

SINGLE TENANT DRIVE-THRU EQUIPPED

Investment Opportunity



Brand New 15-Year Absolute NNN Lease | Corporate Signature (NASDAQ: BRCB)



601 E FM 2410 Road | Harker Heights, Texas

AUSTIN MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



BRITT RAYMOND

**EVP & Managing Principal
National Net Lease**

britt.raymond@srsre.com
D: 929.229.2614 | M: 704.517.4712
340 Madison Avenue, Suite 3E
New York, NY 10173
NY License No. 10491212709

KYLE FANT

**EVP & 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: Louie Tijerina, SRS Real Estate Partners-Austin, LLC | TX License No. 655302-B

PROPERTY PHOTO





SRS National Net Lease is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased retail investment property located in Harker Heights, Texas. The tenant recently executed a brand new 15-year lease with four (5-year) renewal options to extend, demonstrating long-term commitment to the site. The lease features scheduled 10% rental increases every five years throughout the primary term and at the beginning of each option period, supporting NOI growth and providing a hedge against inflation. The property features brand new 2026 construction with high-quality materials, modern finishes, and drive-thru infrastructure. The lease is absolute NNN with zero landlord responsibilities, making it an ideal management-free investment opportunity for an out-of-state investor.

The property is strategically positioned along E FM 2410 Road (27,600 VPD), offering strong visibility, and is located just minutes from Interstate 14 (63,900 VPD), a key east-west arterial providing regional connectivity. The asset is situated within a dense retail corridor alongside national retailers including Walmart Supercenter, Raising Cane's, and O'Reilly Auto Parts. Nearby retail destinations include Market Heights (4M annual visits) and Killeen Mall (2.1M annual visits), further driving consumer traffic to the area. The property also benefits from proximity to community anchors including Mountain View Elementary School and Union Grove Middle School, as well as Seton Medical Center – Harker Heights, an 83-bed acute care hospital providing a full range of healthcare services. Additionally, the site is located just minutes from Fort Cavazos, one of the largest military installations in the United States, supporting a significant population base and regional economic activity. The surrounding Central Texas market continues to experience strong growth, driven by ongoing commercial development, infrastructure investment along Interstate 14, and population growth fueled by military and residential demand. The 5-mile trade area is supported by more than 116,800 residents and 27,600 employees, with an average household income of \$120,888 within the 1-mile trade area.

PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$2,832,000
Net Operating Income	\$160,000
Cap Rate	5.65%
Signature	Corporate
Tenant	Black Rock Store Operations LLC (d.b.a. Black Rock Coffee Bar)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	Yes
ROFO/ROFR	No

PROPERTY SPECIFICATIONS

Rentable Area	1,500 SF
Land Area	0.75 AC
Property Address	601 E FM 2410 Road Harker Heights, Texas 76548
Year Built	2026
Parcel Number	TBD (Currently Undergoing Re-Parcelization)
Ownership	Fee Simple (Land & Building Ownership)

Brand New 15-Year Lease | Options To Extend | 10% Rental Increases | 2026 Construction | Drive-Thru Equipped

- The tenant recently executed a brand new 15-year lease with four (5-year) renewal options, demonstrating long-term commitment to the site
- Scheduled 10% rental increases every five years throughout the primary term and at the beginning of each option period support NOI growth and hedge against inflation
- 2026 construction featuring high-quality materials, modern finishes, and drive-thru infrastructure

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Ideal, management-free investment for a passive investor

Strong Frontage On E FM 2410 Road | Minutes From Interstate 14

- The property benefits from prominent frontage along E FM 2410 Road (27,600 VPD)
- Just minutes from Interstate 14 (63,900 VPD), a key east-west arterial providing regional connectivity

