



REPRESENTATIVE PHOTO:

OFFERING MEMORANDUM

DUTCH BROS

6520 W ADAMS AVENUE | TEMPLE, TX 76502



Exclusively Marketed By: **Paul Z. Matysek, CCIM**

310.405.0902

paul@matysekinvestment.com

Broker License # 01757671

Brian Brockman - Broker

License # 701472

Bang Realty-Texas Inc

513.898.1551

bor@bangrealty.com

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT DESCRIPTION



Matysek Investment Group is pleased to present for sale this corporate-guaranteed Dutch Bros Coffee on an absolute triple net lease in Temple, TX. This property offers a compelling investment opportunity. It's long-term leased for 11.6 years remaining with the option to renew three times for an additional 5 years each. The lease features built-in rent increases of 10% every five years, providing a reliable and growing income stream. no landlord management or responsibilities, making it an attractive investment for the passive real estate investor.

Dutch Bros has rapidly expanded to become the third-largest coffee chain in the US, a testament to its popularity and business model. Since going public in 2021, the company has continued its impressive growth trajectory, as evidenced by its substantial market capitalization. The 42% average annual revenue growth rate since going public and the \$1.28 billion in revenue for 2024 highlight the company's financial strength.

The subject property is ideally located along W Adams Avenue, a high-traffic route in Temple, TX, with over 21,000 vehicles passing daily. Located in a densely populated area, this location serves over 94,000 residents with an average household income of over \$65,000 within a 5-mile radius. Situated in a highly desirable retail area, this property benefits from its proximity to major national brands such as Walmart Supercenter, Popeye's, Arby's, Starbucks, McDonald's, Taco Bell, and numerous other prominent retailers.



INVESTMENT SUMMARY



INVESTMENT SUMMARY

Tenant	Dutch Bros
Property Address	6520 W Adams Ave Temple, TX 76502
Property Type	Single Tenant Retail
Price	\$2,505,000
Net Operating Income	\$119,000
CAP Rate	4.75%
Net Operating Income (Sept 2026)	\$130,900
CAP Rate (Sept 2026)	5.23%
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Guarantor	Corporate Guaranty
Lease Term Remaining	11.6 Years
Occupancy	100%
Building Size	862 SF
Land Size	28,183 SF
Year Built / Renovated	2021
APN	475093

INVESTMENT HIGHLIGHTS

- **Secure Long-Term Lease:** 11.6 years remaining on the initial term with three 5-year renewal options. 10% rent increases every five years.
- **Rent Increase Near Term:** The 10% rent increase takes effect next year boosting the yield to nearly 5.25%.
- **Passive Investment:** Absolute triple net lease with no landlord management responsibilities.
- **Premier Tenant:** Dutch Bros Coffee, the third-largest coffee chain in the U.S. by sales.
- **Highly Visible Location:** Prime location on W Adams Avenue with rare pole sign, is ideally positioned to capture local traffic (21,000+ vehicles daily) in Temple, TX.
- **Strong Market Demographics:** Densely populated area with 94,000+ residents and a \$65,000+ average household income within a 5-mile radius.
- **Surrounding Retail:** Located within a high-traffic retail corridor near major national brands, including Walmart Supercenter, Popeye's, Arby's, Starbucks, McDonald's, and Taco Bell.



RENT ROLL

Tenant	SF	% of GLA	Rent		Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	Annual	Start	End			
Dutch Bros	862	100%	\$9,917	\$119,000	9/1/2021	8/31/2036	9/1/2026: \$130,900 Yrs 11-15: \$143,990	NNN	Yrs 16-20: \$158,389 Yrs 21-25: \$174,228 Yrs 26-30: \$191,651
TOTAL	862	100%	\$9,917	\$119,000					



PHOTOS



TENANT OVERVIEW



Dutch Bros was founded on February 12, 1992, by Dane and Travis Boersma, brothers of Dutch descent, in Grants Pass, Oregon.[1][8][9] Their family's third-generation dairy farm had been struggling due to changes in environmental regulations, and the brothers were looking to start a new business. Travis Boersma suggested a coffee cart where they could sell espresso. Dane Boersma was able to help finance the idea with money he had set aside while running a Dairy Queen franchise. They spent an initial \$12,050 on an espresso machine and a single pushcart, which they set up in downtown Grants Pass. The name Dutch Bros was chosen in honor of their immigrant grandparents.

