



# 7 Brew Coffee

(High Performing Location)

**\$1,642,000 | 6.00% CAP**

4001 N Grandview Ave, Odessa, TX 79762

- ✓ **New 15-Year Ground Lease** with (4) 5-Year options to Renew and 10% Rental Increases Every 5 Years
- ✓ **Located Near the Major Intersection** of E 42<sup>nd</sup> Street and N Grandview Ave (72,200+ Combined VPD)
- ✓ **Strong Retail Trade Area:** Near National Retailers Including H-E-B, Target, Walmart, and the Music City Mall (750,000+ Sqft of Retail)
- ✓ **Property is Within Walking Distance** from Permian High School, Which Has 3,621 Students and Is Featured in the 2004 Film "Friday Night Lights"
- ✓ **Roughly One Mile from The University of Texas Permian Basin,** Which Has 7,600+ Enrolled Students and 140 Faculty Members

7 Brew is so much more than just a coffee stand. It's the concept of **cultivating kindness** and joy with every drink – through their **service**, speed, **quality**, energy and atmosphere. It's contagious and it's changing the **drive-thru coffee industry**.



# INVESTMENT OVERVIEW

7 BREW COFFEE ODESSA, TX

SUBJECT  
PROPERTY



## CONTACT FOR DETAILS

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### Bob Moorhead

Managing Partner  
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# \$1,642,000

## 6.00% CAP

NOI

\$98,500

Building Area

±510 SF

Land Area

±0.51 AC

Year Built

2023

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Brand New Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years
- ✓ **Located Near the Major Intersection** of 42<sup>nd</sup> Street and Grandview Ave, which sees over 72,000+ Combined VPD
- ✓ **Within Walking Distance from Permian High School**, which has 3,621 enrolled students and is one of the three high schools in the Ector county independent school district
- ✓ **Roughly One Mile from The University of Texas Permian Basin**, which has 7,628 enrolled students and 140 faculty members
- ✓ **Positioned Near Midland International Air & Space Port**, which Serves more than 1.3M passengers annually and delivers yearly 4M impressions
- ✓ **Unlike Most Coffee Chains, 7 Brew's Unique Business Model Centers Solely on Drive-thru Business**, with no interior sit-down space in their compact 500-square-foot stands
- ✓ **Positioned near National Retailers including:** Target, H-E-B, Chipotle, Chick-Fil-A, Walgreens, PetSmart, Ross, Crunch Fitness, Taco Bell, Burger King, Jack in the Box & more.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

 **PERMIAN HIGH SCHOOL**  
3,621 STUDENTS





 **CAR WASH - UNDER DEVELOPMENT**

 **SUBJECT PROPERTY**  
4001 N. GRANDVIEW AVE.

VPD: 27,900±

VPD: 44,300±

BROOKVIEW  
APARTMENT  
HOMES  
(194 UNITS)

ALTURAS  
PENBROOK  
(140 UNITS)

PEBBLEBEND  
APARTMENTS  
(224 UNITS)



VPD: 44,300±



VPD: 27,900±



## TENANT OVERVIEW

7 BREW COFFEE ODESSA, TX

# 7 Brew Coffee

**Lessee:** 7CREW ENTERPRISES, LLC

**Guarantor:** 7CREW ENTERPRISES, LLC

AVERAGE UNIT  
VOLUME (AUV)

**\$2.4 M**

LOCATIONS

**190+**



[7brew.com](http://7brew.com)

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. The dream came alive with their first “stand” in Rogers, AR in 2017 and their 7 original coffees.

Today, they serve a wide array of **specialty coffees**, smoothies, chillers, teas, and exclusive 7 Energy, a premium energy drink that can be infused with over **20,000 flavor** combinations. 7 Brew cultivates kindness and joy with every drink – through their **service, speed**, quality, energy and atmosphere.

7-Brew is a **drive-through coffee** concept that offers no interior seating. Customers typically order from their vehicles – face to face with the order taker. Some locations with high pedestrian traffic areas have walk-up windows. The product is **amazing and customizable**, but the real **attraction** to this brand is the way these units are operated, and the people working there.



