

Scooter's Coffee (Sale Leaseback)



OFFERING MEMORANDUM

102 S Colorado St, Lockhart, TX 78644

Investment Overview

102 S Colorado St, Lockhart, TX 78644

PROPERTY	Scooter's Coffee
ADDRESS	102 S Colorado St Lockhart, TX 78644
TENANT LEASE ENTITY	LHTX2655 LLC
RENT COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	July 31, 2034
ORIGINAL LEASE TERM	10 Years
LEASE TERM REMAINING	8 Years
OPTIONS REMAINING	2,4 Year
LEASE TYPE	Absolute Net
NOI	\$80,000
RENT INCREASES	12% Every 5 Years
RIGHT OF FIRST REFUSAL	Yes - 15 Days

RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	% INCREASE
Years		
1-5	\$80,000	
6-10	\$89,600	12
11-14	\$100,352	12
15-18	\$112,394	12

PROPERTY DETAILS

664

Square Feet

0.45

Acres

2024

Year Built

7

Parking Spaces

\$1,230,000.00

Asking Price (6.5% Cap Rate)

Executive Summary

102 S Colorado St, Lockhart, TX 78644

OFFERING SUMMARY

Offering Price:	\$1,230,000.00
Cap Rate:	6.5%

PROPERTY SUMMARY

Address:	102 S Colorado St, Lockhart, TX
Property Type:	Retail
Year Built:	2024
Total Building GLA:	664 SF
Total Land Area:	±0.45 acres

TENANT & LEASE SUMMARY

Guarantor Profile:	Franchise/Personal Guaranty
Tenant d/b/a:	Scooter's Coffee
Lease Type:	Absolute NNN Ground Lease
Annual Base Rent:	\$80,000
Rental Increases:	12% Every 5 Years

Endura Advisory Group, on behalf of Ownership as its exclusive advisor, is pleased to offer for sale the ground lease located at 102 S Colorado St, Lockhart, TX 78644 ("the property"). Encompassing ±664 SF on ±0.45 acres, the property represents brand-new 2024 construction and is occupied by Scooter's Coffee, operating under a 10-year absolute NNN lease with zero landlord responsibilities. The lease also include 12% rental increases every 5 years. This provides a significant boost to yield and hedge against inflation.

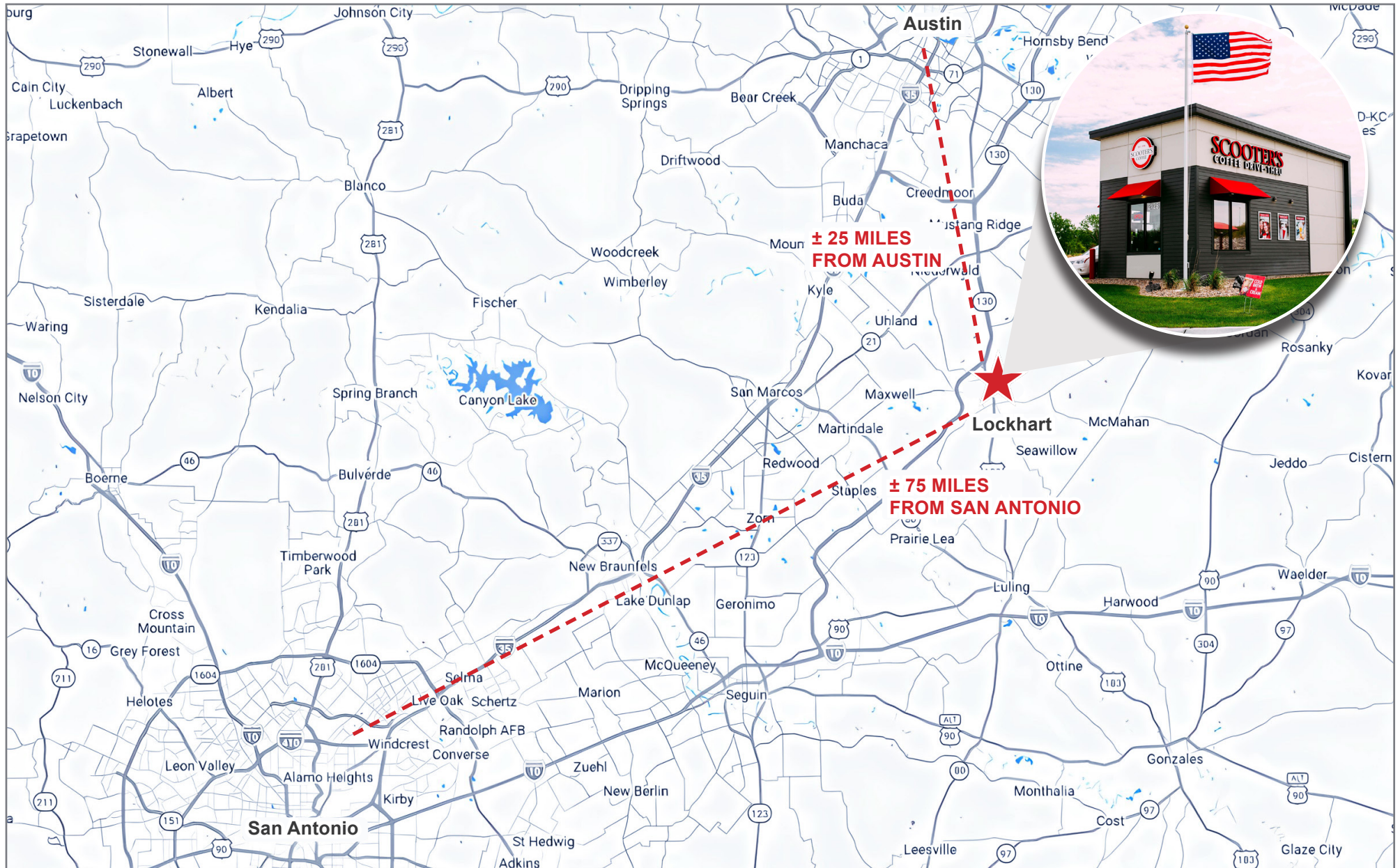
The Lease is personally guaranteed by the franchise whose franchise, has a 3-unit agreement with Scooter's in the South TX area. In addition to Lockhart they have locations in San Antonio, and Cibolo. Scooter's Coffee is the nation's fastest growing drive-thru coffee franchise with over 790 locations in 30 states.