They soon added four more carts and, by 1994, had established their first drive-through location. In 1996, the company began roasting its own coffee, sourcing beans from El Salvador, Colombia, and Brazil.



1992
Founded

Grants Pass, OR
Head Quarters

987
Locations

1.28 billion
Revenue

Website: www.dutchbros.com

Temple, TX

Temple is a city in Bell County, Texas, United States. Temple lies in the region referred to as Central Texas and is a principal city in the Killeen–Temple–Fort Hood metropolitan area, (Fort Hood was redesignated "Fort Cavazos" in 2023) which as of the 2020 Census had a population of 475,367. Located off Interstate 35, Temple is 65 miles north of Austin, 34 miles south of Waco and 27 miles east of Killeen.

Over 100 years ago, the local economy began with the regional Santa Fe Railroad hospital. Temple now thrives in a complex economy, with both goods distribution and its reputation as a regional medical center leading the way. Baylor Scott & White Health is the largest employer in the area with about 12,000 employees, most located at Baylor Scott & White Medical Center – Temple.

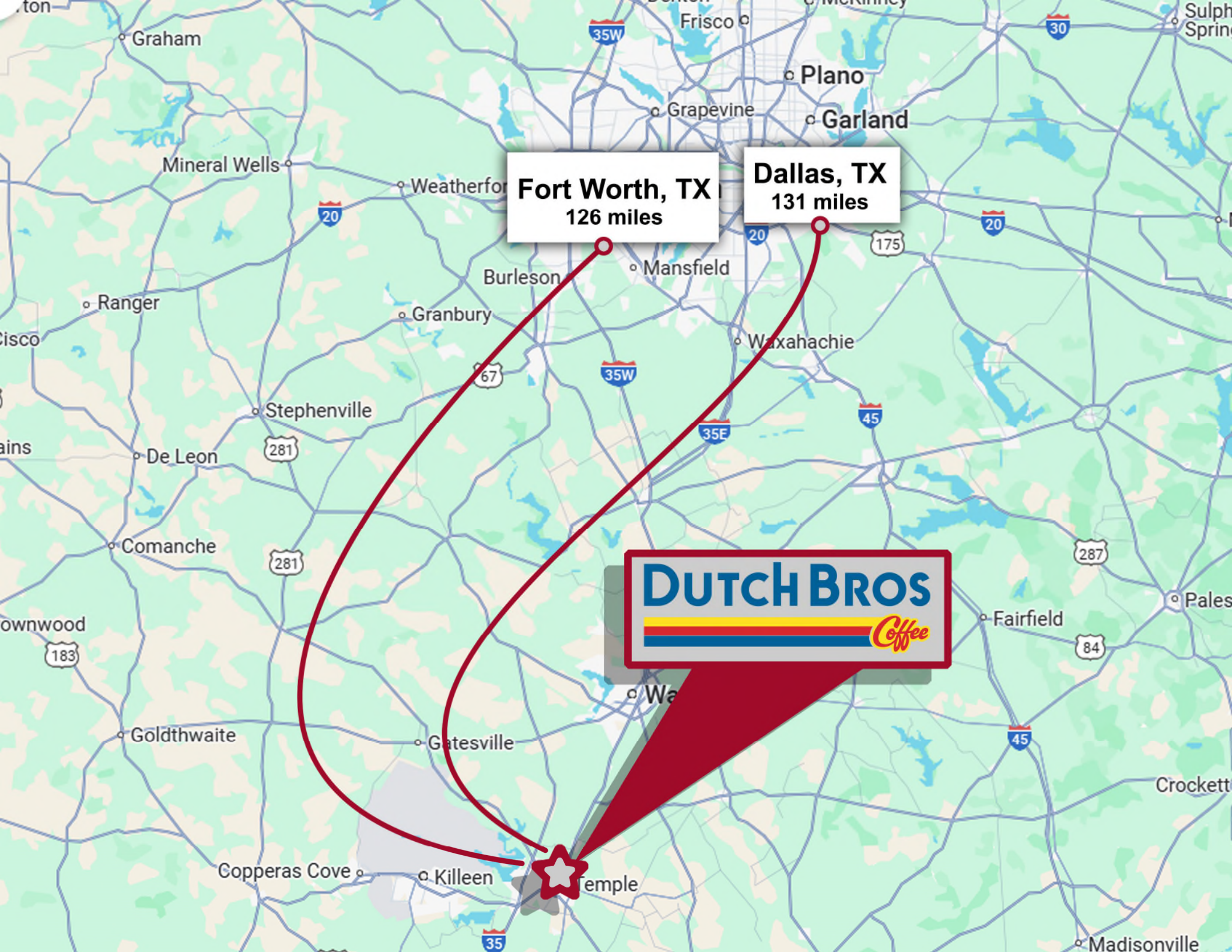
Temple is home to many regional distribution centers and is headquarters to two large, multinational companies, Wilsonart International and McLane Company, as well as parent McLane Group. In addition to some manufacturing, also a developing customer service/ call center industry exists. Temple is also home to the Temple Bottling Company, which produces Dr Pepper (with Imperial Cane sugar).

