

BOOMING LOCAL MARKET

BRAND NEW 20 YEAR LEASE



OVER 750+ LOCATIONS IN 30 STATES

HIGH TRAFFIC COUNTS

Walmart

NEIGHBORING TOP 3% IN VISITS NATIONWIDE

OPENING MAY 2025!



3563 PABLO KISEL BLVD, BROWNSVILLE, TX 78520

SCOOTER'S COFFEE | BROWNSVILLE-MCALLEN MSA

VALU NET LEASE PARTNERS[®]

Actual Site

VALUE NET
LEASE
PARTNERS[®]

EXCLUSIVELY MARKETED SCOOTER'S COFFEE (BROWNSVILLE, TX)



In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637

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Representative Photo

INVESTMENT HIGHLIGHTS

SCOOTER'S COFFEE (BROWNSVILLE, TX)



GROWING COMPANY WITH OVER 750+ LOCATIONS THROUGHOUT THE USA | STRONG UNIT ECONOMICS

- Scooter's Coffee now has 760+ stores operating across the US and has commitments to open stores in a total of 34 states as of 2025.
- Subject property will be completed in May 2025.
- Average store sales (AUV's) for Scooter's Coffee range from \$850,000 to some locations with sales north of \$1.5MM.
- Average EBITDA margins for Scooter's franchisees range from 16%-22%, significantly higher than most other QSR brands. The high EBITDA margins allow for high profitability.

FRANCHISEE GUARANTEE | EXPERIENCED RESTAURANT OPERATOR

- Lease is guaranteed by the franchisee with plans to open 12 units in the Texas market.
- This store is forecast to be high performing in terms of sales compared to the National Average in the Scooter's Coffee system.
- Franchisee is an experienced and successful restaurant operator in the area.

NEIGHBORING TOP 10 PERFORMING CORPORATE TENANTS IN SURROUNDING AREA

- Nearby McDonald's | Ranked as a Top Store (93rd Percentile) in all of Texas that produced more than \$5.5M in Sales (2023).
- Nearby Panda Express | Ranked as a Top Store (97th Percentile) in all of Texas that produced more than \$4.5M in Sales (2023).
- Nearby Texas Roadhouse | Ranked as a Top Store (98th Percentile) in all of Texas that produced more than \$5.5M in Sales (2023).
- Neighboring Sunrise Mall is #3 Ranked Mall in all of Texas by Visits (2023) with Corporate Tenants Including: Aldo, American Eagle Outfitters, Bath & Body Works, GAP, Express, GameStop & More.

BRAND NEW 20 YEAR ABSOLUTE TRIPLE NET (NNN) LEASE | ZERO LANDLORD RESPONSIBILITIES

- Brand New Absolute Triple Net (NNN) Lease.
- Zero Landlord Responsibilities – Tenant to Pay Tax, Insurance, and Maintenance.
- 20 Year Original Lease Term starting at COE.
- The Lease Features Attractive Rental Increase of 7.5% Every 5 Years.
- Absolute Triple Net Lease that provides as a hedge against inflation.

FINANCIAL SUMMARY

SCOOTER'S COFFEE (BROWNSVILLE, TX)



PRICING SUMMARY

Property Name	Scooter's Coffee
Property Address	3563 Pablo Kisel Blvd Brownsville, TX 78520
Price	\$2,228,571
CAP Rate	7.00%
Initial NOI/Rent	\$156,000
Approx. Building Size	Approx. 660 SF
Year Built/Renovated	2024
Approx. Lot Size	0.89 Acres

LOAN QUOTE

Loan to Value	50%
Equity	\$1,248,000
Debt	\$1,248,000
Amortization	25 Years
Interest Rate	7.10%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	10,949	87,731	154,894
Total Households	3,216	25,929	45,545
Household Income	\$81,288	\$69,862	\$62,851

LEASE SUMMARY

Tenant	Scooter's Coffee
Guarantee	Franchisee (Future 12+ Units)
Lease Type	Absolute Triple Net (NNN) Lease
Lease Commencement	COE
Lease Expiration	20 Years After COE
Original Term	20 Years
Option Term	Four (4), Five (5) Years
Increases	7.5% every 5 Years
Landlord Responsibilities	None
Tenant Responsibilities	Property Tax, Maintenance, Insurance
Lease Term Remaining	20 Years



RENT SCHEDULE

SCOOTER'S COFFEE (BROWNSVILLE, TX)



