



MEMPHIS MSA

**25 WEST LAND WAY
OAKLAND, TENNESSEE**

- BRAND NEW CONSTRUCTION WITH DRIVE THRU
- 10-YEAR LEASE WITH 7.5% BUMPS EVERY 5 YEARS
- GROWING MEMPHIS SUBURB NEAR BLUEOVAL CITY



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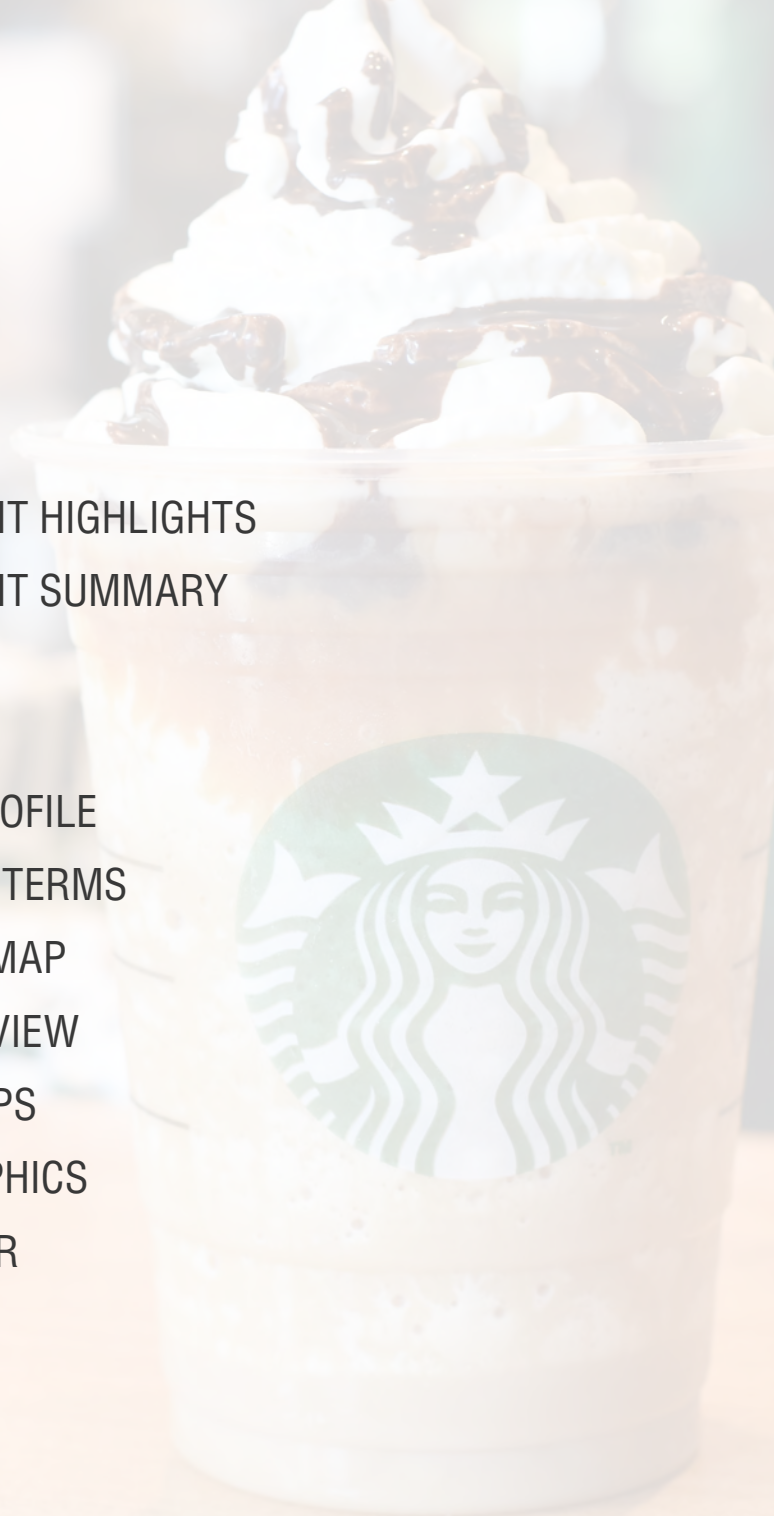
BROKER OF RECORD

