

SECURE

NET LEASE

SUBJECT
PROPERTY



7 Brew

\$1,829,500 | 6.15% CAP

2730 Southwest Pkwy, Wichita Falls, TX 76308

- ✓ **Brand New 15-Year Ground Lease** With (5) 5-Year Options to Renew and 10% Rent Increases Every 5 Years
- ✓ **Hard Corner Signalized Location:** On the Major Intersection of Southwest Pkwy & Kemp Blvd (48,600+ Combined VPD)
- ✓ **Affluent Area** | 1 and 3 Mile Radius of Average HH Income is over \$90,000
- ✓ **Less Than 1 Mile From Sikes Senter Mall** | 670,000 Sqft and is the Only Mall in a 100 Mile Radius of Wichita Falls
- ✓ **7 Brew Coffee has the highest AUV of the Major Coffee QSR** with an Average Revenue of \$2.4M

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 WICHITA FALLS, TX



SUBJECT
PROPERTY

CONTACT FOR DETAILS

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Managing Partner
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bob@securenetlease.com

\$1,829,500

6.15% CAP

NOI

\$112,500

Building Area

±510 SF

Land Area

±0.47 AC

Year Built

2023

Lease Type

Ground Lease

Occupancy

100%

Landlord Responsibilities

None

- ✓ **Brand New 15-Year Ground Lease** With (5) 5-year options to renew and 10% rental bumps every 5 years with zero landlord responsibilities
- ✓ **High Traffic Hard Corner Signalized Location:** On the corner of Southwest Pkwy (24,700+ VPD) & Kemp Blvd (23,900+ VPD)
- ✓ **Less than 1 Mile from Sikes Senter Mall,** A 670,000 SF mall featuring several retail shops and an AMC movie theater. This is the only mall within 100 miles of Wichita Falls
- ✓ **Located in Wichita Falls, TX:** With close proximity to Midwestern State University (2 miles), Wichita Falls Regional Airport (7 miles), Lake Wichita (0.9 miles), and Sheppard Airforce Base (7 miles). Wichita Falls is located midway between Oklahoma City and the Dallas/Fort Worth Metroplex. Located 130 miles from Dallas and OKC and 100 miles from Fort Worth.
- ✓ **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. 7 Brew has grown to over 190 locations in several states throughout the South, Midwest, and East Coast, and has an average revenue of \$2.4 million.
- ✓ **7 Brew Coffee Founded Its First Coffee Stand in 2017 in Rogers, Arkansas.** The brand was created with the goal of serving premium coffee while providing a fun experience. Every 7 Brew Coffee store is a double drive-thru and serves coffee from beans sourced from Ethiopia, Columbia, and Brazil. The brand is rapidly expanding, with nearly half of its stores opening in the past year.

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



AERIAL OVERVIEW

7 BREW WICHITA FALLS, TX



TENANT OVERVIEW

7 BREW WICHITA FALLS, TX

7 Brew Coffee

Lessee: 7CREW ENTERPRISES, LLC

Guarantor: 7CREW ENTERPRISES, LLC

AVERAGE UNIT
VOLUME (AUV)

\$2.4 M

LOCATIONS

190+



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 WICHITA FALLS, 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

WICHITA FALLS, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	Upon Closing
Lease Expiration	15 Years After Closing
Lease Type	Ground Lease
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$112,500.00
Annual Rent YRS 6-10	\$123,750.00
Annual Rent YRS 11-15	\$136,125.00
Option 1	\$149,737.50
Option 2	\$164,711.25
Option 3	\$181,182.38
Option 4	\$199,300.61
Option 5	\$219,230.67

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.





82 277
Market Street

Walmart
Supercenter

DOLLAR GENERAL

Burlington
BRAUM'S

NATURAL GROCEERS
McALISTER'S DELI

Wendy's

BARWISE
MIDDLE SCHOOL
(1,009 STUDENTS)

PETSMART
HomeGoods
five BELOW
Academy
Bath & Body Works
ups
Office DEPOT
OfficeMax

Chick-fil-A

Freddy's
STEAKBURGERS

BUFFALO WILD WINGS
Jockey Mikes

HOOTERS

LESLIE'S

CHIPOTLE

JCPenney
SHOE DEPT.
at home
CHAMPS
AMC THEATRES
rue21
HIBBETT SPORTS
Foot Locker
Bath & Body Works
BOOT BARN
Buckle
claire's
Jewelry
ZALES
maurices
Red Robin

MIDWESTERN
STATE
UNIVERSITY

ARBOR CREEK
APARTMENTS
(360 UNITS)

CUNNINGHAM
ELEMENTARY SCHOOL
(448 STUDENTS)