INITIAL TERM

Term	Year	Rent Per Year	Rent Per Month	Increase
Initial	1	\$156,000	\$13,000	
Initial	2	\$156,000	\$13,000	
Initial	3	\$156,000	\$13,000	
Initial	4	\$156,000	\$13,000	
Initial	5	\$156,000	\$13,000	
Initial	6	\$167,700	\$13,975	7.50%
Initial	7	\$167,700	\$13,975	
Initial	8	\$167,700	\$13,975	
Initial	9	\$167,700	\$13,975	
Initial	10	\$167,700	\$13,975	
Initial	11	\$180,278	\$15,023	7.50%
Initial	12	\$180,278	\$15,023	
Initial	13	\$180,278	\$15,023	
Initial	14	\$180,278	\$15,023	
Initial	15	\$180,278	\$15,023	
Initial	16	\$193,799	\$16,150	7.50%
Initial	17	\$193,799	\$16,150	
Initial	18	\$193,799	\$16,150	
Initial	19	\$193,799	\$16,150	
Initial	20	\$193,799	\$16,150	

OPTION TERM

Term	Year	Rent Per Year	Rent Per Month	Increase
Option 1	1	\$208,334	\$17,361	7.50%
Option 1	2	\$208,334	\$17,361	
Option 1	3	\$208,334	\$17,361	
Option 1	4	\$208,334	\$17,361	
Option 1	5	\$208,334	\$17,361	
Option 2	1	\$223,960	\$18,663	7.50%
Option 2	2	\$223,960	\$18,663	
Option 2	3	\$223,960	\$18,663	
Option 2	4	\$223,960	\$18,663	
Option 2	5	\$223,960	\$18,663	
Option 3	1	\$240,757	\$20,063	7.50%
Option 3	2	\$240,757	\$20,063	
Option 3	3	\$240,757	\$20,063	
Option 3	4	\$240,757	\$20,063	
Option 3	5	\$240,757	\$20,063	
Option 4	1	\$258,814	\$21,568	7.50%
Option 4	2	\$258,814	\$21,568	
Option 4	3	\$258,814	\$21,568	
Option 4	4	\$258,814	\$21,568	
Option 4	5	\$258,814	\$21,568	



AERIAL MAP

SCOOTER'S COFFEE (BROWNSVILLE, TX)



VALU NET LEASE PARTNERS[®]

SATELLITE MAP

SCOOTER'S COFFEE (BROWNSVILLE, TX)





EST. 1998

SCOOTER'S
COFFEE

TENANT AND GUARANTEE SUMMARY

SCOOTER'S COFFEE (BROWNSVILLE, TX)



TENANT HEADQUARTERS:
OMAHA, NE

TENANT:
SCOOTER'S COFFEE

OPERATOR:
SCOOTER'S COFFEE

GUARANTEE:
FRANCHISEE (FUTURE 12+ UNITS)

TENANT LOCATIONS:
760+ STORES

SCOOTER'S COFFEE

- Scooter's Coffee is a specialty coffee franchise founded in 1998 by Don and Linda Eckles.
- The brand is known for its drive-thru coffee kiosks and coffeehouses, offering a wide range of coffee beverages, including lattes, mochas, cappuccinos, and espresso-based drinks.
- Scooter's Coffee sources its coffee beans from around the world, focusing on high-quality Arabica beans. They have their own roasting facility to ensure freshness and consistency in their coffee products.
- Scooter's Coffee has expanded rapidly since its inception and has grown to over 750 locations in 23 states across the United States. Many of their locations are drive-thru kiosks, making it convenient for customers on the go.
- In addition to coffee, Scooter's Coffee also offers a variety of other beverages, including smoothies, teas, and hot chocolates. They also have a selection of pastries, muffins, and breakfast sandwiches to complement their drinks.
- The company is committed to giving back to the community and is involved in various charitable initiatives. They have established the Scooter's Coffee Caring for Kids Foundation, which supports organizations that focus on children's health and education.



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THESE 10 RETAIL BRANDS ARE THE FASTEST GROWING IN THE U.S., YELP SAYS

Wednesday, April 10, 2024

The Midwestern coffee chain was founded in 1998 in Nebraska but has only recently begun aggressively expanding through franchised locations. Its standard, drive-thru-only location is only 664 square feet. The restaurant's small size makes it cheaper to operate and quicker to build, helping the chain and its franchisees accelerate development quickly.

Scooter's net new locations jumped 53% from 2022 to 2023, giving it the largest percentage growth of any restaurant brand on the list, according to Yelp. The company is committed to giving back to the community and is involved in various charitable initiatives. They have established the Scooter's Coffee Caring for Kids Foundation, which supports organizations that focus on children's health and education...