## IN THE NEWS

7 BREW COFFEE ODESSA, TX

# Blackstone Announces Growth Investment in 7 Brew

FEBRUARY 14, 2024 (BLACKSTONE)

**Blackstone (NYSE:BX) today announced that Blackstone Growth and affiliated funds (collectively “Blackstone”) have made a growth equity investment in 7 Brew Coffee, the next generation drive-thru beverage business. Blackstone’s investment seeks to help enable 7 Brew to accelerate its already-rapid expansion across the U.S., in collaboration with its premier franchise partners.**

Since 7 Brew began operating its first coffee “stand” in Rogers, Arkansas in 2017, the company has been **committed to serving custom drinks** (more than 20,000 different combinations) while cultivating **kindness and joy** with every drink. Today, 7 Brew is a leading franchisor recognized as QSR Magazine’s “Breakout Brand of 2023.”

**John Davidson, CEO of 7 Brew, said, “We are on a strong growth trajectory thanks to our outstanding team, the Brew Crew, and are so excited to have found in Blackstone a true partner who understands our culture and whose global reach and incredible resources will enable us to reach this next stage of growth. Blackstone brings everything we are looking for to help serve our customers and support our franchisees – industry and market knowledge, franchisee relationships, data science, operations and real estate expertise.”**

Todd Hirsch and Katie Storer of Blackstone said, “7 Brew’s **impressive growth** to date is a testament to its strong team and franchisee partnerships. We are excited to partner with this business that **is redefining the out-of-home coffee experience**, by marrying a personal, human-centric customer service experience with premium products and exceptional efficiency.”

Brian Cornyn of Blackstone said, “This investment illustrates Blackstone’s thematic focus on investing in **strong franchise businesses** alongside highly skilled operators. We are proud to bring Blackstone’s experience and global resources to fuel 7 Brew’s next stage of growth.”

EXPLORE ARTICLE



# Emerging Franchise 7 Brew Wants to Change the Drive-thru Coffee Experience

LAURA MICHAELS, FEBRUARY 14, 2023 (FRANCHISE TIMES)

**Larry Wilson summed up how 7 Brew stands out from its giant coffee company competitors this way: “It’s Chick-fil-A marrying Starbucks and having a child.”**

“It’s the kindness of Chick-fil-A and ordering and **delivering directly** to the vehicle. We’re physically bringing the coffee to you,” he continued. That service and what he said is **tangible positive energy**, coupled with an almost **singular focus** on beverages (the only food items are muffin tops), sold him on the model in a big way.

**We believe the drive-thru category is ripe for reinvention and rapid growth and we’re well positioned to disrupt and lead,”** Liautaud said in a statement at the time.

Wilson, also the founder of healthy fast-casual franchise CoreLife Eatery, and business partner Brandon Sebald plan to develop **212 locations** of the drive-thru coffee concept under their Brew Crew LLC. The franchisees have **11 stores** open in Arkansas, Missouri, Kentucky and Tennessee, and Sebald said they’re opening a new unit every two weeks on average, with the expectation of **26 total** this year.

“I knew from day one as a customer it was special,” said Sebald, who lives in Fayetteville, Arkansas, where 7 Brew is based. “Then I got behind the curtain. You see the **positive energy**, which is hard to find today, that positive customer experience. The minute I stepped into a stand, I called Larry and said, you’ve gotta get in on this.”

EXPLORE ARTICLE



# LEASE OVERVIEW

7 BREW COFFEE ODESSA, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to renew
Rent Commencement	Upon Closing
Estimated Lease Expiration	15 Years After Closing
Lease Type	Ground Lease
Landlord Responsibilities	None
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$98,500.00
Annual Rent YRS 6-10	\$108,350.00
Annual Rent YRS 11-15	\$119,185.00
Option 1	\$131,103.50
Option 2	\$144,213.85
Option 3	\$158,635.24
Option 4	\$174,498.76

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





QUAIL RUN APARTMENTS (182 UNITS)

BRADY STATION APARTMENTS (262 UNITS)

N GRANDVIEW AVENUE ±27,900 VPD

191 TEXAS

E 42ND STREET ±44,300 VPD

REGENCY SQUARE APARTMENTS (114 UNITS)