TJ-MAXX
KOHL'S
ROSS
DRESS FOR LESS
SHOE CARNIVAL
Chick-fil-A
chili's
Panera
ups
Olive Garden
CAVENDER'S
DOLLAR TREE
MATTRESS FIRM
Schlotzsky's
IT'S A MOUTHFUL
DICKEY'S
BARBECUE PIT
ups

BEST BUY

OLLIE'S OUTLET
GOOD STUFF CHEAP

CHASE

DISCOUNT
TIRE

TARGET
petco
Denny's
SPEC'S
Pizza Hut

TAFT HAUS
APARTMENTS
(150 UNITS)

THE EDGE
APARTMENTS
(64 UNITS)

KIWANIS PARK

BEN MILAM
ELEMENTARY
(450 STUDENTS)

Comfort INN
BUENO
Taco Bueno

Domino's

DUNKIN'

Arby's

TRACTOR
SUPPLY CO.

LADONNA PLACE
APARTMENTS
(124 UNITS)

SUBWAY

SOUTHWEST PARKWAY
±24,665 VPD

McDonald's
IHOP
Party City
United supermarkets
DOLLAR GENERAL
CAFO

Walgreens

stripes

BW Best Western
Hotels & Resorts

cici's pizza

WELLS FARGO

GOLDEN CHICK

Gulf

SONIC

Chicken
Express

MUSTANG
VILLAGE
(192 UNITS)

the Y

Little Caesars

POPEYES
LOUISIANA KITCHEN

LAKEVIEW
TOWNHOMES
AND VILLAS
(120 UNITS)

LAKE
WICHITA PARK

SUBJECT PROPERTY
2730 SOUTHWEST PKWY.


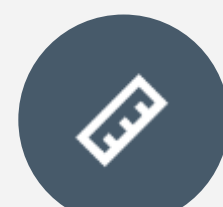
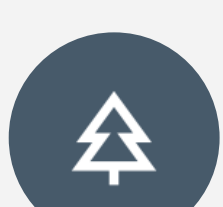
FARM
ROAD
2380

