

For Sale



Starbucks at Cypress Creek Lakes

20330 Tuckerton Rd.
Cypress, Texas 77433

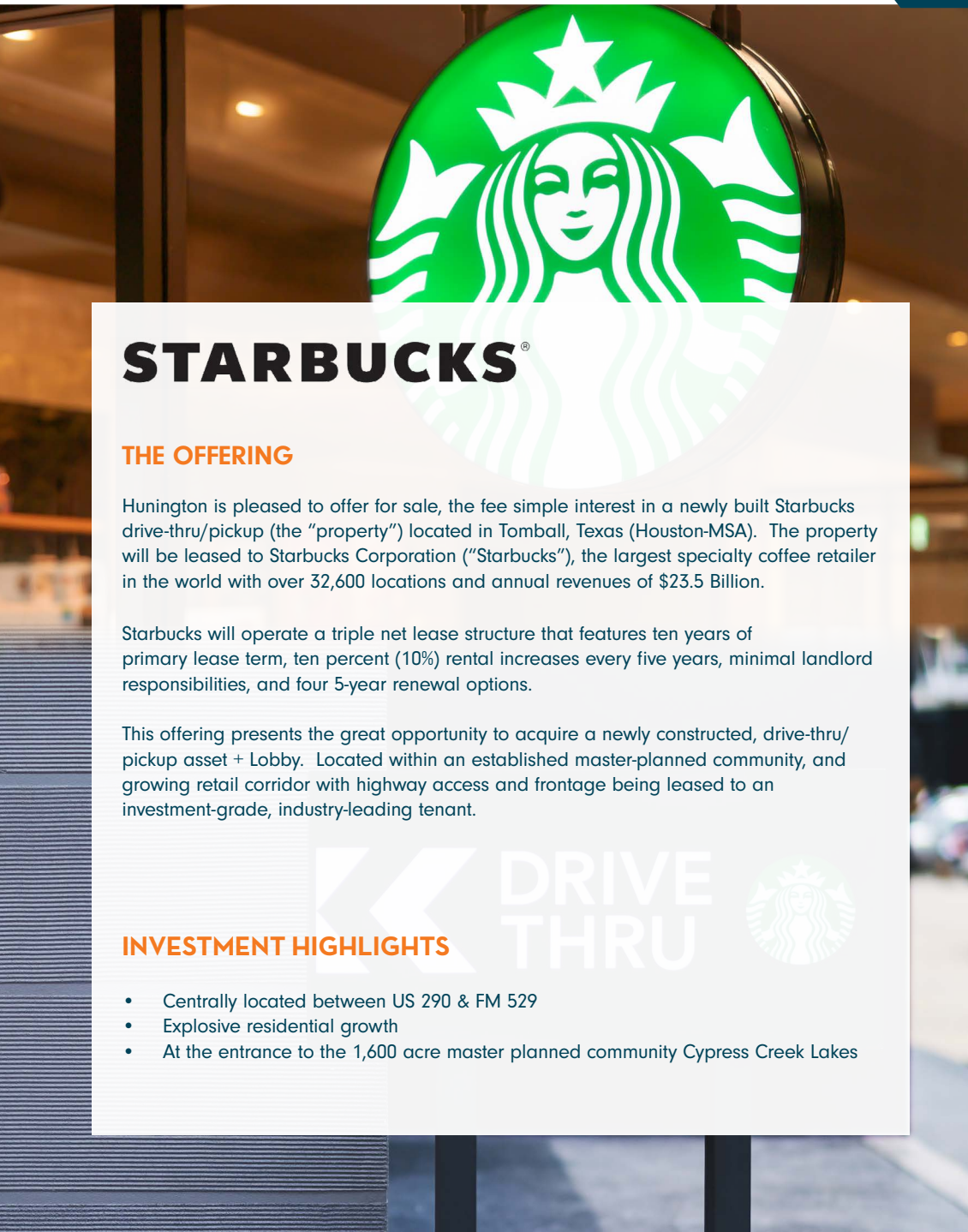


Hunington

Hunington Properties, Inc.
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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 Tomball, 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

- Centrally located between US 290 & FM 529
- Explosive residential growth
- At the entrance to the 1,600 acre master planned community Cypress Creek Lakes



