World with over \$36B in Revenue

Strategic Location

- Hard Corner Location Shadow-Anchored by UT Health General Hospital
- 22,000 + VPD along S Jackson Street
- Ideal Market Coverage – Next Closest Starbucks Location is 20+ Miles Away
- Synergy with Nearby National Retailers including McDonalds, Chick-fil-A, KFC, Whataburger, Panda Express, Super 1 Foods, Walmart, and many more



Tenant Overview

Lease Overview | Tenant Overview

Lease Overview



Tenant Entity	Starbucks Corporation
Tenant DBA	Starbucks
Guarantor	Corporate
Lease Commencement	10/3/2022
Lease Expiration	2/28/2033
Lease Type	NN
Annual Rent	\$106,500
Rent Increases	10% in Year 6 & 7.5% in Options
Renewal Options	Four (4) 5-Year
Utilities	Tenant Responsibility
Taxes & Insurance	Tenant Reimburses
Landlord Responsibilities	Roof, Structure, and Exterior Utility Facilities. Repair & Replacement of Parking, Exterior Lighting, and Landscaping.



10-Year Corporate Lease

Tenant Profile

STARBUCKS®

Company Profile

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It is the world's largest coffeehouse chain. As of 2023, the company has 38,000 stores in 84 countries, 17,068 of which are located in the United States. Starbucks serves ±100 million customers each week. Starbucks stores are a neighborhood gathering place for meeting friends and family. Their customers enjoy quality service, an inviting atmosphere, and exceptional coffee. www.starbucks.com

Brand Portfolio

Starbucks Coffee, Seattle's Best Coffee, Teavana, Tazo, Evolution Fresh, La Boulange and Torrefazione Italia Coffee.

Investor Information

- Starbucks went public on June 26, 1992 at a price of \$17 per share (or \$0.53 per share, adjusted for subsequent stock splits) and closed trading that first day at \$21.50 per share.
- Starbucks was incorporated under the laws of the State of Washington, in Olympia, WA, on November 4, 1985.
- Starbucks Corporation's common stock is listed on NASDAQ, under the trading symbol SBUX.