MUSIC CITY MALL  
Burlington at home  
JCPenney  
burkes OUTLET  
Dillard's The Style of Your Life.  
SHOE DEPT.  
claire's  
Bath & Body Works  
Cheddar's SCRATCH & KITCHEN  
golden corral  
KAY JEWELERS  
Foot Locker  
CHAMPS SPORTS  
CAFO  
CHARLEYS  
Foot Locker  
Tazoli's

BLANTON ELEMENTARY SCHOOL (506 STUDENTS)

NIMITZ MIDDLE SCHOOL (1,429 STUDENTS)

THE UNIVERSITY OF TEXAS PERMIAN BASIN

PERMIAN HIGH SCHOOL (3,621 STUDENTS)

**SUBJECT PROPERTY**  
4001 N. GRANDVIEW AVE.

CRU APARTMENTS (64 UNITS)

BURNET ELEMENTARY SCHOOL (414 STUDENTS)

FAMILY DOLLAR  
Aaron's  
SUBWAY  
Jason's deli

DQ

DOLLAR GENERAL

IHOP

edible

ups

FARMERS INSURANCE

SONIC  
Wendy's  
HOOTERS  
KFC

HOBBY LOBBY

ACE  
The helpful place

TARGET  
Party City  
AutoZone  
Office DEPOT  
Chick-fil-A  
Jack in the box  
ROSS DRESS FOR LESS  
H-E-B  
dd's DISCOUNTS  
Michaels  
TACO BELL