KEMP BOULEVARD
±23,871 VPD

FARM
ROAD
369

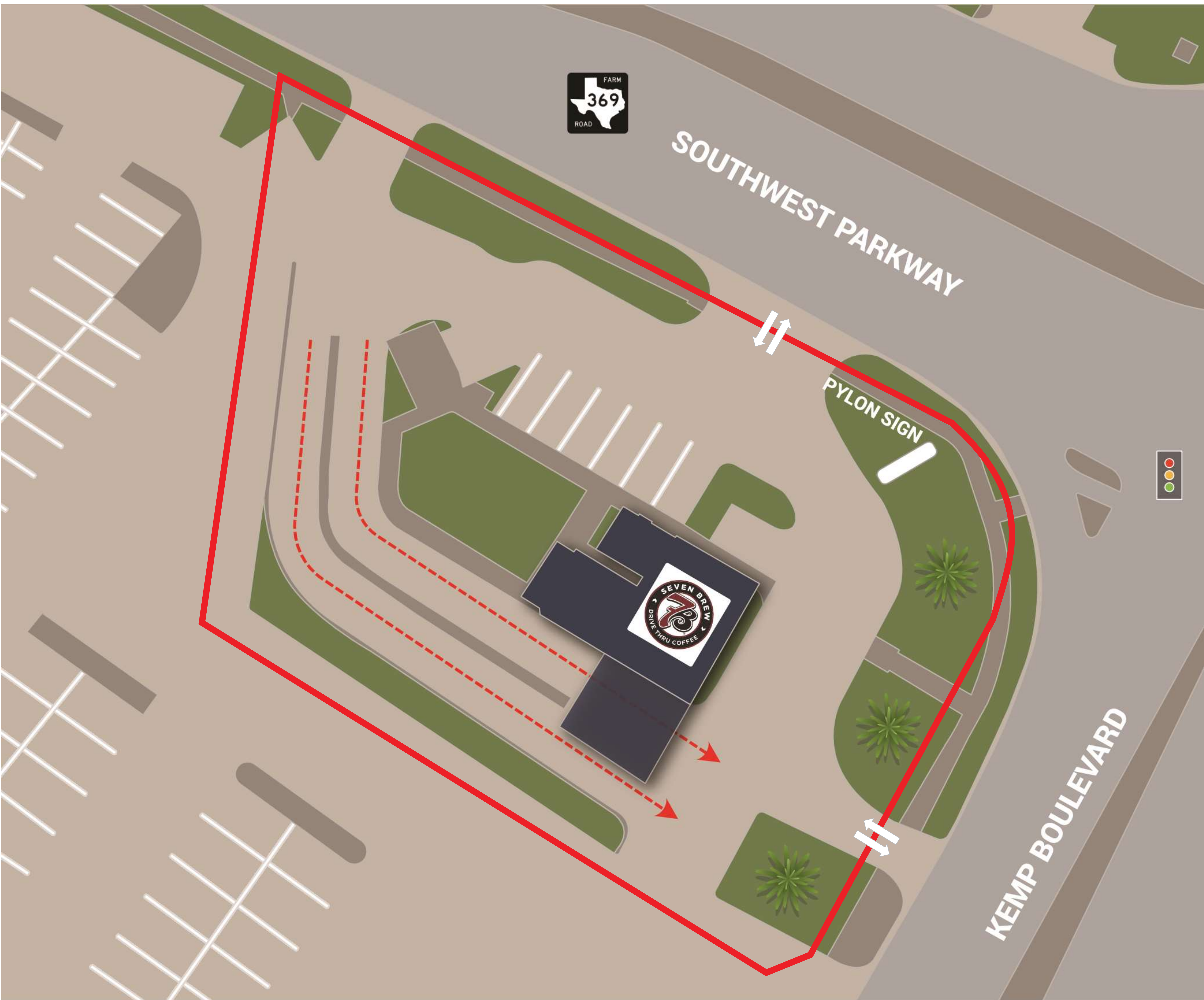
SITE OVERVIEW

7 BREW WICHITA FALLS, TX

	Year Built		2023
	Building Area		±510 SF
	Land Area		±0.47 AC

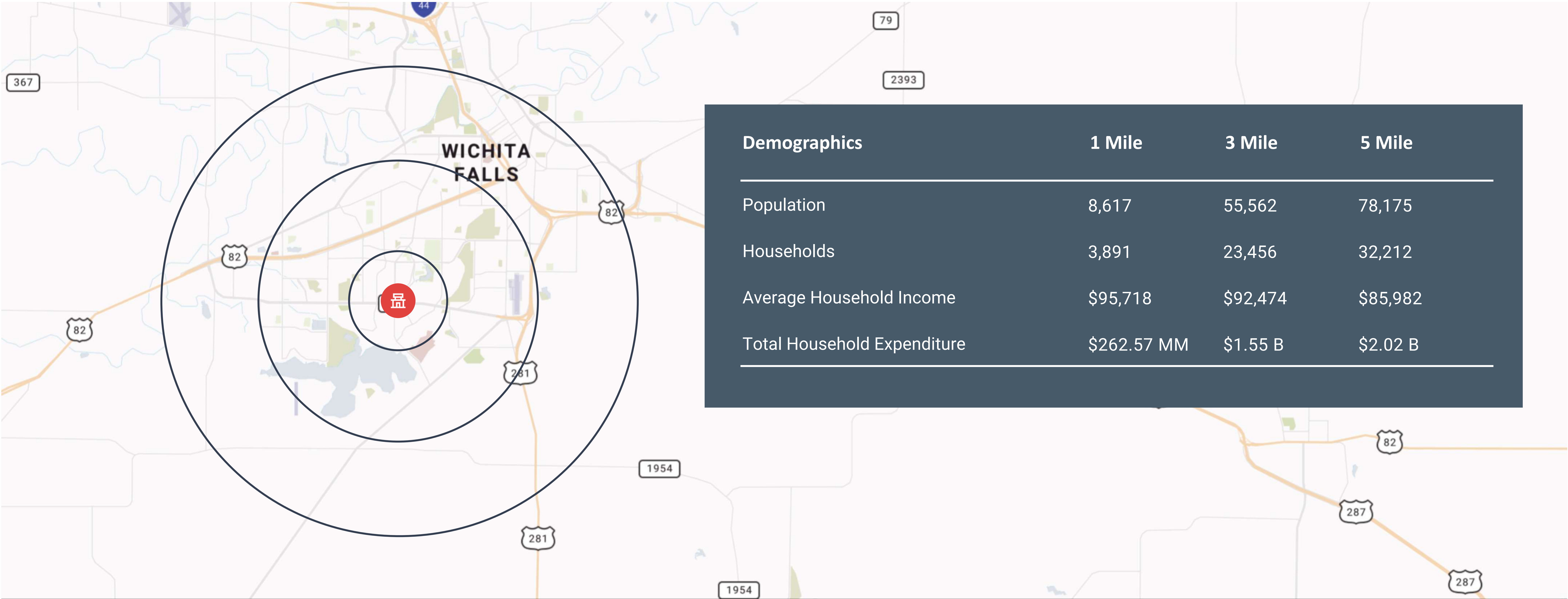
NEIGHBORING RETAILERS

- Walmart Supercenter
- Aaron’s
- Party City
- Hobby Lobby
- Tractor Supply Co.
- Best Buy
- T.J. Maxx
- Kohl’s
- At Home
- ROSS Dress For Less



LOCATION OVERVIEW

7 BREW WICHITA FALLS, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Sheppard Air Force Base (8,978)
2.

United Regional Health Care System (2,305)
3.