STARBUCKS AT CYPRESS CREEK LAKES

20330 Tuckerton Rd. Cypress, Texas 77433

Executive Summary

Sale Price	\$3,125,000.00
Cap Rate:	4.00%
Annual Rent:	Yr 1-5 125K Yr 6-10 137.5K
Lease Term:	10 Yr Primary
Options:	4-5 Yr @ 10%
Lease Type:	NNN
Rent Commencement:	August 2024 (Est.)
Square Footage:	1,649
Land Size:	1.02 AC
Ownership:	Fee Simple
Landlord Responsibilities:	Roof & Structure (20 Yr Warranty)
Guaranty:	Corporate (SBUX)
Tenant:	Starbucks

Demographics

Population (2023)	1 mi. - 10,465
	3 mi. - 82,783
	5 mi. - 216,108
Average HHI (2023)	1 mi. - \$194,643
	3 mi. - \$152,854
	5 mi. - \$142,351


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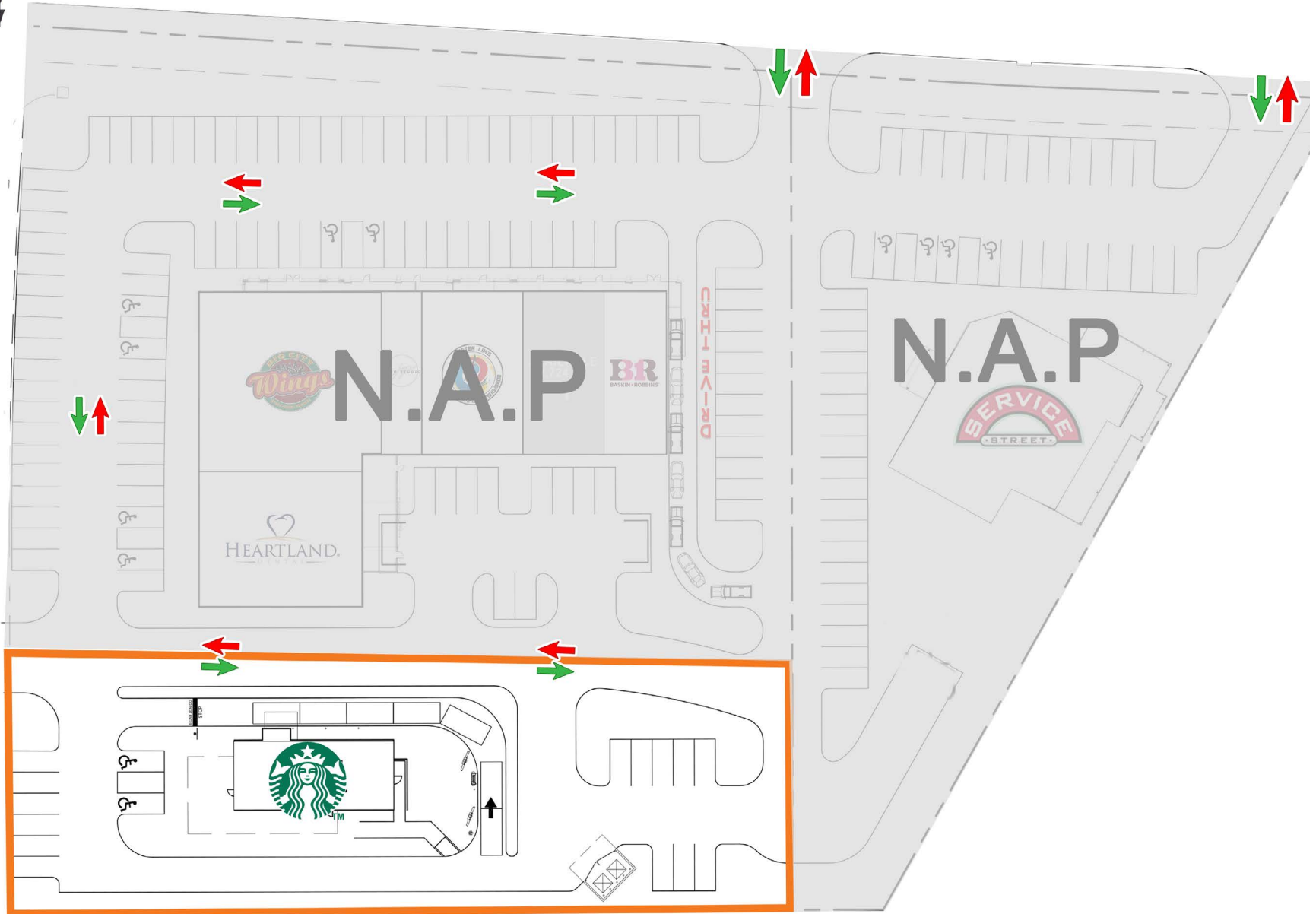
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Site Plan



