

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



NEW 15-YEAR BUILD-TO-SUIT | OPTIONS TO EXTEND | SCHEDULED RENTAL INCREASES



9501 Mansfield Road

SHREVEPORT LOUISIANA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



SABRINA SAPIENZA

Vice President

National Net Lease

sabrina.sapienza@srsre.com

D: 914.498.2225

New Orleans, LA

LA License No. BROK.995710215-ACT

KYLE FANT

SVP & Managing Principal

National Net Lease

kyle.fant@srsre.com

M: 973.632.1386

340 Madison Avenue, Suite 3E

New York, NY 10173

NY License No. 10401281546



NATIONAL NET LEASE

Broker of Record: Sabrina Sapienza, SRS National Net Lease Group, LP | LA License No. BROK.995710215-ACT





4

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

6

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

11

AREA OVERVIEW

Demographics

12

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, Dutch Bros Coffee investment property located in Shreveport, Louisiana. The tenant, Boersma Bros, LLC (d.b.a Dutch Bros Coffee) recently signed a brand new 15 year lease with 3 (5-year) options to extend, demonstrating their commitment to the site. An estimated opening is scheduled for March 2026. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor.

The Dutch Bros is located near the signalized, hard corner intersection of Hwy 171 and Baird Rd which combine to average over 28,200 vehicles per day. Hwy 171, is the major retail thoroughfare serving the city of Shreveport. The Dutch Bros benefits from excellent visibility along Hwy 171. The asset sits across from a Walmart Supercenter anchored center. Adjacent retailers include Aldi to the south, Panda Express, Aneca Federal Credit Union, Chipotle, and Take 5, all contributing to strong consumer traffic in the area. The property is centrally located within a primary retail corridor, surrounded by national/credit tenants such as Lowe's, Kroger, Starbucks, McDonald's, Taco Bell, Tractor Supply Co., Family Dollar, and more further driving consistent consumer traffic to the site. Dutch Bros is ideally positioned less than 20 minutes from downtown Shreveport, benefiting from its location. The asset's placement allows for a convenient morning commute to the urban core while capturing consistent traffic from both local residents and commuters traveling into downtown. Located less than 2 miles from Southwood Highschool with a student population of over 1,400. The 5-mile trade area is supported by a population of more than 65,000 residents and over 30,000 employees, with an average household income of \$62,462.

PROPERTY PHOTOS





OFFERING

Price	\$2,852,000
Net Operating Income	\$174,000
Cap Rate	6.10%
Lease Signature	Corporate
Tenant	Boersma Bros, LLC d.b.a Dutch Bros Coffee
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No
ROFO/ROFR	Yes- 30 days

PROPERTY SPECIFICATIONS

Rentable Area	950 SF (est)
Land Area	0.981 Acres
Property Address	SEQ Mansfield Road & Baird Road Shreveport, Louisiana 71118
Year Built	2026
Parcel Number	161409-084-0001-00
Zoning	C3: Regional Commerical District
Ownership	Fee Simple (Land & Building Ownership)

New Construction | New, 15-Year Lease | Options To Extend | Scheduled Rental Increases | Estimated March 2026 Opening

- Dutch Bros Coffee Corporate signed lease
- New 15 year lease with 3 (5-year) option periods to extend
- The lease features 10% rental increases every five years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Signalized, Hard Corner Intersection | Excellent Frontage Visibility | Strong Retail Corridor | Southwood Highschool (1,400+ Students)

- The subject property is strategically positioned near the signalized, hard corner of Hwy 171 and Baird Road, benefiting from exposure to over 28,200 vehicles per day
- The site offers excellent frontage visibility along Hwy 171, enhancing accessibility and overall exposure to daily commuter traffic
- Dutch Bros is situated within a primary retail corridor featuring national and credit tenants including Kroger, Lowe's, Starbucks, McDonald's, Taco Bell, Aldi, Tractor Supply Co., Family Dollar, and more
- Neighboring tenants include Aldi directly south of the site, Panda Express, Aneca Federal Credit Union, Chipotle, and Take 5
- The asset is located less than 2 miles from Southwood Highschool with a student population of over 1,400

Strong Demographics In 5-Mile Trade Area

- More than 65,000 residents and 31,000 employees support the trade area
- \$62,462 average household income

PROPERTY OVERVIEW



LOCATION



Shreveport, Louisiana
Caddo & Bossier County
Shreveport-Bossier City MSA

ACCESS



Baird Road: 1 Access Point

TRAFFIC COUNTS



Mansfield Road/U.S. Highway 171: 28,200 VPD
Interstate 49: 89,100 VPD

IMPROVEMENTS



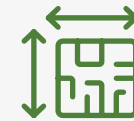
There is approximately 950 (est) of existing building area