DANNY BURING

The Shopping Center Group, LLC
TN License No. 239002

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REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

BRAND NEW CONSTRUCTION WITH 10-YEAR LEASE

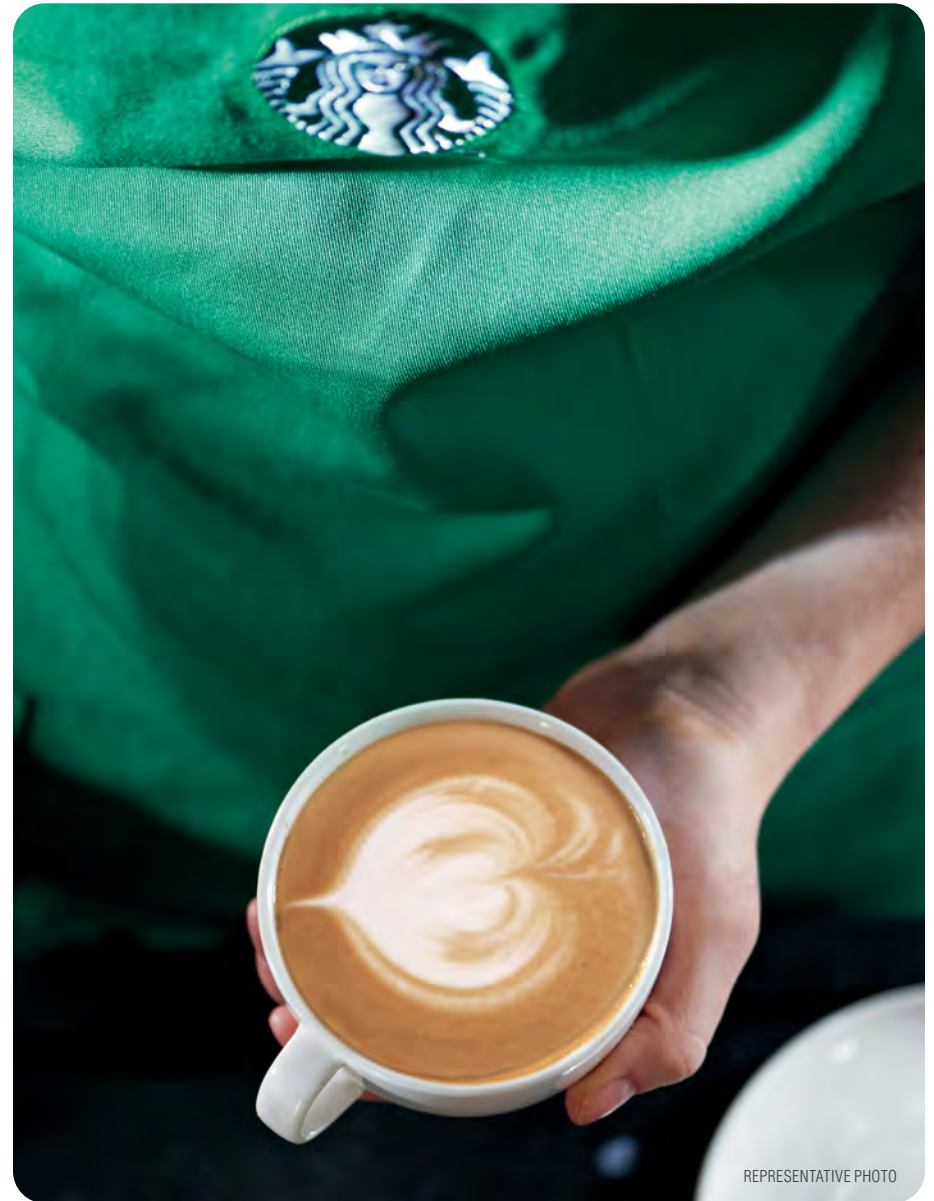
- Brand new 2025 construction with drive thru that opened October 2025
- 10-year corporate lease with limited landlord responsibilities
- 7.5% rent increases every 5 years during the initial term and option periods
- Investment grade tenant | S&P credit rating of BBB+
- 39,000+ locations worldwide with more than 18,000 in the US
- Full fiscal year 2024 revenue of \$36.18 billion