SCOOTER'S COFFEE INCLUDED AGAIN ON ENTREPRENEUR MAGAZINE'S FRANCHISE 500 LIST

Thursday, January 25, 2024

Scooter's Coffee, known for its specialty coffee, fast drive-thru kiosks, and serving smiles, is honored to be named among the top 500 franchises by Entrepreneur's Franchise 500®. For 45 years, the annual Entrepreneur Franchise 500® has been a highly sought-after honor in the franchise industry and recognized as an invaluable resource for potential franchisees. This year, Scooter's Coffee came in at No. 2 in the highly competitive coffee category and is the only other coffee brand to break the Top 100 in the overall Franchise 500® ranking.

"Every brand on the Franchise 500 has its own unique story, but they all collectively make the same statement: Franchising is strong and resilient, is full of innovation and opportunity, and provides a powerful entrepreneurial path for many people,"...



[READ FULL ARTICLE](#)

LOCAL MARKET

SCOOTER'S COFFEE (BROWNSVILLE, TX)



Downtown Brownsville



SpaceX Launch Site

BROWNSVILLE, TX

Nestled along the southernmost tip of Texas, where the Rio Grande meets the Gulf of Mexico, lies the vibrant city of Brownsville. With a history dating back to its founding in 1848, Brownsville has evolved into a melting pot of culture, commerce, and natural beauty, earning its reputation as a distinctive gem in the Lone Star State.

Brownsville, Texas, is experiencing significant commercial development, particularly in areas like the Port of Brownsville and around the city's economic growth zones. Key developments include the expansion of the Port of Brownsville Business Park, the development of new retail plazas, and the diversification of the city's economy

At the heart of Brownsville's economic vitality is the bustling Port of Brownsville, one of the busiest ports in the United States. Situated along the Gulf Intra-Coastal Waterway, this strategic maritime hub facilitates international trade, particularly with Mexico and Latin America. The port's significance extends beyond economic prowess, serving as a symbol of Brownsville's resilience and adaptability in an ever-changing global landscape.

In recent years, Brownsville has emerged as a hub for innovation and technological advancement, thanks in part to its proximity to the Boca Chica area, home to SpaceX's launch site. This partnership between industry and community has propelled Brownsville into the forefront of aerospace technology, paving the way for future exploration and discovery.

Brownsville's economic development plan, as outlined in the City of Brownsville's "Imagine Brownsville" comprehensive plan, focuses on becoming a global economic hub by aligning public and private sectors. The plan emphasizes downtown revitalization and attracting both new industries and investment.

Over all, Brownsville's economic development plan is ambitious and multi-faceted, focusing on building upon existing strengths, particularly the Port of Brownsville, attracting investment and businesses, investing in infrastructure and fostering collaboration between different sectors and communities

ACTUAL LOCATION PHOTO

SCOOTER'S COFFEE (BROWNSVILLE, TX)



REGIONAL MAP

SCOOTER'S COFFEE (BROWNSVILLE, TX)



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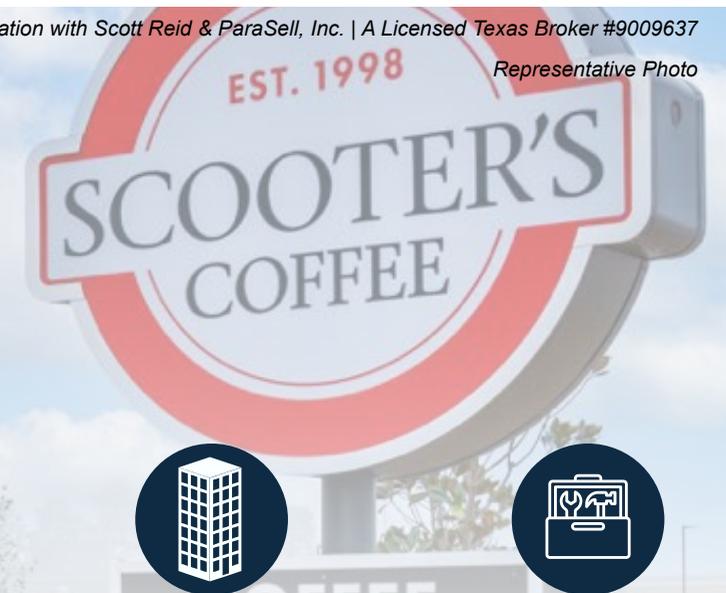
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Top Ranked Agents in Net Lease Industry



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Unparalleled Specialty Expertise in Tenant Net Lease Investment



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