Walmart Supercenter  
Starbucks  
chili's

DOLLAR TREE  
BOOT BARN  
McDonald's

Advance Auto Parts

Pizza Hut

CHIPOTLE MEXICAN GRILL

PETSMART  
maurices  
rue21  
CRUNCH  
RACK ROOM SHOES

SUBWAY  
BURGER KING

PAPA JOHN'S  
McALISTER'S DELI

ups

DISCOUNT TIRE

BUFFALO WILD WINGS

Cane's

POPEYES LOUISIANA KITCHEN

FIVE GUYS BURGERS and FRIES

LOWE'S

Schlottsky's IT'S A MOUTHFUL

CHEVROLET

HYUNDAI

SAM'S CLUB

THE HOME DEPOT

CINEMARK

goodwill

GMC

O'Reilly AUTO PARTS  
SHERWIN WILLIAMS  
NISSAN

PANDA EXPRESS CHINESE KITCHEN

WHATABURGER

Market STREET

WELLS FARGO

Fairfield BY HARRIOTT

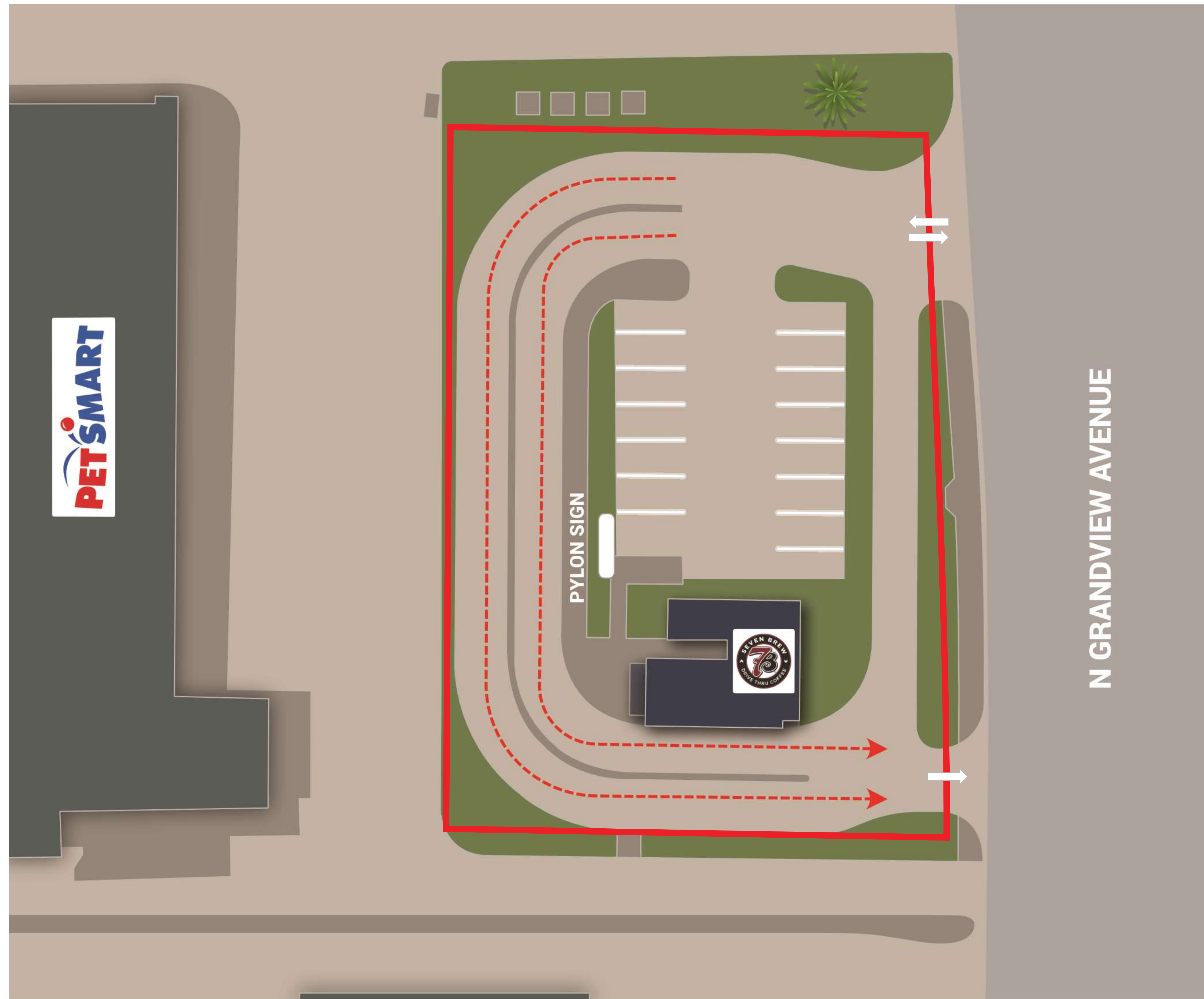
Hampton Inn

Bank of America

# SITE OVERVIEW

7 BREW COFFEE ODESSA, TX

	Year Built		2023
	Building Area		±510 SF
	Land Area		±0.51 AC



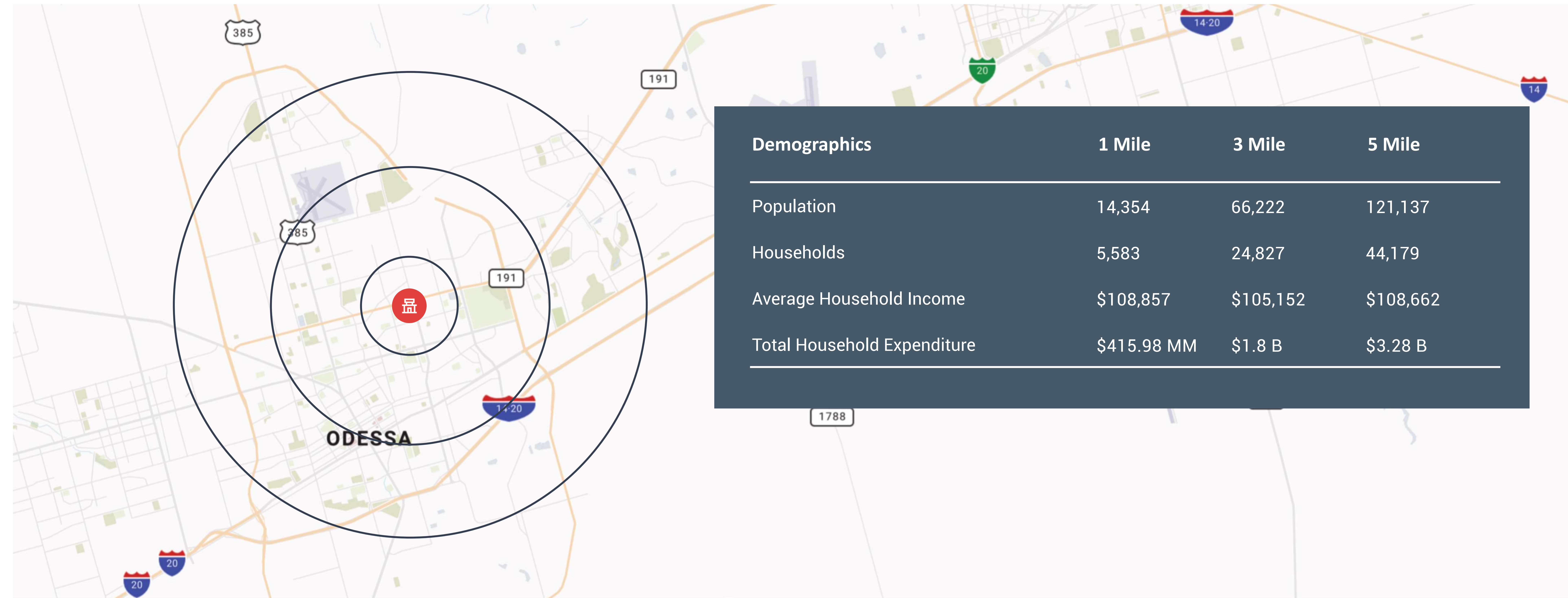
## NEIGHBORING RETAILERS

- Walmart Supercenter
- Lowe's
- Target
- H-E-B
- The Home Depot
- Sam's Club
- At Home
- PetSmart
- Dillard's
- Hobby Lobby



# LOCATION OVERVIEW

7 BREW COFFEE ODESSA, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. ECISD (4,163)
2. Medical Center Hospital ( 1,977)
3. Haliburton Services ( 1,400)
4. NexTier (1,142)
5. City of Odessa (900)
6. Saulbury Companies (874)
7. Odessa Regional Medical Center (800)
8. Ector County (735)
9. HEB (721)
10. University of Texas Permian Basin (619)

# LOCATION OVERVIEW

7 BREW COFFEE ODESSA, TX

## Midland-Odessa MSA

Texas

 338,085  
Population

 \$100,708  
Average Household Income



2<sup>nd</sup> Largest Oil and Gas  
Shale in the World

Permian Basin

Accounts for 40% of U.S  
Oil Production

Permian Basin

### Heart of the Permian Basin

Midland and Odessa are sibling cities about 20 miles apart and jointly promoted as “Two Cities, No Limits.” Like many other Texas communities, Midland and Odessa began as stations along a railroad—halfway points between Dallas and El Paso along the Texas and Pacific Railway. Early on, the area relied primarily on ranching. Midland became a prominent cattle shipping center for Texas as well as a regional financial hub by 1890.