Base Term:	10 Years
Commencement Date:	7/31/2024
Estimated Expiration Date:	7/31/2034
Early Termination:	None
Renewal Options:	2, 4 Year Option

9.14.26

Location Map

102 S Colorado St, Lockhart, TX 78644



Aerial

102 S Colorado St, Lockhart, TX 78644



Tenant Overview

102 S Colorado St, Lockhart, TX 78644

ABOUT SCOOTER'S COFFEE

Scooter's Coffee, founded in 1998, is the fastest-growing drive-thru coffee franchise in the country. The brand currently has over 900 locations across the United States and are actively expanding their network. Their locations provide customers with responsibly sourced coffee in addition to delicious pastries, breakfast burritos and sandwiches. Scooter's is the second-largest drive-thru coffee chain and the fifth-largest coffee chain in the United States.



900+ | TOTAL LOCATIONS

1998 | YEAR FOUNDED

ABOUT LHTX2655 LLC

LHTX2655 LLC was formed in 2024 to own and operate the Scooter's Coffee franchise in Lockhart, Texas, and has been in existence for approximately two years. The store operates at 102 S. Colorado Street on an approximately half-acre commercial site featuring a purpose-built, drive-thru coffee kiosk completed in 2024. The property offers more than 100 feet of frontage along Colorado Street/U.S. Highway 183 and is situated near a prominent intersection approximately one block from Lockhart's historic downtown square, providing excellent visibility and convenient access. The Lockhart store is currently ranked #3 in the state in sales, and has demonstrated steady growth since opening, continuing to strengthen its customer base, sales performance, and local market presence. Although LHTX2655 LLC owns only the Lockhart franchise, its affiliated ownership group currently owns and operates three Scooter's Coffee locations and has committed to developing an additional store in La Vernia, Texas.



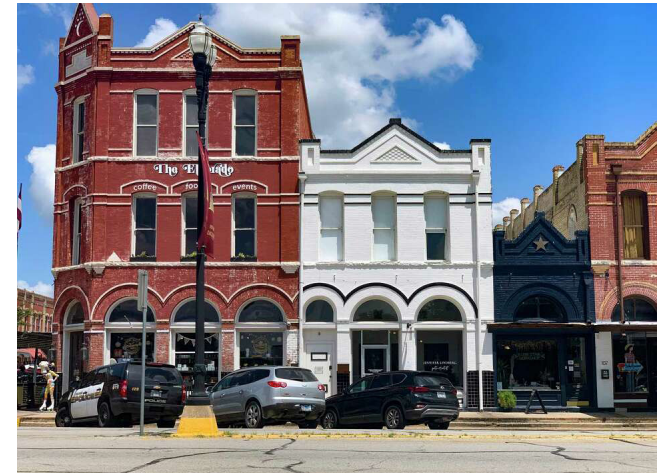
Lockhart, TX

102 S Colorado St, Lockhart, TX 78644

Lockhart, Texas, is one of Central Texas' fastest-growing communities, offering an ideal blend of small-town charm, strategic location, and expanding economic opportunity. Located approximately 30 miles south of Austin and 65 miles northeast of San Antonio along the SH 130 toll corridor, Lockhart provides convenient access to two of Texas' largest metropolitan areas while maintaining a business-friendly environment.

Known as the "Barbecue Capital of Texas," Lockhart attracts visitors year-round with its nationally recognized restaurants, historic downtown square, and vibrant local events. In addition to its rich heritage, the city has experienced significant residential and commercial growth, driven by its affordability, available land, and proximity to major employment centers in the Austin-San Marcos corridor.