PARKING



There are approximately 15 parking spaces on the owned parcel.
The parking ratio is approximately 15.8 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 161409-084-0001-00
Acres: 0.981
Square Feet: 950 (est)

CONSTRUCTION



Year Built: 2026

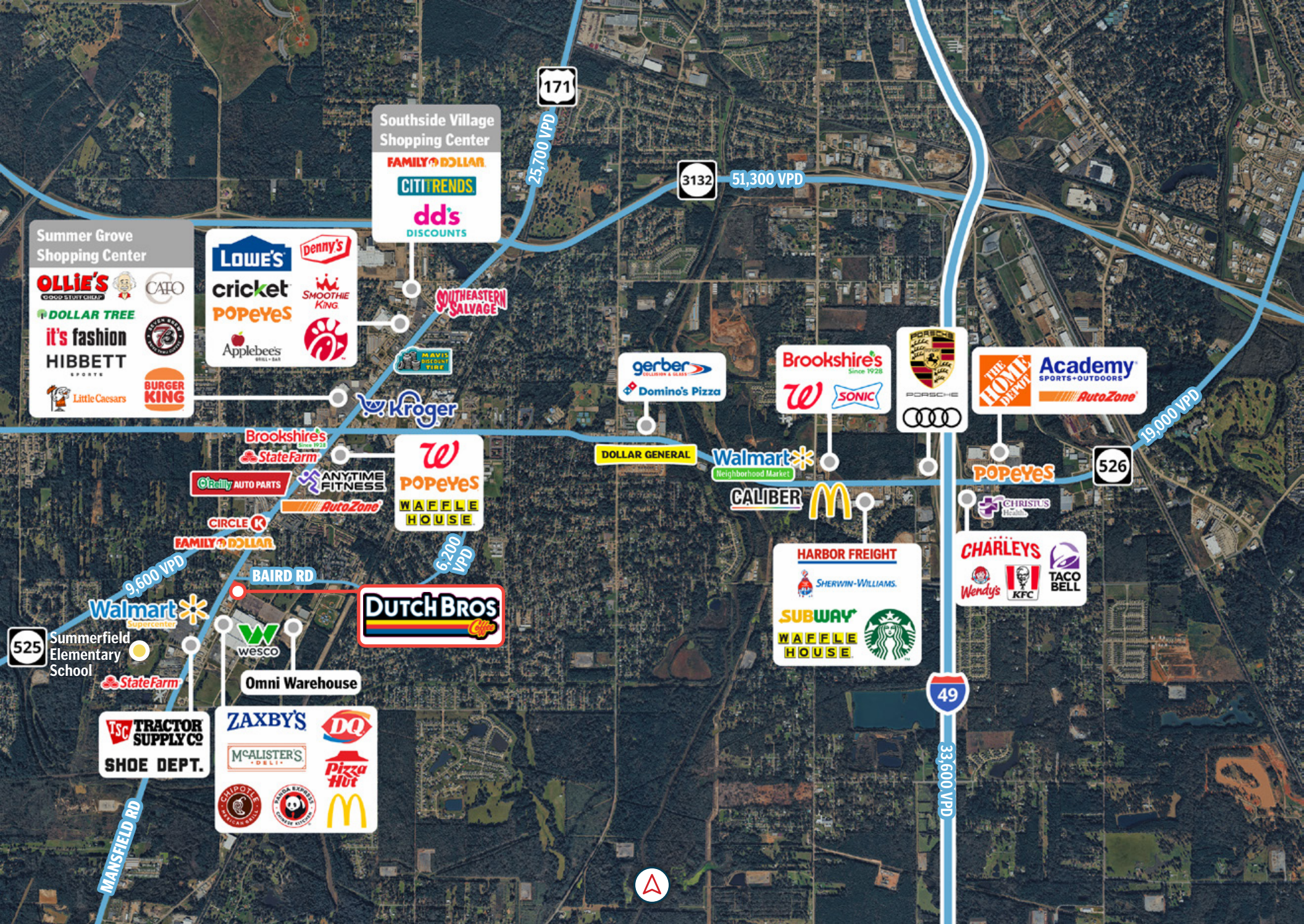
ZONING



C3: Regional Commerical District

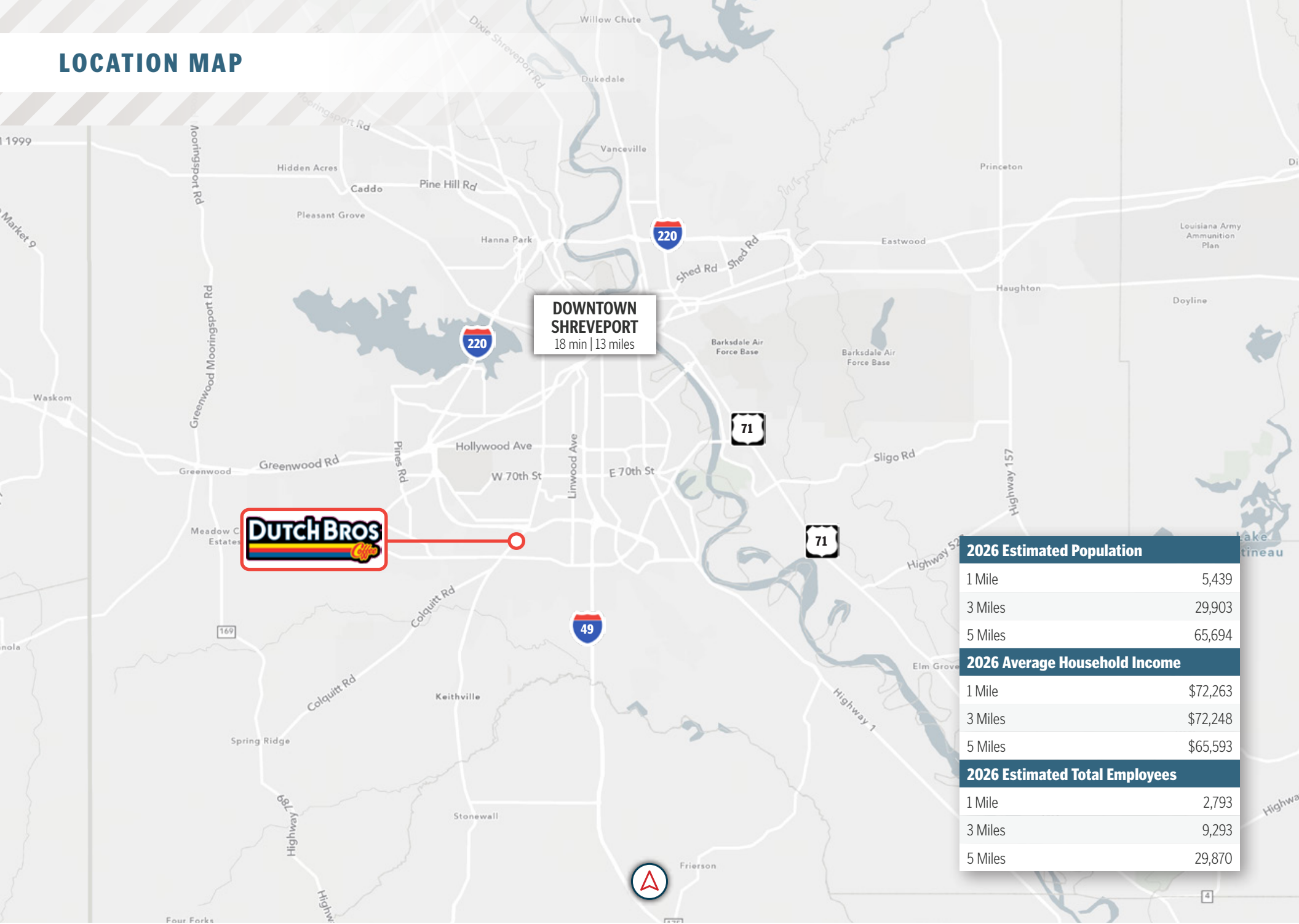








LOCATION MAP



2026 Estimated Population	
1 Mile	5,439
3 Miles	29,903
5 Miles	65,694
2026 Average Household Income	
1 Mile	\$72,263
3 Miles	\$72,248
5 Miles	\$65,593
2026 Estimated Total Employees	
1 Mile	2,793
3 Miles	9,293
5 Miles	29,870



SHREVEPORT, LOUISIANA

The Louisiana city of Shreveport is one of the state's largest cities and also the seat of Caddo Parish. Seated on the banks of the Red River, Shreveport is linked in many ways with its sister city on the other side of the river, Bossier City. Many refer to the two cities as "Shreveport-Bossier." Situated in the northwest corner of the state near the borders of Texas and Arkansas, Shreveport serves as the commercial and cultural center of the tri-state region, a region which is widely considered to be the border between the West and the South. Shreveport has a 2026 population of 173,439.