Dense Retail Corridor | Near Major Retail & Community Anchors

- The subject property is situated within a dense retail corridor alongside national brands including Walmart Supercenter, Raising Cane's, and O'Reilly Auto Parts
- Located near major retail destinations including Market Heights (4M annual visits) and Killeen Mall (2.1M annual visits)
- Also near additional daytime traffic drivers including Mountain View Elementary School and Union Grove Middle School

Proximity To Seton Medical Center – Harker Heights

- Close proximity to a growing, award-winning regional hospital, Seton Medical Center Harker Heights, an 83-bed acute care hospital offering cardiology, emergency services with a Level IV Trauma ER, general and orthopedic surgery, total joint replacement, and gastroenterology
- The hospital recently broke ground on a new South Campus in Belton featuring a freestanding Emergency Department, and in 2025 alone the hospital opened a new Advanced Imaging Center, installed a new cardiac catheterization lab, and expanded its women's services department

Minutes From Fort Cavazos

- The subject property is just minutes from Fort Cavazos, home to approximately 59,695 direct employees, including 38,642 active-duty military personnel, and the installation's affiliated population contributed an estimated \$39 billion to the Texas economy in 2023
- The total supported population (soldiers, families, retirees, contractors) is over 473,000 people, and the base is the largest single local-location employer in the state of Texas
- Throughout 2024, Fort Cavazos continued its modernization through multiple initiatives, including the opening of new barracks, a new microgrid project at air traffic control, and the opening of the National Mounted Warrior Museum (www.army.mil) all pointing to ongoing investment in the installation

High-Growth Market

- Central Texas is experiencing a development boom with several major commercial projects taking shape between Killeen and Harker Heights, including a new \$11 million, 40,000-square-foot Crunch Fitness facility under construction near I-14 in Harker Heights, a new QuikTrip convenience store in Killeen, and HomeGoods, T.J. Maxx, and Five Below preparing to open at Killeen Mall alongside a new Longhorn Steakhouse, most expected to open in 2026
- Harker Heights is the preferred off-base residential destination for Fort Cavazos officers and their families, specifically because it offers better schools, safer neighborhoods, and newer housing than Killeen proper, which drives the income premium and the sustained population growth
- Infrastructure investment - I-14 (formerly US-190) was officially designated an Interstate Highway and added to the Strategic Highway Network, which unlocked federal funding for widening and improvements along the corridor, supporting long-term traffic growth

Strong Demographics In The Trade Area

- More than 116,800 residents and 27,600 employees support the 5-mile trade area
- \$120,888 average household income within the 1-mile trade area

PROPERTY OVERVIEW



LOCATION



Harker Heights, Texas
Bell County
Austin MSA

ACCESS



E FM 2410 Road: 1 Access Point

TRAFFIC COUNTS



E FM 2410 Road: 27,600 VPD
U.S. Highway 190/Interstate 14: 63,900 VPD

IMPROVEMENTS



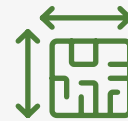
There is approximately 1,500 SF of building area

PARKING



There are approximately 27 parking spaces on the owned parcel.
The parking ratio is approximately 18.0 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: TBD (Currently Undergoing Re-Parcelization)
Acres: 0.75

CONSTRUCTION



Year Built: 2026

ZONING



Secondary And Highway Business District (B-4)