With continued infrastructure investment, a growing workforce, and strong regional connectivity, Lockhart is increasingly attractive for commercial development, retail, industrial, and mixed-use projects. Its combination of historic character, expanding population, and strategic location makes Lockhart a compelling destination for businesses, investors, and developers alike.



Demographics

102 S Colorado St, Lockhart, TX 78644

Population

	1 Mile	3 Mile
2025 Total Population:	8,200	18,590
2030 Population Projection:	9,397	21,296
Population Growth 2025-2030:	2.9%	2.9%
Median Age:	39.2	39.3

Households

2025 Total Households:	2,916	6,387
Household Growth 2025-2030:	3.1%	302%
Median Household Income:	\$59,246	\$67,084
Average Household Size:	2.6	2.6
Average Household Vehicles:	2	2

Housing

Median Home Value:	\$214,557	\$237,308
Median Year Built:	1980	1989

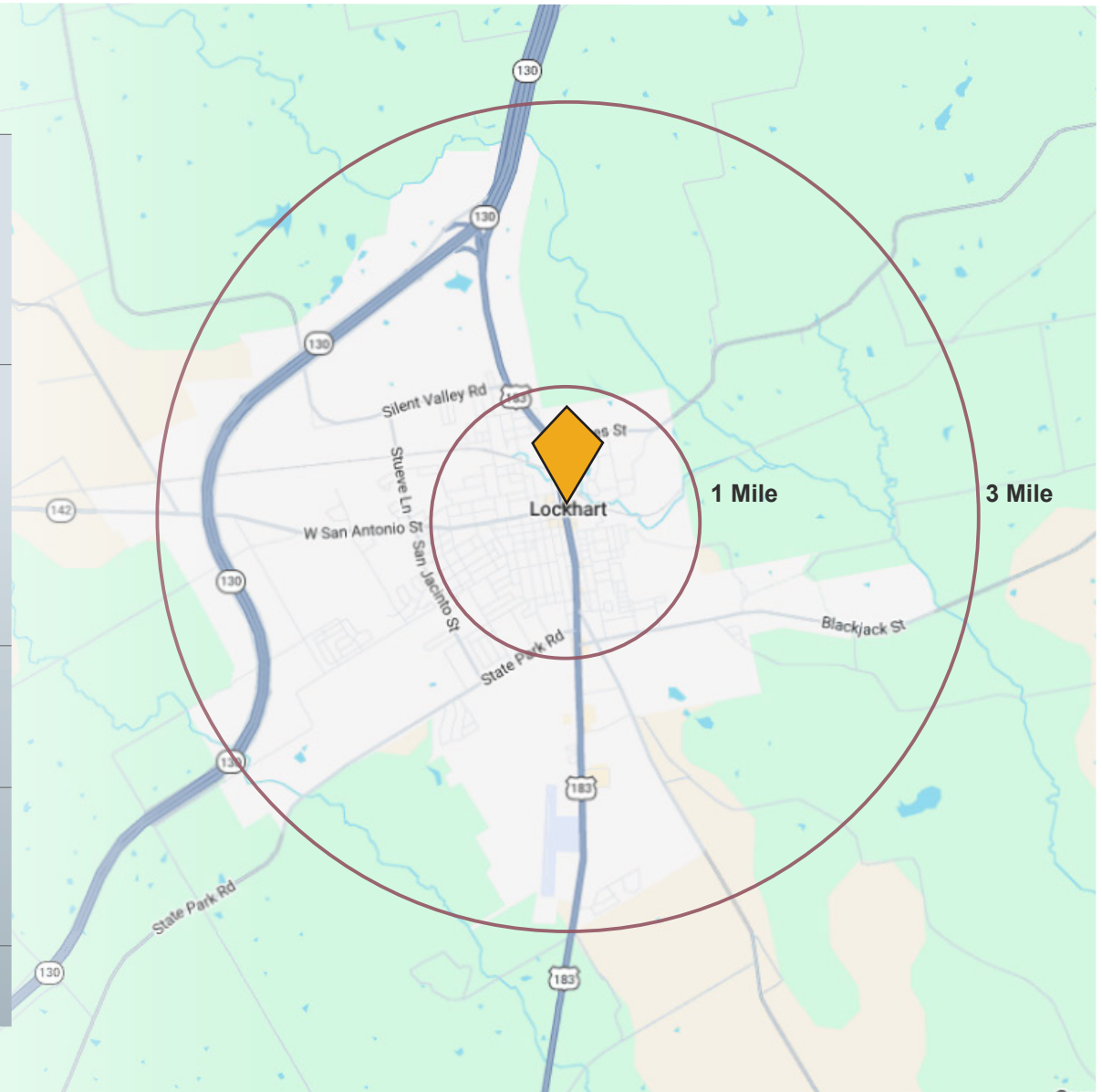
Daytime Employment

Total Businesses:	489	805
Total Employees:	3,321	6,434

Vehicle Traffic

S Colorado St @ E Market St:	21,777 vpd	
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Source: Costar





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.



2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date