**Today, Midland –Odessa is a thriving community in the heart of the Permian Basin oil region, which is the 2nd largest oil and gas shale in the world. The Permian Basin accounts for 40% of the U.S oil production and is expected to lead Texas in GDP Growth.**

The beginnings of the oil boom in the Permian Basin—which encompasses two counties in New Mexico and 55 counties in West Texas—arrived in the 1920s. Scores of investors and oilfield workers moved to the area, and by 1929, a total of 36 oil companies had established offices in Midland. Demand for oil and petrochemicals rose during World War II, helping transform Odessa into the world’s largest inland petrochemical complex.

From that point forward, the area’s economy was closely tied to the energy industry, rising with the oil booms and contracting with the busts. After years of decline that began with the 1980s oil bust, the Permian Basin and its economic center, Midland–Odessa, were regenerated by the shale oil boom of the late 2000s. Investment grew in the prolific formation even during periods of soft oil and gas prices, as its infrastructure, industry know-how and technological advancement helped make retrieving energy deposits relatively inexpensive.

## IN THE NEWS

7 BREW COFFEE ODESSA, TX

# Community National Bank announces new Odessa HQ grand opening

MAY 4, 2023 (ODESSA AMERICAN)

Community National Bank announced in a Thursday press release the grand opening of the new CNB Odessa Headquarters from 11:00 a.m. to 1:00 p.m. Monday, May 8, at 8040 E Hwy 191. The CNB team, along with Executive staff, Board Members, customers, and community members will be attending the Grand Opening and Ribbon Cutting ceremony.

Sterling Swack, Odessa Market President, has been with Community National Bank since 2017, and has over 12 years of banking experience.

In October of 2018, Community National Bank acquired 1.7 acres of land with hopes of building a larger location to better serve Odessa and its residents. On Monday, May 8, CNB will officially open their new 8,000 square foot building. This full-service branch will house a mortgage center along with the entire Odessa team.