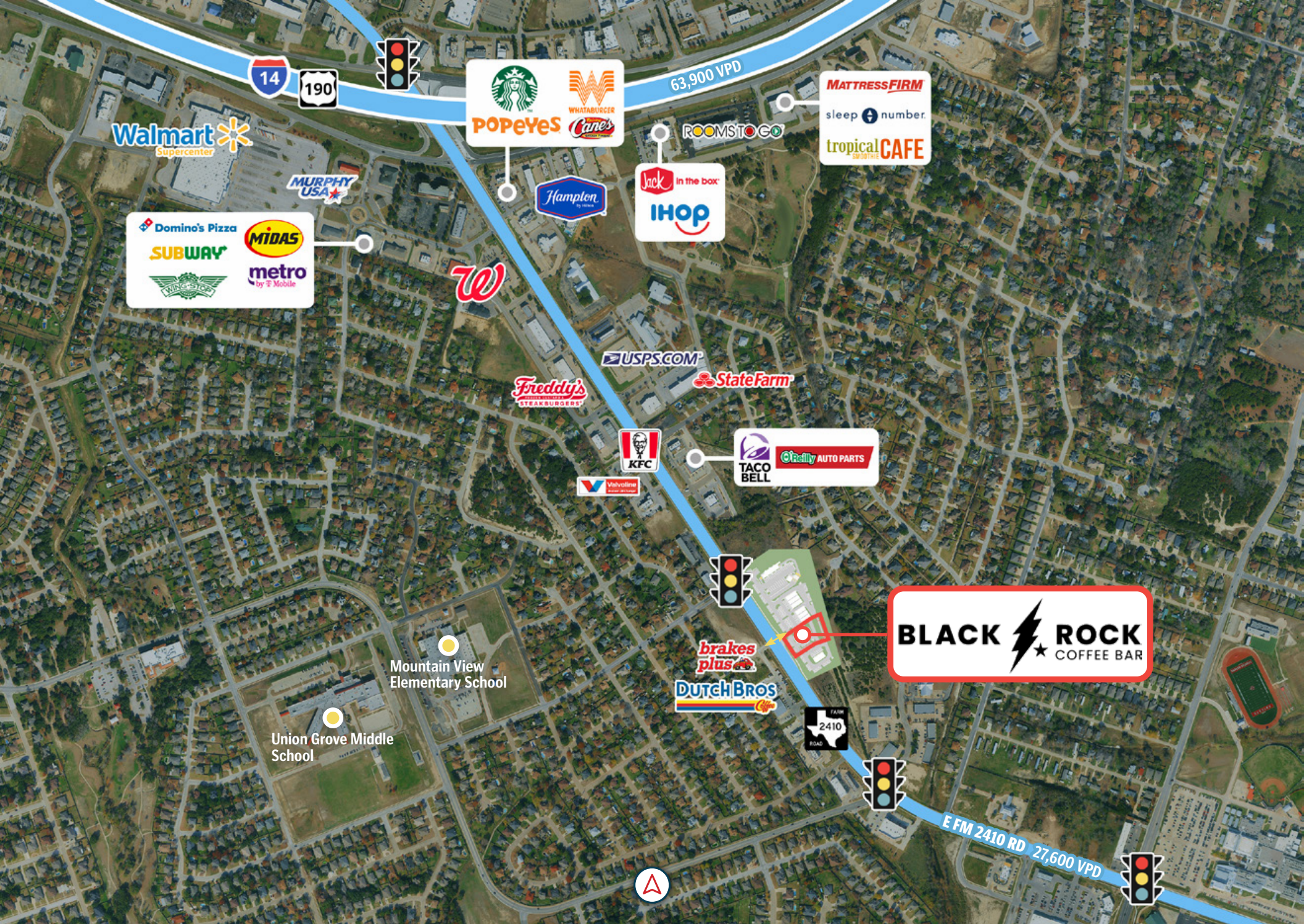


Harker Heights High School

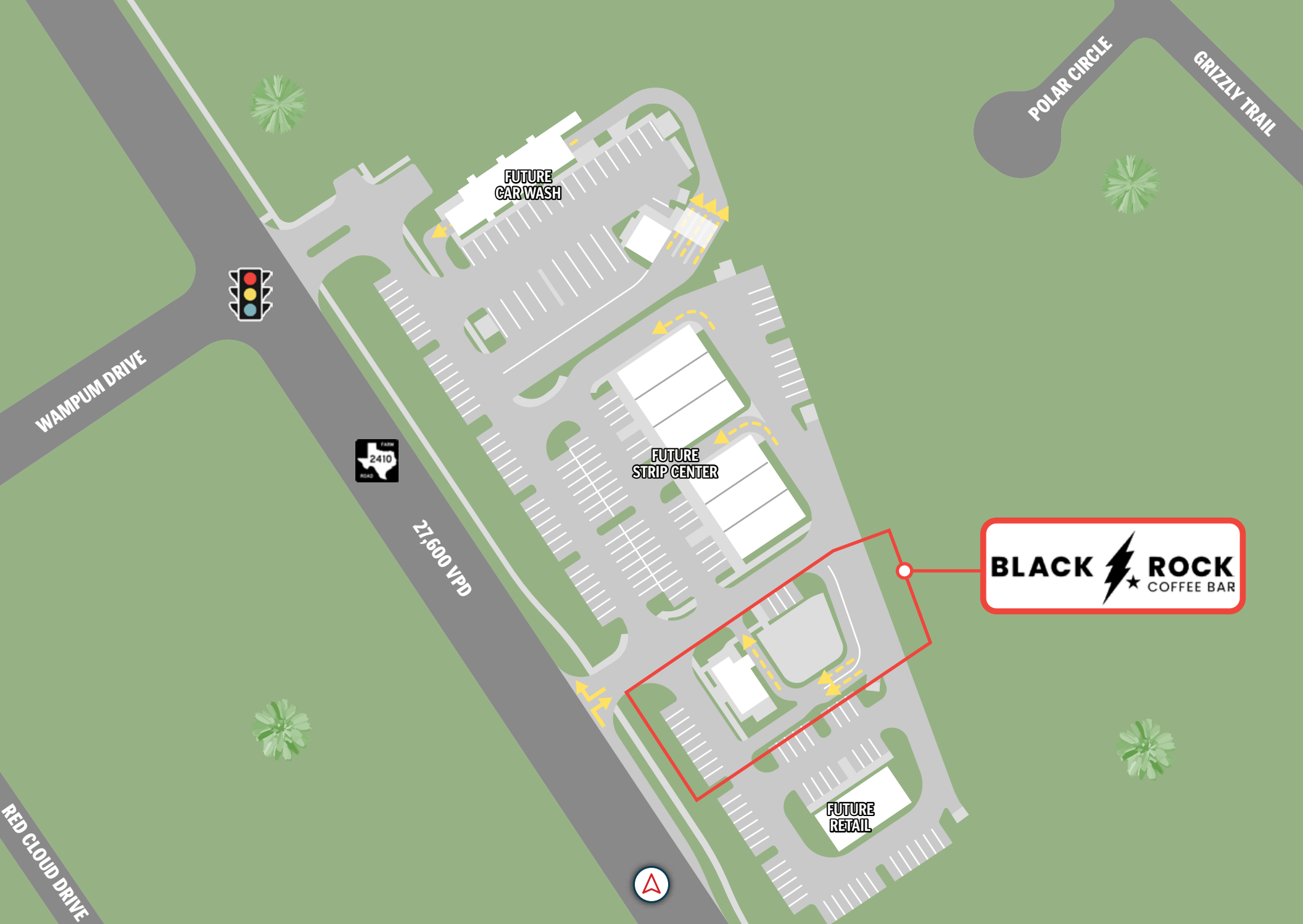
BLACK ⚡ ROCK
COFFEE BAR

New Development

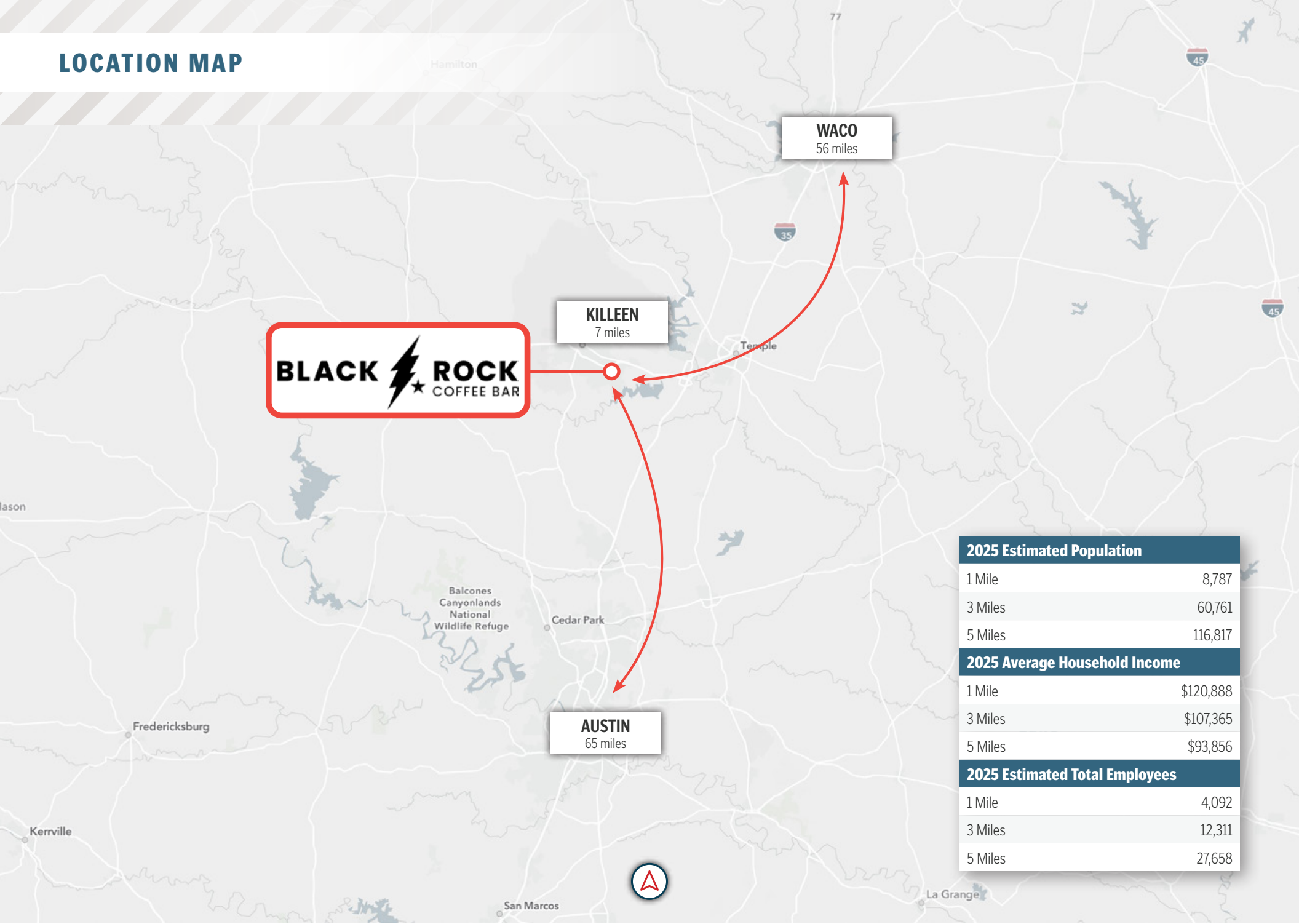
New Development







LOCATION MAP



2025 Estimated Population	
1 Mile	8,787
3 Miles	60,761
5 Miles	116,817
2025 Average Household Income	
1 Mile	\$120,888
3 Miles	\$107,365
5 Miles	\$93,856
2025 Estimated Total Employees	
1 Mile	4,092
3 Miles	12,311
5 Miles	27,658



HARKER HEIGHTS, TEXAS

Harker Heights is a fast-growing suburban city in Bell County, located adjacent to Killeen and near Fort Cavazos (formerly Fort Hood). Known for its modern neighborhoods, strong community services, and access to Central Texas amenities, the city offers a blend of suburban living with close ties to the military community and nearby employment centers. Its location along US-190/Interstate 14 provides convenient access to Temple, Belton, and the greater Central Texas region. Harker Heights has an estimated 2025 population of approximately 35,770.