Annual Revenue FY2024

\$36.18B

Increase of 11.46% YOY



Worldwide Store Count

+38,632



Employees FY2023

+361K



Representative Photo

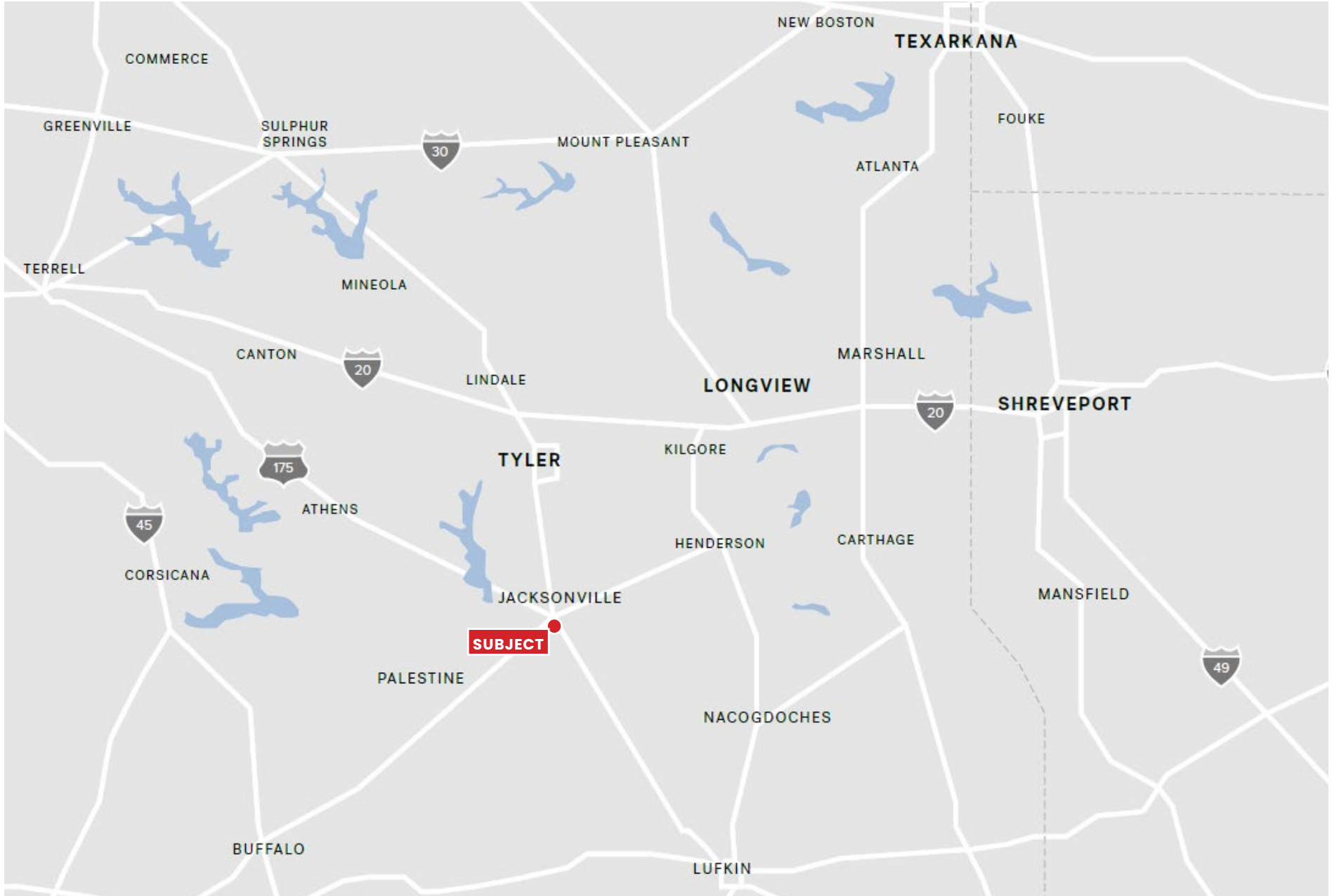


Market Overview

[Aerial Map](#) | [Demographics](#) | [Market Overview](#) | [Offering Instructions](#)

Regional Map

598 S Jackson St | Jacksonville, TX



Aerial Photography



Aerial Photography





Jacksonville, TX Demographics

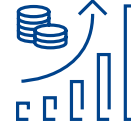
Cherokee County



County Population

53,223+

10 Mile Radius



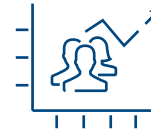
\$80,258

Average Household Income



\$186,820

Median Home Value



27,670

Current Total Population



10,387

Current Total Households



1,080

Total Businesses



11,124

Total Employees

Source: ESRI



Pricing Details

Please contact our Investment Sales Team for questions or more information.

Price
\$1,853,000

Annual Rent
\$106,500

Cap Rate
5.75%



Offering Instructions

Offers should be submitted via email to:

Geoff.Ficke@colliers.com , **Zack.Ficke@colliers.com** &
Jack.France@colliers.com

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Property Tours

By Appointment Only

Form of PSA

TBD

Title & Escrow

TBD

Thank you.



Colliers | Dallas-Fort Worth
1717 McKinney Avenue, Suite 900
Dallas, Texas 75202

Exclusive Investment Advisory Team

Geoff Ficke

Executive Vice President
+1 972 759 7814
geoff.ficke@colliers.com

Zack Ficke

Vice President
+1 972 759 7854
zack.ficke@colliers.com

Jack France

Senior Associate
+1 972 759 7819
jack.france@colliers.com

William Paredes

Associate
+1 214 217 1218
william.paredes@colliers.com

Sydney Gonzalez

Sr. Client Services Specialist
+1 972 759 7840
sydney.gonzalez@colliers.com

Rokas Samas

Marketing Specialist
+1 972 759 7824
rokas.samas@colliers.com

Simon Affi

Financial Analyst
+1 214 706 6032
simon.affi@colliers.com

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