Wichita Falls ISD (1,854)
4.

Midwestern State University (1,354)
5.

City of Wichita Falls (1,223)
6.

Walmart (1,069)
7.

North Texas State Hospital (970)
8.


James V. Allred Prison Unit (939)
9.

United Supermarkets (823)
10.

Howmet Corporation (791)


LOCATION OVERVIEW

7 BREW WICHITA FALLS, TX




Wichita Falls

Texas




102,563

Population



\$50,856

Median Household Income



Top 100 Cities to Live in America by Niche in 2021

#97

MSN's Best Places to Retire in America in 2020

#12

Wichita Falls is the county seat of Wichita County, located in North Texas, 15 miles south of the Oklahoma border.

The city is home to Sheppard Air Force Base, the Air Force's largest technical training wing and the Euro-NATO Joint Jet Training program.

Approximately 20,000 permanent party, airmen in training and support personnel are on duty during a normal day

The program is the world's only multi-nationally staffed and managed flying training program charged to produce pilots for both USAF and NATO. Approximately 20,000 permanent party, airmen in training and support personnel are on duty during a normal day.

The city is also home to Midwestern State University, with an estimated enrollment of 6,000 students. In the city center, Wichita Falls houses the Professional Wrestling Hall of Fame and Museum which honors notable wrestlers and displays memorabilia. Nearby, the narrow, 4-story Newby-McMahon Building is nicknamed the “world's littlest skyscraper.” Set along a bend of the Wichita River, Lucy Park has playgrounds, a pool and a man-made waterfall. Foodies will delight in delectable offerings from the city's innovative restaurants, coffee shops and urban wineries. With a solid foundation built of manufacturing, aerospace and aviation, the area continues to grow. Given the rural nature of this area, companies are guaranteed plenty of room to expand and develop their operations. Additionally, with a thriving downtown area and a robust community of small businesses, Wichita Falls is one of the best places to live and work in North Texas.

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IN THE NEWS

7 BREW WICHITA FALLS, TX

Wichita Falls No. 2 in cost-of-living rankings

LYNN WALKER, MARCH 15, 2022 (TIMES RECORD NEWS)

The ranking is part of the company’s annual Best Place to Live survey. Overall, Wichita Falls ranked well among best cities to live, earning an A-.

One reason for Wichita Falls’ impressive **low cost-of-living** showing was housing. According to Niche, the mean value of a home in Wichita Falls was **\$102,400** compared to the national average of **\$217,500**.

Wichita Falls landed the No. 2 spot in the 2022 lowest cost-of-living Niche rankings.

The city **ranked 14th** in the country as best place to buy a house and **69th** in best public schools.

The city was pulled down slightly by income statistics with a median household income of **\$47,476** compared to the national mean of **\$62,843**.

The crime rate also weighed on the city’s ranking because murder, rape, burglary and theft were noticeably higher than the national average.

Niche describes itself as “the **leading platform** connecting students and families with colleges and schools.” It uses data from the Census Bureau and the FBI as well as resident ratings.

EXPLORE ARTICLE

Pratt & Whitney Canada to Invest \$10 Million in Technology Upgrades at Component Repair Facility in Wichita Falls, Texas

MAY 12, 2023 (CISION PR NEWSWIRE)

Pratt & Whitney Canada, a business unit of Pratt & Whitney, today announced a \$10 million investment to expand the capabilities of its Wichita Falls, Texas engine component repair facility, which is expected to create 30 new jobs. As part of the investment, the company will modify its existing coatings line using an innovative application process.

"The Wichita Falls component **repair facility** joined the Pratt & Whitney Canada family in **1997** and since then we have **strengthened** our ties with the local community," said Irene Makris, vice president, Customer Service, Pratt & Whitney Canada.

"The company and its employees here are very much involved in our community and in efforts to strengthen our social and economic infrastructure. We are delighted with Pratt & Whitney Canada's decision to continue to grow in Wichita Falls and we are proud to support this investment in the facility to bring more work and more job opportunities to the City's residents."