Temple is within 30 miles of Fort Cavazos, formerly known as Fort Hood, and military personnel contribute a portion of the city's economy.



Fort Worth, TX
126 miles

Dallas, TX
131 miles



DUTCH BROS
Coffee

Arby's

POPEYES
CHICKEN & BISCUITS



W Adams Avenue (21,920 VPD)



DUTCH BROS
Coffee



Walmart



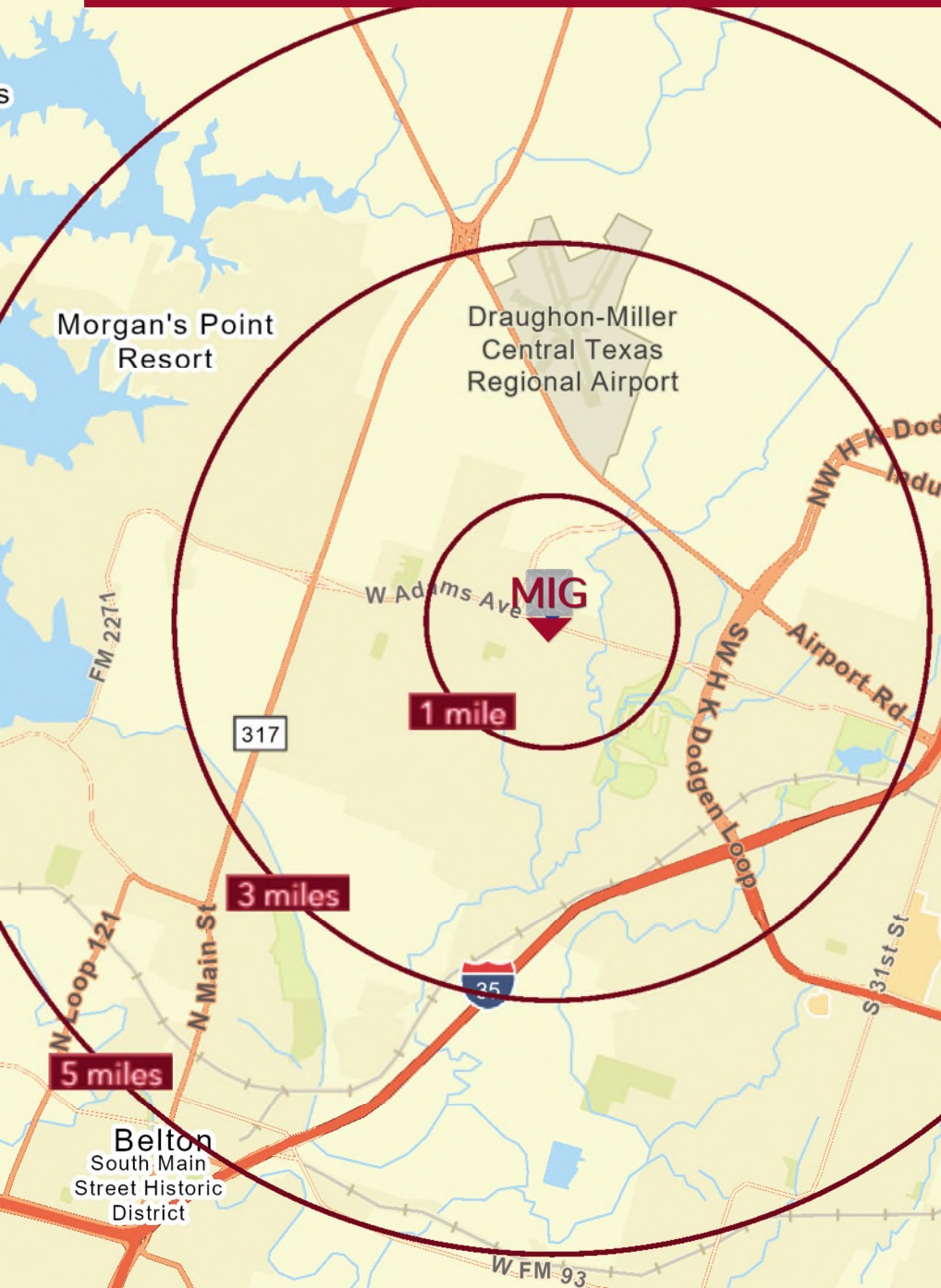
W Adams Avenue (21,920 VPD)