RAPIDLY GROWING & HIGH-INCOME MEMPHIS SUBURB

- Starbucks is located along Hwy 64 (24,000+ VPD), 7 miles east of Interstate 269 and 30 miles northeast of Downtown Memphis
- The population is projected to grow 14% by 2030 within a 1-mile radius
- 1,000+ homes are currently under construction in the immediate area
- Affluent submarket | \$104,000+ AHHI and \$304,000+ median home value within 1-mile
- Limited competition | Only Starbucks within 8-mile radius – next closest location is in Arlington, TN

15 MILES SOUTHWEST OF PLANNED \$5.6B BLUEOVAL CITY

- Ford's \$5.6B BlueOval City project in Stanton, TN is expected to create 6,000 direct jobs and 20,000+ indirect jobs
- The 3,600-acre site will be home to BlueOval SK Battery plant and BlueOval City's Tennessee Electric Vehicle Center
- Ford's plan is to mass-produce electric vehicles out of the facility in 2028



STARBUCKS 25 WEST LAND WAY, SUITE A



PRICE
\$2,143,000

CAP RATE
6.50%

PROPERTY DETAILS

ADDRESS	25 West Land Way, Suite A Oakland, Tennessee
BUILDING SIZE	2,450 SF
LAND AREA	~0.95 AC
LEASE STRUCTURE	10 Years, NN
RENEWAL OPTIONS	Four, 5-Year Options
YEAR BUILT	2025
TENANCY	Single
RENT INCREASES	7.5% Every 5 Years

RENT SCHEDULE

LEASE TERM	MONTHLY	ANNUAL	INCREASE
Years 1-5	\$11,607.83	\$139,293	--
Years 6-10	\$12,478.42	\$149,741	7.5%
OPTIONS (YEARS)	MONTHLY	ANNUAL	INCREASE
Years 11-15	\$13,414.30	\$160,791	7.5%
Years 16-20	\$14,420.37	\$173,044	7.5%
Years 21-25	\$15,501.90	\$186,022	7.5%
Years 26-30	\$16,664.54	\$199,974	7.5%

NORTHEAST



Ford's Blue Oval City
Potential \$5.6B Investment
14 mi



Fairway Village
150 Units
Under Construction



Fair Oaks
Country Club



Oakland Elementary
670+ Students



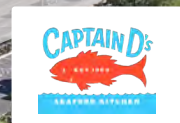
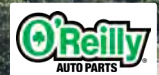
PROPOSED



PROPOSED



PROPOSED
tropical CAFE



LITTLE BITS
LEARNING CENTER

64
(24,033 VPD)



AVAILABLE FOR
PURCHASE -
INQUIRE FOR
DETAILS



WEST



Downtown
Memphis
35 mi



Lakeland, TN
12 mi

WOLFCHASE GALLERIA
15 MILES

Riverwood Gardens
170 Units
Under Construction

Twin Oaks | 68 Units
Under Construction

Oaklands Reserve
Subdivision

FIRST BANK



Chicksaw Ridge
Subdivision

LITTLE BITS
LEARNING CENTER

AVAILABLE FOR
PURCHASE -
INQUIRE FOR
DETAILS

NAIL SPA



64
(24,033 VPD)