CYPRESS CREEK BEND DR

TUCKERTON RD



Site Aerial

55 Resort

UNDER CONSTRUCTION

182 UNITS

Coming Spring 2025

Cypress Creek Bend Dr

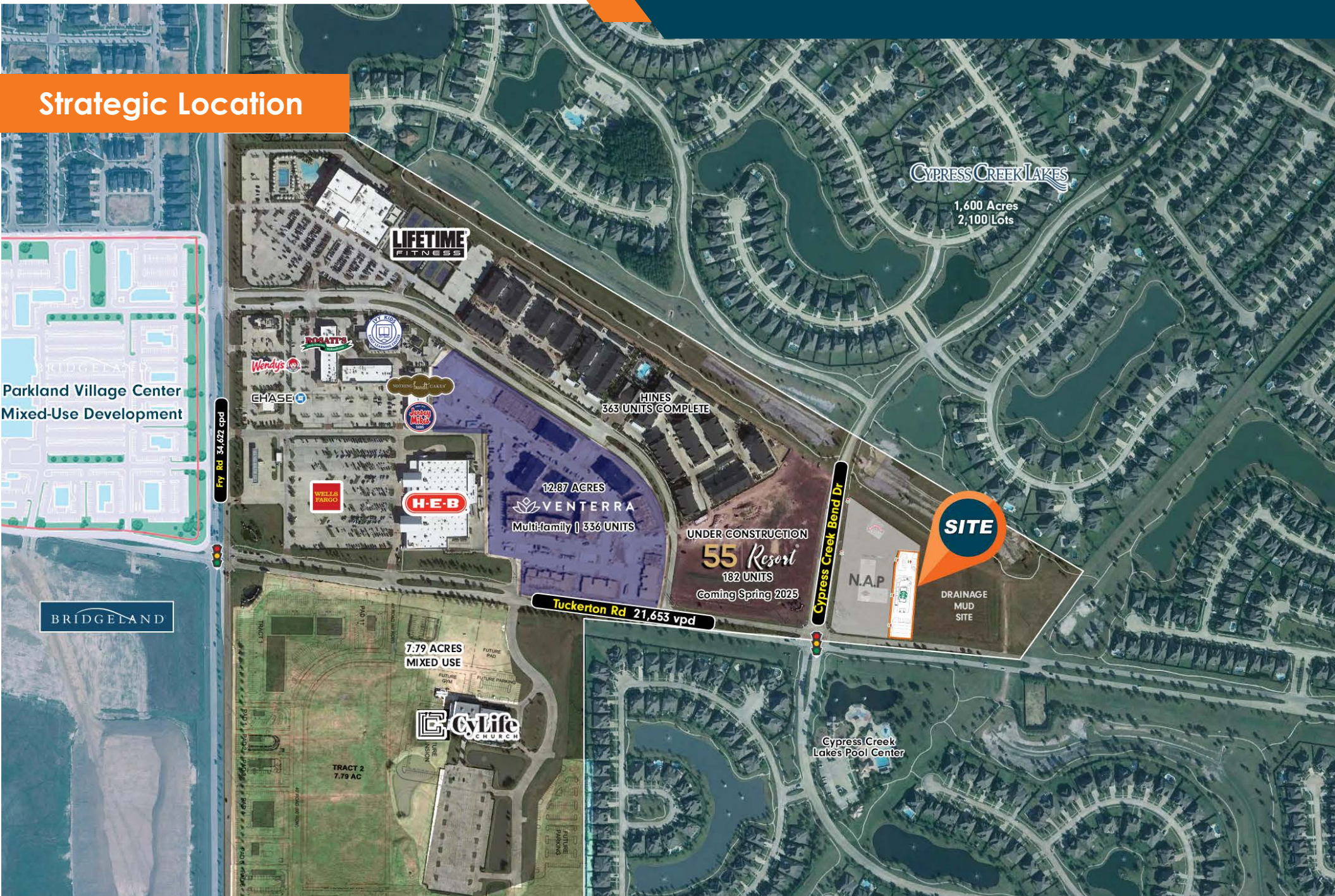
Tuckerton Rd 20,536 cpd