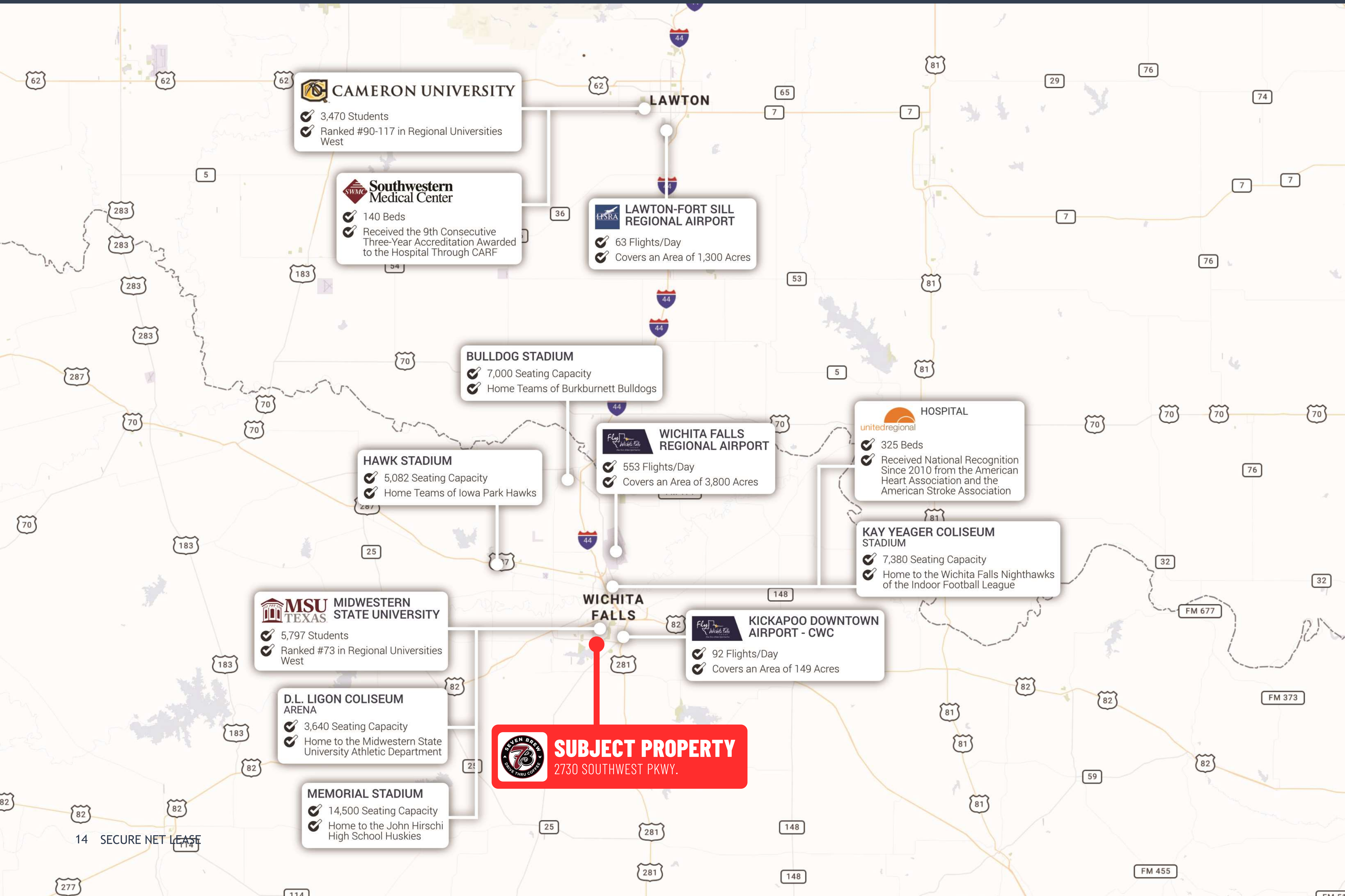
"We continue to **invest and grow** in Wichita Falls because of the strength of the local workforce, the support of the community, and the enthusiastic '**can do**' attitude of our Wichita Falls team and leadership. Our Wichita Falls facility will be the first of our plants to pioneer a **new coating process** which will significantly improve the durability and performance of our engines."

The facility repairs the "hot" (combustion) sections of a variety of Pratt & Whitney Canada engines. As part of the repair process, certain engine parts, such as turbine blades, are given a special coating that protects against the high temperatures needed for these **high-performance** engines. The investment is to create a line that uses a newly developed coating technique.

EXPLORE ARTICLE

METRO AREA

7 BREW WICHITA FALLS, TX



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

CALL FOR ADDITIONAL INFORMATION

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(469) 694-4189

kvarni@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

7 BREW WICHITA FALLS, 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.