SOUTH



Ring Container Technologies
670+ Employees



Waters of Hidden Springs
300+ Homes



Chicksaw Gardens Subdivision



AVAILABLE FOR
PURCHASE -
INQUIRE FOR
DETAILS



Collierville, TN
15 mi



Valleybrook
76 Units
Under Construction



Burton Place
210 Units
Under Construction



Chicksaw Ridge Subdivision

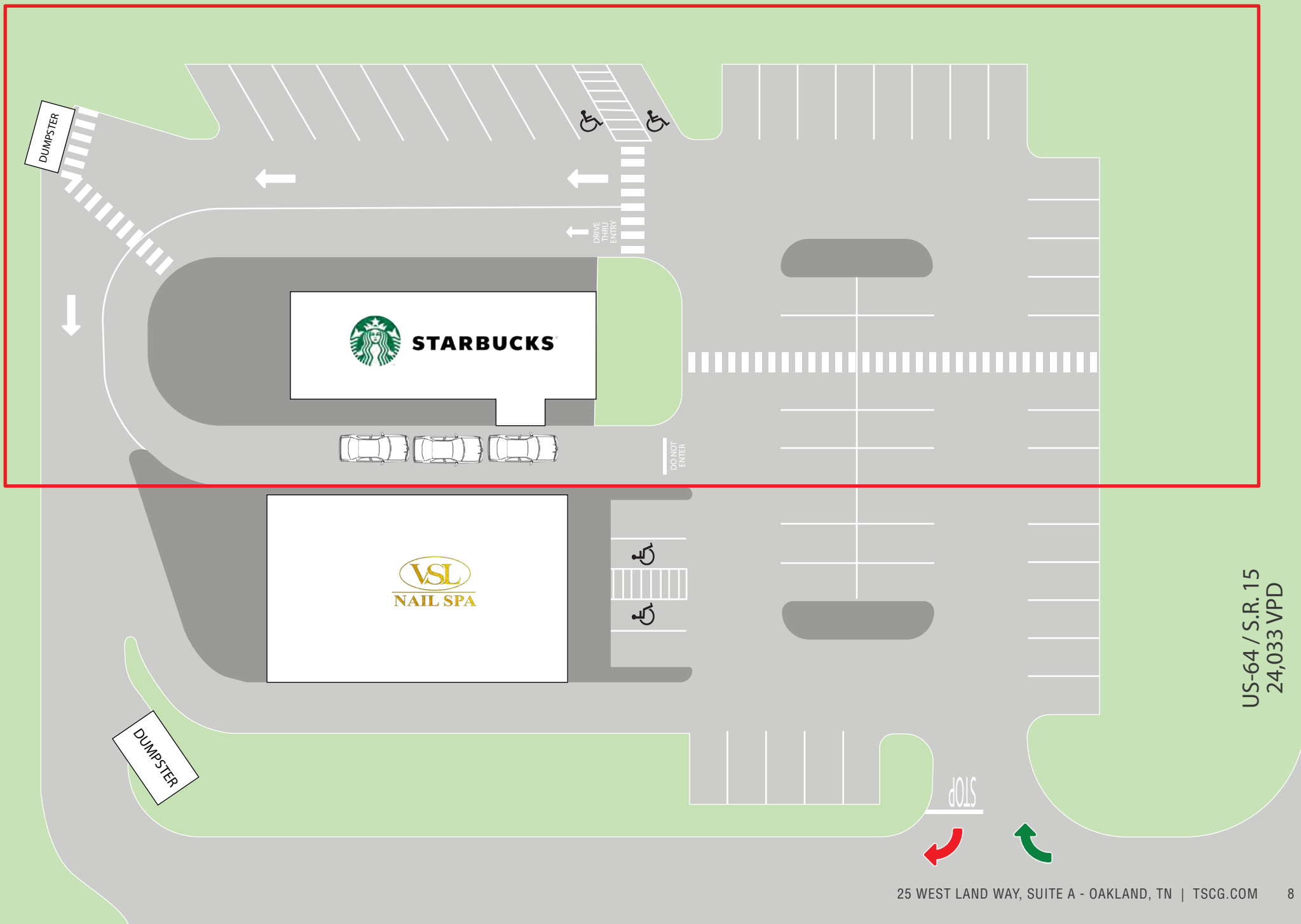


64 (24,033 VPD)



**LITTLE BITS
LEARNING CENTER**

SITE PLAN



TENANT PROFILE



TENANT NAME	The Starbucks Coffee Company
PROPERTY TYPE	Fast Food
GLOBAL LOCATIONS	39,000+
HEADQUARTERS	Seattle, Washington
FOUNDED	1971
OWNERSHIP	SBUX
WEBSITE	Starbucks.com

Headquartered in Seattle, Starbucks is a coffee roaster and retailer of specialty coffee. Since its founding in 1971, Starbucks currently operates over 39,000 stores in 84 countries around the world and employs over 380,000 individuals. Starbucks sells a variety of coffee and tea products and license its trademarks through other channels including licensed stores, grocery and food service. In addition to its flagship Starbucks Coffee brand, the company sells its goods under Teavana, Seattle’s Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve and Princi. As the world’s largest coffeehouse chain, Starbucks also has a wide variety of food selections. From egg bites to sandwiches to pastries, the coffeehouse chain is the best in class. Starbucks is a public-traded company that trades on the Nasdaq under the ticker symbol, SBUX. Their annual revenue for 2024 was \$36.18 billion.