The local economy is supported by retail, healthcare, education, hospitality, and small businesses, along with economic activity generated by the nearby military base. Many residents commute to Killeen, Temple, and Fort Cavazos for employment. Key commercial corridors such as Knights Way, E FM 2410 Road, and Central Texas Expressway continue to experience growth with new retail centers, restaurants, and service-oriented businesses, supported by steady population expansion.



Harker Heights offers a range of recreational and lifestyle amenities, including Dana Peak Park, Stillhouse Hollow Lake, hiking and biking trails, community parks, sports complexes, and lakeside activities such as boating, fishing, and camping. The city also hosts farmers markets, festivals, and community events throughout the year. Its proximity to Killeen and Temple provides additional access to regional shopping, dining, and entertainment options.

The city is served by the Killeen Independent School District (KISD), including Harker Heights High School and multiple elementary and middle schools. Residents also benefit from nearby higher education opportunities at Central Texas College, Texas A&M University–Central Texas, and other institutions throughout the region. The closest major airport is Killeen-Fort Hood Regional Airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	8,787	60,761	116,817
2030 Projected Population	8,966	63,648	124,487
2010 Census Population	7,408	44,205	91,326
Projected Annual Growth 2025 to 2030	0.40%	0.93%	1.28%
Historical Annual Growth 2010 to 2020	1.52%	2.27%	1.75%
Households & Growth			
2025 Estimated Households	2,958	21,587	44,301
2030 Projected Households	3,082	23,049	48,097
2010 Census Households	2,369	15,377	34,040
Projected Annual Growth 2025 to 2030	0.82%	1.32%	1.66%
Historical Annual Growth 2010 to 2020	1.66%	2.18%	1.64%
Income			
2025 Estimated Average Household Income	\$120,888	\$107,365	\$93,856
2025 Estimated Median Household Income	\$105,325	\$88,941	\$73,656
2025 Estimated Per Capita Income	\$41,394	\$38,266	\$35,580
Businesses & Employees			
2025 Estimated Total Businesses	422	1,268	2,738
2025 Estimated Total Employees	4,092	12,311	27,658



RENT ROLL



LEASE TERM				RENTAL RATES						
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Options
Black Rock Store Operations LLC (d.b.a. Black Rock Coffee Bar)	1,500	6/14/2026	6/30/2041	Current	-	\$13,333	\$8.89	\$160,000	\$106.67	4 (5-Year)
				6/14/2031	10.00%	\$14,667	\$9.78	\$176,000	\$117.33	
				6/14/2036	9.83%	\$16,108	\$10.74	\$193,300	\$128.87	
				10% rental increases at the beginning of each option period thereafter						

FINANCIAL INFORMATION

Price	\$2,832,000
Net Operating Income	\$160,000
Cap Rate	5.65%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	2026
Rentable Area	1,500 SF
Land Area	0.75 AC
Address	601 E FM 2410 Road Harker Heights, Texas 76548



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

BRAND PROFILE



BLACK ROCK COFFEE

br.coffee

Company Type: Private

Locations: 170+

Black Rock Coffee Bar is a high-growth operator of guest-centric, drive-thru coffee bars offering premium caffeinated beverages and an elevated in-store experience crafted by their engaging baristas. Black Rock Coffee Bar was founded in 2008 in Beaverton, Oregon. What started as a single 160 square foot coffee bar in 2008 is now one of the fastest growing beverage companies in the United States by revenue and the largest fully company-owned coffee retailer in the country, with more than 170 locations spanning seven states from the Pacific Northwest to Texas.



Source: ir.br.coffee/news-releases



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



© 2026 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets