



Diamond Drip Coffee Co.

CLARKSVILLE, ARKANSAS





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Coffee is Booming



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Coffee is the most commonly consumed beverage in the U.S., even more than tap water!

72% of adults report as **coffee drinkers**. This impacts communities across the country in amazing ways, from generating tax dollars to creating jobs, from the supermarket to the dairy farm...

\$343.2 billion

The total economic impact of the coffee industry in the United States in 2022 was \$343.2 billion, a 52.4% increase from 2015.

\$110 billion

Consumers spent nearly \$110 billion on coffee in 2022.

\$2.2 million

The coffee industry is responsible for more than 2.2 million U.S. jobs

\$100 billion

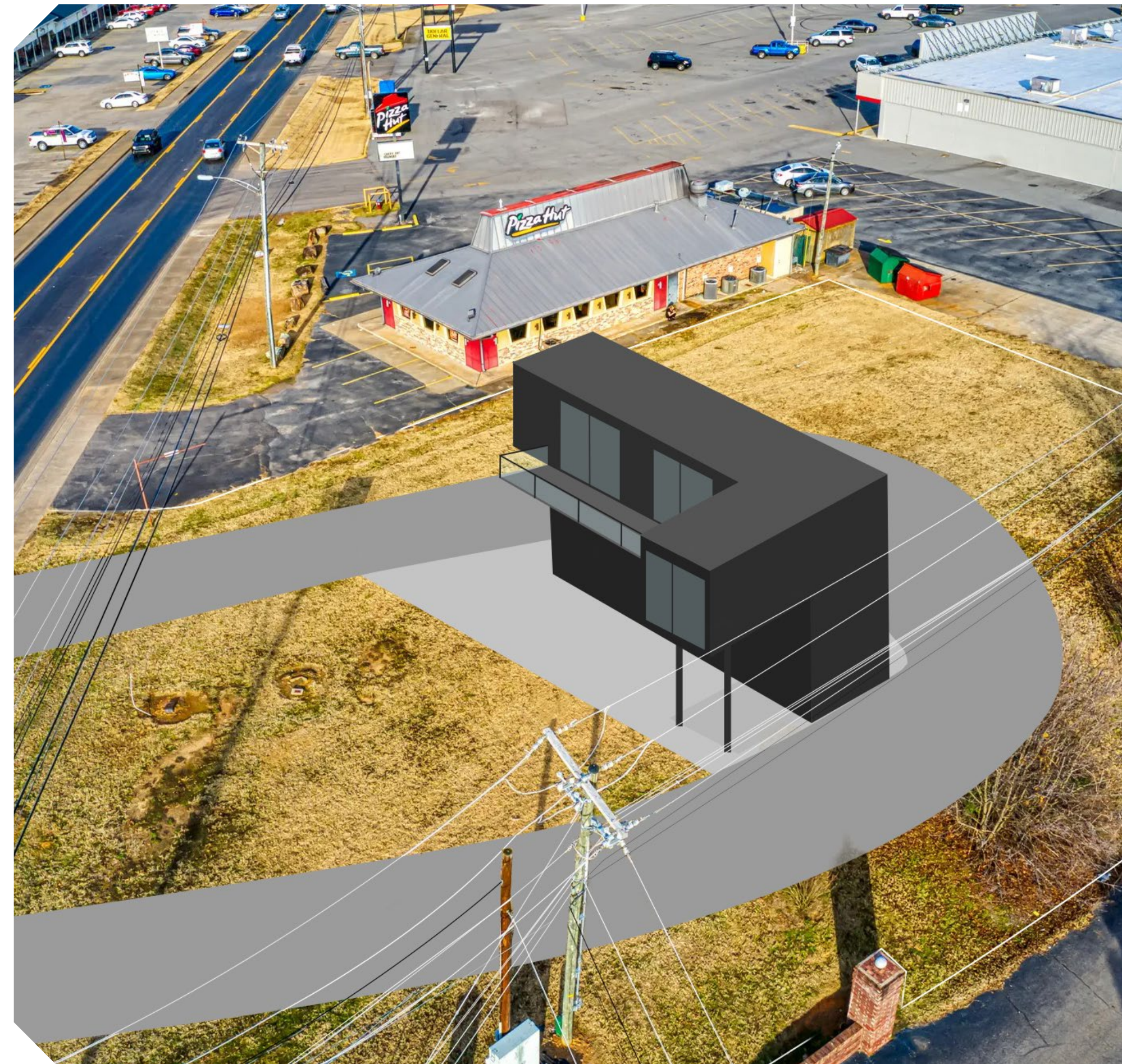
And generates more than \$100 billion in wages.

Overview

Project Overview

Buildout

- Completion of Long Term Land Lease
- Construction of Diamond Drip Coffee Shop with:
 - Ample Shared Parking Spaces
 - Wide Turning Lanes for Drive Through Service





Investment Opportunity



Capital Investment

- Diamond Drip Coffee Company is Seeking **\$500,000** for the development of our 2nd location in Clarksville, Arkansas
- Minimum investment of \$50,000 required
- Potential return of 40% within 36 months, subject to economic conditions during the build out and operation period.

** No guarantees can be made and projections are subject to change.*



Minimum
\$50K
Investment

Potential Return
40%
within 36 months*



Site Location

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Southgate Shopping Center
Clarksville, Arkansas

Located at I-40 and US64 Exit

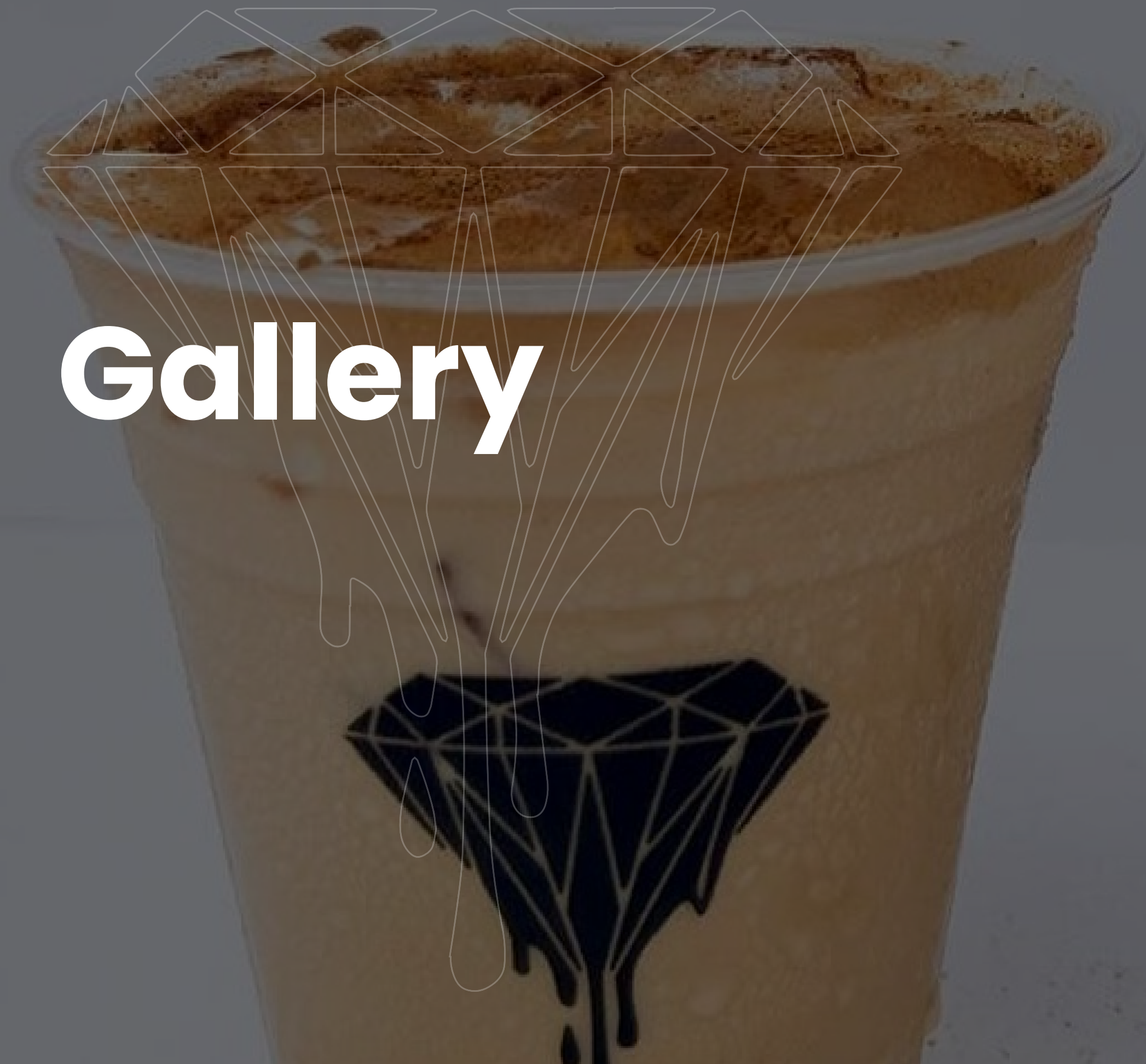




Site Location Highlights

- Located in the Southgate Shopping center on US Hwy 64 just off I-40 at exit 55.
- Southgate Shopping Center is the largest shopping center in town and is a popular retail destination.
- Over 10,000 cars per day travel past this location.
- Several National Retailers are nearby including Atwoods, Dollar General, T-Mobile and Pizza Hut.
- Direct access from US Hwy 64 with large parking area

Gallery









About The Developer

Kurt Miller

The developer on this project is Kurt Miller, a successful real estate developer and owner of Diamond Construction Company. His focus has been on building unique commercial properties and operational businesses. His most recent project is Diamond Drip Coffee's first location at 207 West Cherry St. in downtown Clarksville, Arkansas. In the first 6 months of operations, sales have averaged over \$50,000 per month with the net profits producing a 20% return on the capital invested.

Construction of the 2nd location in Clarksville is now underway, with additional locations under review in Ohio and Kansas.

If you want to participate in the exploding demand for unique coffee shop locations with a proven concept and developer, contact us at:

📞 **479-979-4143**

✉ **Kurt@diamondmcompany.com**