KEY LEASE TERMS



TENANT Starbucks Corporation

BUILDING ~2,450 SF

INITIAL TERM 10 years

**RENT
COMMENCEMENT** 10/27/2025

**LEASE EXPIRATION
DATE** 10/31/2035

OPTIONS Four, 5-year options

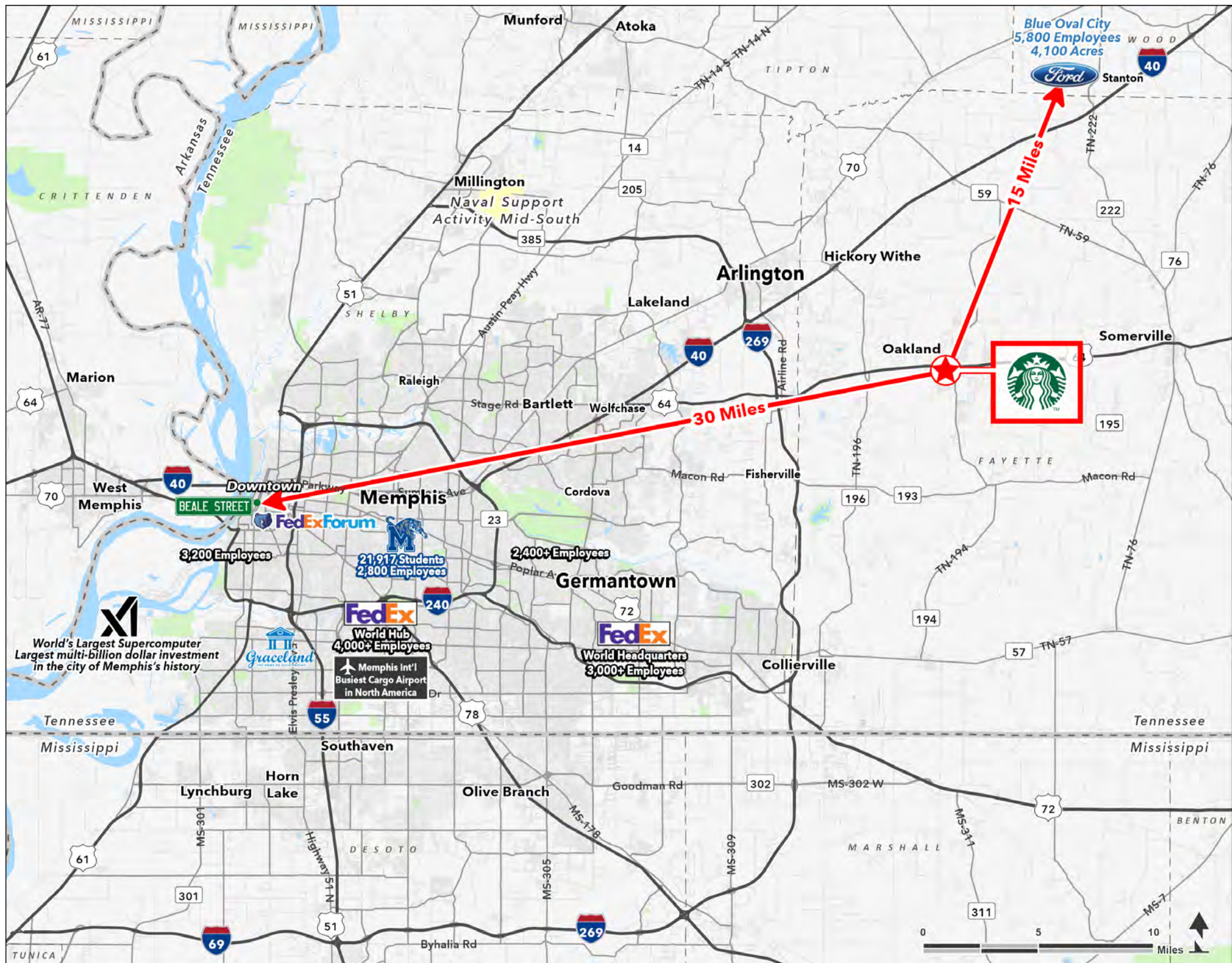
**OPERATING
EXPENSES** Tenant shall pay to Landlord its pro-rata share of operating expenses.

INSURANCE Tenant shall pay to Landlord its pro-rata share of Landlord's Insurance.

TAXES Tenant shall pay to Landlord its pro-rata share of Real Property Taxes.

**LANDLORD
OBLIGATIONS** Roof, structure and parking lot repairs/replacements

ESTOPPEL Within thirty (30) days following written request.



CITY OVERVIEW

OAKLAND, TENNESSEE a growing community in west-central Fayette County, lies about 30 miles east of downtown Memphis along U.S. Highway 64. As part of the Memphis MSA, home to roughly 1.34 million residents, Oakland benefits from the metro's steady eastward expansion, driven by families and businesses moving along the TN-385 and I-269 corridors toward Germantown, Collierville, Arlington, and Oakland.

ECONOMIC INFLUENCE OF FEDEX

- Much of the region's growth is driven by the economic gravity of FedEx, headquartered in East Memphis near Germantown.
- With major facilities such as the FedEx World Technology Center in Collierville and the global air hub at Memphis International Airport, FedEx powers one of the nation's strongest logistics labor markets, driving residential and commercial demand across eastern Shelby and western Fayette Counties.
- Oakland has become a logical next step for homebuilders and commuters working in or near the FedEx corridor as there is available land and relative affordability

THE BLUEOVAL CITY IMPACT

- BlueOval City Development: West Tennessee is being transformed by Ford's \$5.6 billion electric vehicle and battery complex in Stanton, about 50 miles northeast of Memphis.
- Timeline & Impact: Although full production is now slated for 2027/2028, the project is already driving major construction, supplier activity, and long-term projections of tens of thousands of new jobs and significant regional population growth.

OAKLAND'S STRATEGIC POSITION

Together, these forces are redefining growth patterns across western Tennessee. Established suburbs like Germantown and Collierville remain key economic anchors, while new investment continues to push outward along U.S. 64 and I-40. Positioned between Memphis's logistics-driven eastward expansion and the manufacturing resurgence centered on BlueOval City, Oakland stands as one of the most strategically located small towns in Tennessee's evolving economic landscape.

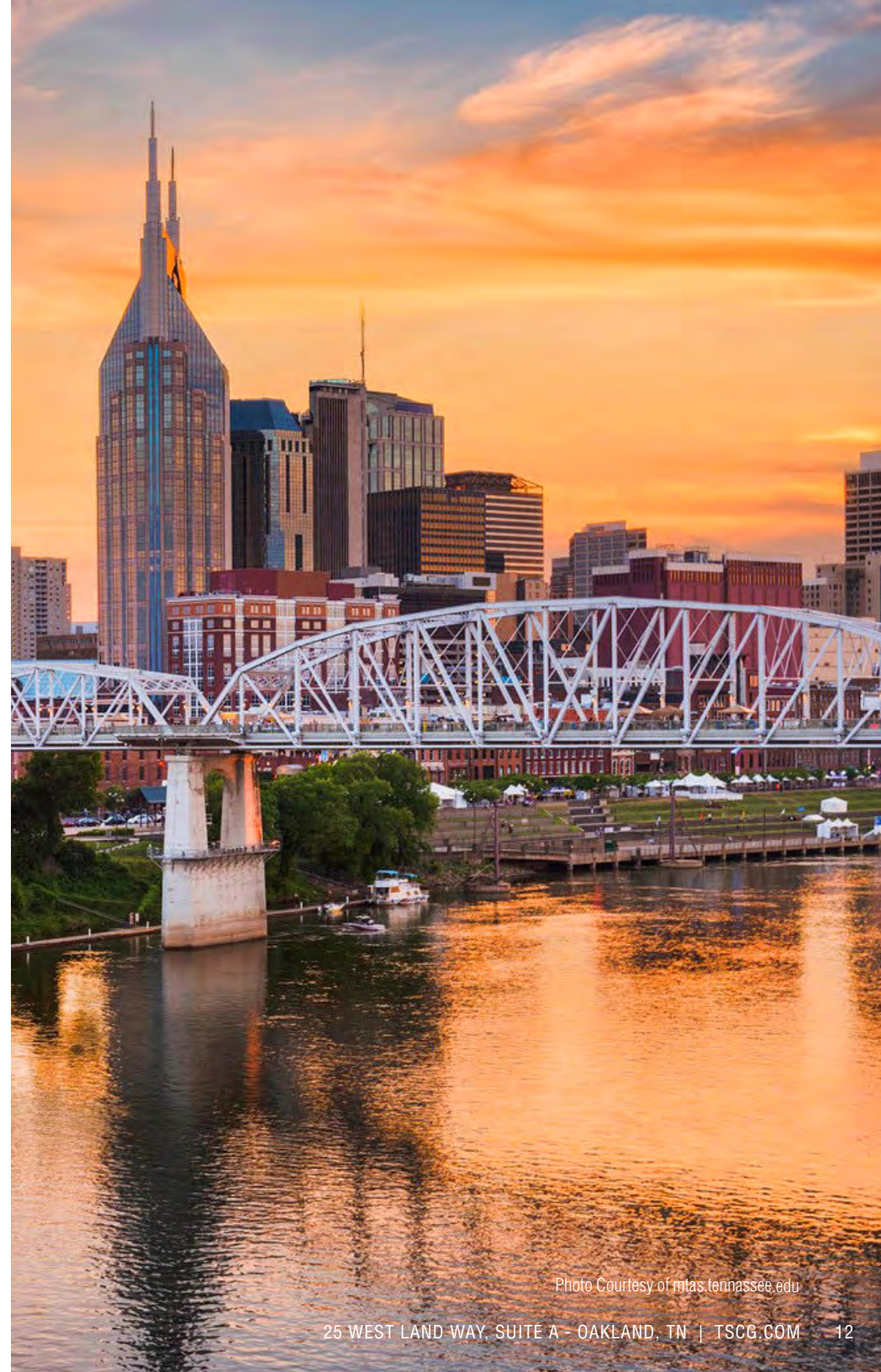
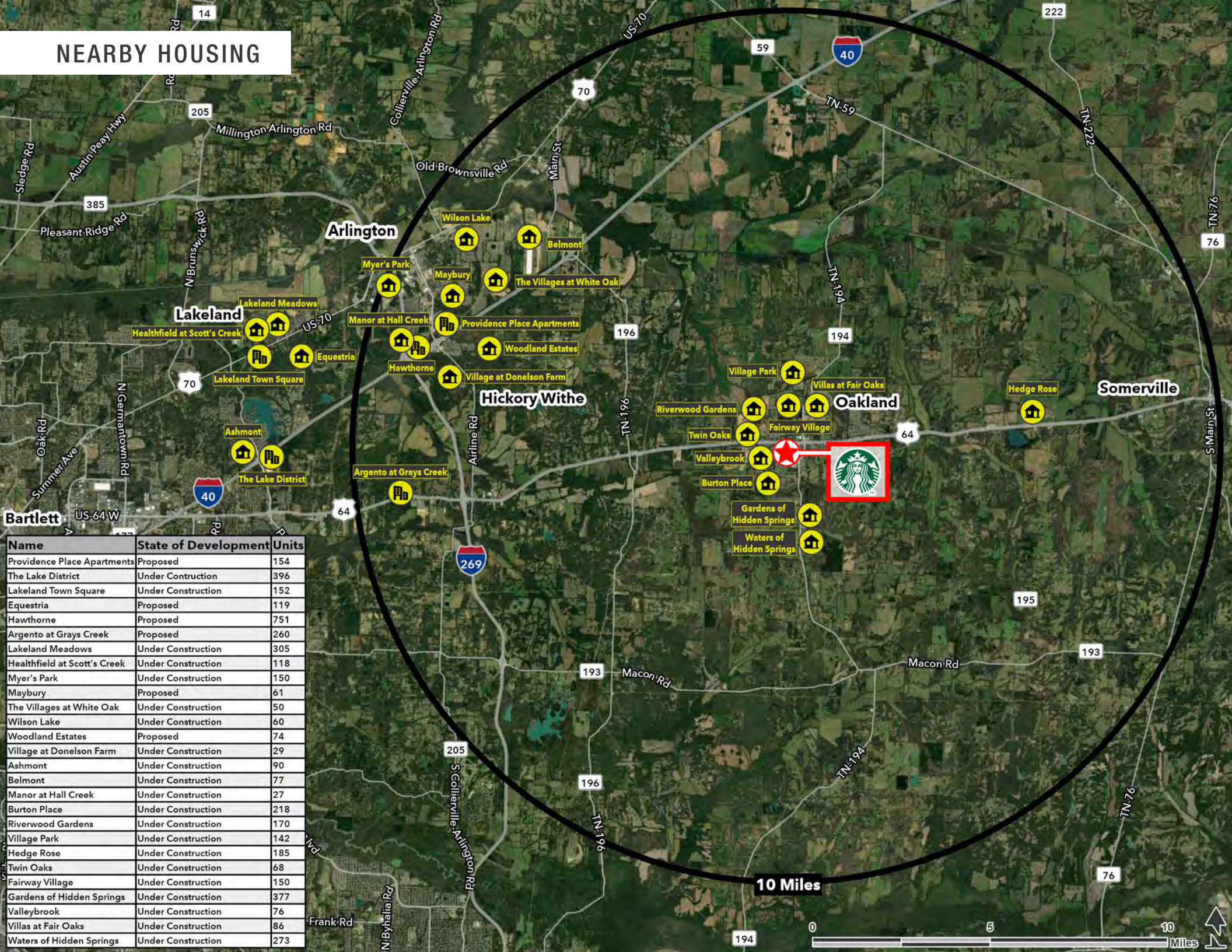