Sterling's **focus** on his customers and relationship banking embodies Community National Bank's mission. CNB is grateful for this **opportunity to expand** and looks forward to **continuing** to serve this community.

EXPLORE ARTICLE



# Odessa Development Corporation approves new General Development Plan

JASON FREUND, AUGUST 10, 2023 (NEWSWEST 9)

Odessa Development Corporation met Thursday and, as part of their agenda, discussed and approved their General Development Plan for the 2023-2024 year.

The General Development Plan is quite simple: **expand businesses** and help the city of Odessa **grow**. However, some changes were made to this year's plan to update it.

The plan outlines what the city hopes to do to help build jobs and expand businesses.

"All of these things are what we're going to be **working** on through this General Development Plan," Odessa Development Corporation President Kris Crow said. "So we approved it today, but as Mr. (Jeff) Russel said earlier, we want that to kind of be a living, breathing organism here to where it's able to move, it's able to change, it's able to update with the needs of the city as we move forward."

However, no matter the updates, the plan still has the same goals.

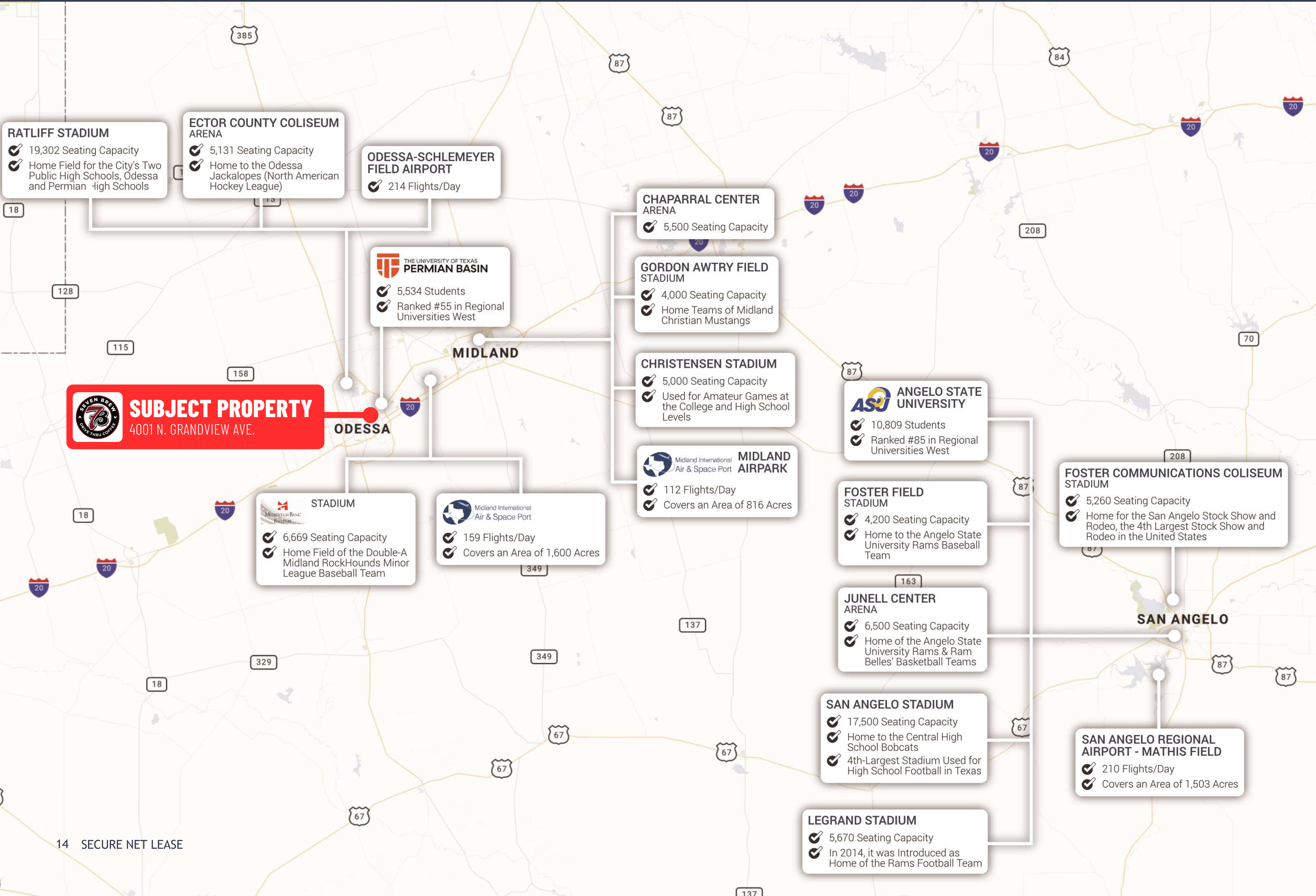
"Our goals are threefold. We want to **recruit new employees**, we want to retain them, and we want to retire them," Crow said. "One of the things that we found are that, while it's hard to bring **new employees** in from other areas into Odessa, it's going to be a lot easier to **grow** our own employees."