Hilliard Road (1,360 VPD)



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Population	4,641	37,732	94,863
2029 Population	5,314	41,395	101,877
2024-2029 Annual Rate	2.75%	1.87%	1.44%
2024 Male Population	49.5%	48.9%	48.5%
2024 Female Population	50.5%	51.1%	51.5%
2024 Median Age	33.5	35.0	37.1
Median Age			
The median age in this area is 37.1, compared to U.S. median age of 39.3.			
Race and Ethnicity			
2024 White Alone	63.2%	61.2%	61.8%
2024 Black Alone	9.2%	12.6%	12.3%
2024 American Indian/Alaska Native Alone	0.5%	0.7%	0.9%
2024 Asian Alone	4.2%	3.0%	2.5%
2024 Pacific Islander Alone	0.2%	0.2%	0.2%
2024 Other Race	7.9%	8.4%	8.9%
2024 Two or More Races	14.8%	13.9%	13.5%
2024 Hispanic Origin (Any Race)	25.2%	25.4%	26.3%
Median Household Income			
2024 Median Household Income	\$88,132	\$73,952	\$65,248
2029 Median Household Income	\$98,500	\$81,559	\$74,364
2024-2029 Annual Rate	2.25%	1.98%	2.65%
Average Household Income			
2024 Average Household Income	\$107,034	\$94,924	\$92,875
2029 Average Household Income	\$122,078	\$109,051	\$106,410
2024-2029 Annual Rate	2.67%	2.81%	2.76%
Data for all businesses in area			
Total Businesses:	175	1,031	3,569
Total Employees:	1,734	11,955	48,162
Total Population:	4,641	37,732	94,863

CONFIDENTIALITY AGREEMENT & DISCLOSURE



This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.



DUTCH BROS
Coffee

what We
LOVE

Exclusively Marketed By:

Paul Z. Matysek, CCIM

310.405.0902
paul@matysekinvestment.com
License # 01757671

Brian Brockman - Broker

License # 701472
Bang Realty-Texas Inc
513.898.1551
bor@bangrealty.com

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------