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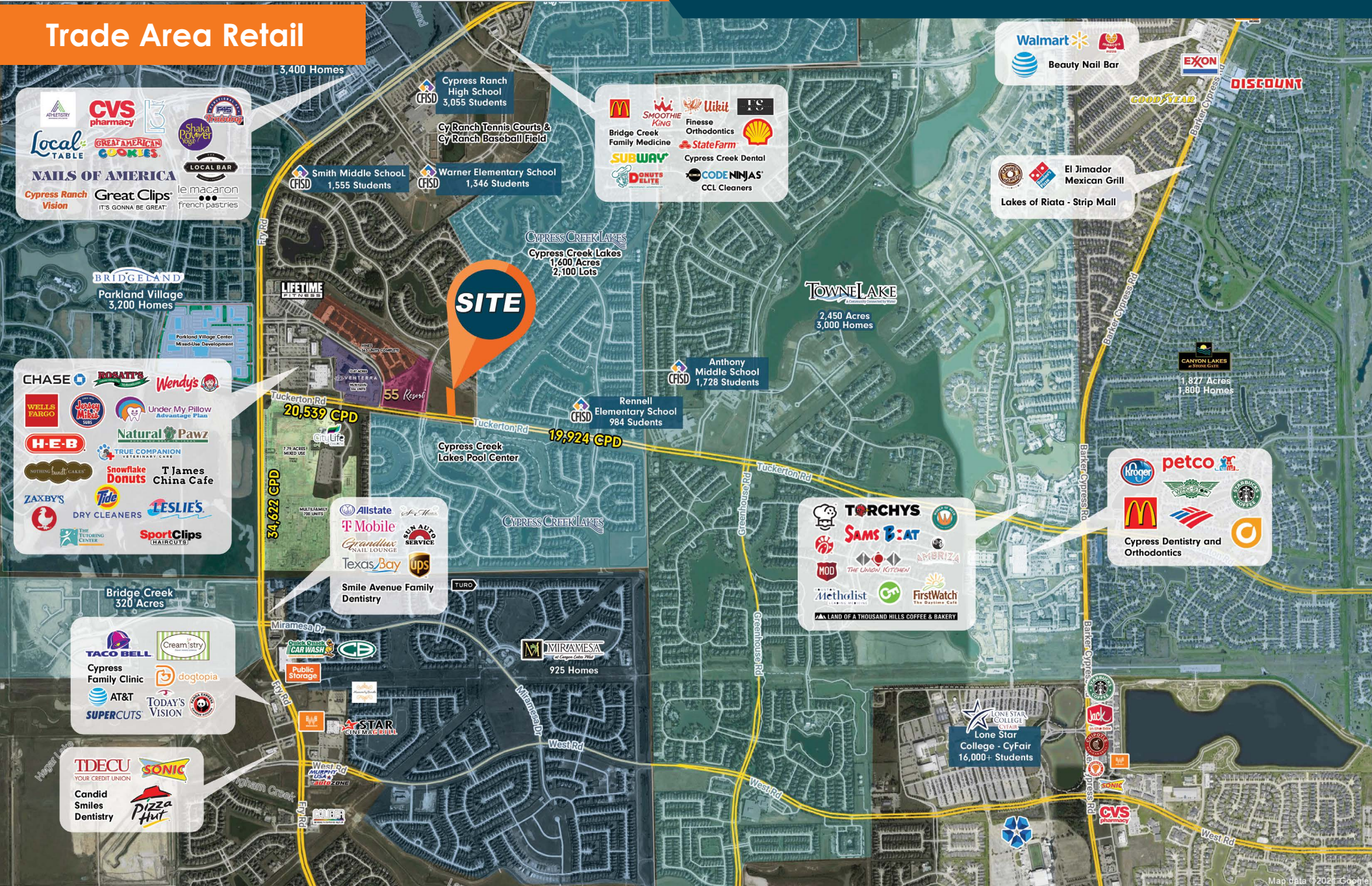
SITE

DRAINAGE
MUD
SITE

Strategic Location



Trade Area Retail



Trade Area Retail



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.