The city is a busy metropolitan city, hosting various riverboat casinos, and it is second only to New Orleans in Louisiana tourism. Nearby Bossier City is home to one of the three horse racetracks in the state, Harrah's Louisiana Downs. Casinos in Shreveport-Bossier include Sam's Town Casino, Eldorado Casino, Horseshoe Casino, Boomtown Casino, and Diamond Jacks Casino (formerly Isle of Capri). The Shreveport-Bossier Convention & Tourist Bureau is the official tourism information agency for the region. The city today has largely transitioned to a service economy, having become a popular tourist destination largely due to its various riverboat casinos and numerous historic landmarks. Outside of the manufacturing, gambling and hotel industries in Shreveport, JPMorgan Chase, Capital One, and Regions Financial Corporation have regional offices in Shreveport's downtown and surrounding districts and neighborhoods. Dallas-Fort Worth and Metro Atlanta-based AT&T, and New York-based Verizon Communications are also prevalent in the city. AT&T's regional headquarters is located in Downtown Shreveport. Walmart, Lamar Advertising Company, Target and Best Buy, and United Parcel Service also have facilities throughout Shreveport.

Shreveport-Bossier is widely known for its dockside riverboat casinos. Prominent among these are: Boomtown Casino and Hotel, Diamond Jacks Casino Resort, Eldorado Resort Casino, Horseshoe Casino and Hotel, and Sam's Town Hotel and Casino. Gaming is accompanied by world-class thoroughbred racing at Harrah's Louisiana Downs. Shreveport is also renowned for its historic landmarks. One example is the McNeill Street Pumping Station, a waterworks dating back to 1887 which is still operational today. A more recent tourist attraction is Bossier City's expansive Louisiana Boardwalk, a huge shopping and entertainment complex which opened its doors in 2005.

Shreveport lies at the junction of Interstates I-20 and I-49. The city is also serviced by Interstate I-220; U.S. Route 71; and Louisiana State Highways 1, 3, and 526. Air transport is available at Shreveport Regional Airport (SHV), located in the western part of the city.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	5,439	29,903	65,694
2031 Projected Population	5,303	29,147	63,840
2020 Census Population	5,725	31,332	69,006
Projected Annual Growth 2026 to 2031	-0.51%	-0.51%	-0.57%
Historical Annual Growth 2010 to 2020	-0.55%	-0.11%	-0.55%
Households & Growth			
2026 Estimated Households	2,327	12,685	27,560
2031 Projected Households	2,323	12,656	27,425
2020 Census Households	2,325	12,690	27,651
Projected Annual Growth 2026 to 2031	-0.03%	-0.05%	-0.10%
Historical Annual Growth 2010 to 2020	-0.37%	-0.08%	-0.29%
Income			
2026 Estimated Average Household Income	\$72,263	\$72,248	\$65,593
2026 Estimated Median Household Income	\$65,751	\$60,725	\$51,136
2026 Estimated Per Capita Income	\$32,472	\$30,872	\$27,816
Businesses & Employees			
2026 Estimated Total Businesses	290	1,141	2,829
2026 Estimated Total Employees	2,793	9,293	29,870



RENT ROLL



LEASE TERM				RENTAL RATES							
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Boersma Bros, LLC d.b.a Dutch Bros Coffee	950 (est.)	TBD	15 Years	Current	-	\$14,500	\$15.26	\$174,000	\$183.16	Abs. NNN	3 (5-Year) 10% Increase at Beg. of Each Option
				Years 6-10	10%	\$15,950	\$16.79	\$191,400	\$201.47		
				Years 11-15	10%	\$17,545	\$18.47	\$210,540	\$221.62		

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at jordan.yarosh@srsre.com



DUTCH BROS

dutchbros.com

Company Type: Public (NYSE: BROS)

Locations: 1,203+

2025 Employees: 24,000

2025 Revenue: \$1.64 Billion

2025 Net Income: \$79.84 Million

2025 Assets: \$3 Billion

2025 Equity: \$680.82 Million

Dutch Bros Inc. (NYSE: BROS) is a high-growth operator and franchisor of drive-thru shops that focus on serving high QUALITY, hand-crafted beverages with unparalleled SPEED and superior SERVICE. Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what they do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers. They believe Dutch Bros is more than just the products they serve—they are dedicated to making a massive difference in the lives of their employees, customers and communities. This combination of hand-crafted and high-quality beverages, their unique drive-thru experience and our community-driven, people-first culture has allowed us to successfully open new shops and continue to share the “Dutch Luv” at 1,203 locations across 25 states as of May 19, 2026.

Source: investors.dutchbros.com, finance.yahoo.com, scrapehero.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD

in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE

in 2025



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