EXPLORE ARTICLE



# METRO AREA

7 BREW COFFEE ODESSA, TX



**RATLIFF STADIUM**

- ✓ 19,302 Seating Capacity
- ✓ Home Field for the City's Two Public High Schools, Odessa and Permian High Schools

**ECTOR COUNTY COLISEUM ARENA**

- ✓ 5,131 Seating Capacity
- ✓ Home to the Odessa Jackalopes (North American Hockey League)

**ODESSA-SCHLEMEYER FIELD AIRPORT**

- ✓ 214 Flights/Day

**THE UNIVERSITY OF TEXAS PERMIAN BASIN**

- ✓ 5,534 Students
- ✓ Ranked #55 in Regional Universities West

**CHAPARRAL CENTER ARENA**

- ✓ 5,500 Seating Capacity

**GORDON AWTRY FIELD STADIUM**

- ✓ 4,000 Seating Capacity
- ✓ Home Teams of Midland Christian Mustangs

**CHRISTENSEN STADIUM**

- ✓ 5,000 Seating Capacity
- ✓ Used for Amateur Games at the College and High School Levels

**MIDLAND AIRPORT**

- ✓ Midland International Air & Space Port
- ✓ 112 Flights/Day
- ✓ Covers an Area of 816 Acres

**ANGELO STATE UNIVERSITY**

- ✓ 10,809 Students
- ✓ Ranked #85 in Regional Universities West

**FOSTER FIELD STADIUM**

- ✓ 4,200 Seating Capacity
- ✓ Home to the Angelo State University Rams Baseball Team

**FOSTER COMMUNICATIONS COLISEUM STADIUM**

- ✓ 5,260 Seating Capacity
- ✓ Home for the San Angelo Stock Show and Rodeo, the 4th Largest Stock Show and Rodeo in the United States

**JUNELL CENTER ARENA**

- ✓ 6,500 Seating Capacity
- ✓ Home of the Angelo State University Rams & Ram Belles' Basketball Teams

**SAN ANGELO STADIUM**

- ✓ 17,500 Seating Capacity
- ✓ Home to the Central High School Bobcats
- ✓ 4th-Largest Stadium Used for High School Football in Texas

**SAN ANGELO REGIONAL AIRPORT - MATHIS FIELD**

- ✓ 210 Flights/Day
- ✓ Covers an Area of 1,503 Acres

**LEGRAND STADIUM**

- ✓ 5,670 Seating Capacity
- ✓ In 2014, it was Introduced as Home of the Rams Football Team

**STADIUM**

- ✓ 6,669 Seating Capacity
- ✓ Home Field of the Double-A Midland RockHounds Minor League Baseball Team

**MIDLAND AIRPORT**

- ✓ Midland International Air & Space Port
- ✓ 159 Flights/Day
- ✓ Covers an Area of 1,600 Acres

**SEVEN BREW COFFEE**

**SUBJECT PROPERTY**

4001 N. GRANDVIEW AVE.

CALL FOR ADDITIONAL INFORMATION

## Dallas

**Office**

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

**Office**

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

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CALL FOR ADDITIONAL INFORMATION

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**Bob Moorhead**

Managing Partner  
(214) 522-7210

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# TEXAS DISCLAIMER

7 BREW COFFEE ODESSA, TX

## Approved by the Texas Real Estate Commission for Voluntary Use

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

### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.