Photo Courtesy of mtas.tennessee.edu

NEARBY HOUSING & RETAIL



NEARBY HOUSING



Name	State of Development	Units
Providence Place Apartments	Proposed	154
The Lake District	Under Construction	396
Lakeland Town Square	Under Construction	152
Equestria	Proposed	119
Hawthorne	Proposed	751
Argento at Grays Creek	Proposed	260
Lakeland Meadows	Under Construction	305
Healthfield at Scott's Creek	Under Construction	118
Myer's Park	Under Construction	150
Maybury	Proposed	61
The Villages at White Oak	Under Construction	50
Wilson Lake	Under Construction	60
Woodland Estates	Proposed	74
Village at Donelson Farm	Under Construction	29
Ashmont	Under Construction	90
Belmont	Under Construction	77
Manor at Hall Creek	Under Construction	27
Burton Place	Under Construction	218
Riverwood Gardens	Under Construction	170
Village Park	Under Construction	142
Hedge Rose	Under Construction	185
Twin Oaks	Under Construction	68
Fairway Village	Under Construction	150
Gardens of Hidden Springs	Under Construction	377
Valleybrook	Under Construction	76
Villas at Fair Oaks	Under Construction	86
Waters of Hidden Springs	Under Construction	273

WITHIN 15 MILES



158,870

2025 Total Population



119,320

2025 Total Daytime Population



\$393,995

2025 Median Home Value



\$140,468

2025 Average Household Income

	5 MILES	10 MILES	15 MILES
2025 Total Population	17,605	47,363	158,870
2025 Median Age	45.4	42.7	41.5
2025 Total Households	6,993	17,411	58,645
2025 Owner Occupied Housing Units	6,341	14,995	47,091
2025 Median Home Value	\$341,770	\$373,900	\$393,995
2025 Average Household Income	\$115,376	\$126,308	\$140,468
2025 Total Daytime Population	12,978	36,447	119,320
2025 Daytime Population: Workers	2,596	10,054	35,477
2025 Daytime Population: Residents	10,382	26,393	83,843

Source: Esri, Esri-Data Axle, U.S. Census
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DISCLAIMER

This Offering Memorandum has been prepared by TSCG for use by interested parties to evaluate the potential acquisition of Starbucks located at 325 West Land Way, Suite A, Oakland, Tennessee (the "Property"). All projections have been developed by TSCG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of TSCG and Owner, and therefore are subject to variation. No representation is made by TSCG or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein has been obtained from sources deemed to be reliable and believed to be correct, TSCG, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, TSCG, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective investors upon written request. Owner and TSCG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or TSCG and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or TSCG. If you have no interest in the property, please return the Offering Memorandum to TSCG.

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STARBUCKS



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