



7 Brew Coffee

\$1,923,000 | 6.50% CAP

137 E Pineview Dr, Flowood, MS 39232

- ✓ **New 20-Year Ground Lease** with 10% Rental Increases Every 5 Years Plus (4), 5-Year Options to Renew
- ✓ **One of the Fastest Growing Areas in the State of Mississippi**
- ✓ **Part of a Massive 100+ Acre Mixed Use Development** that Includes Retail, Housing, Parks, and a Proposed 2 Mile Trail that Will Connect 23,000 Homes to this Development
- ✓ **Subject Property is Located on Lakeland Dr (38,000+ VPD)**, the main east-west corridor of Flowood that leads into Jackson
- ✓ **Affluent Area with the 1,3,5 Mile Radius of Average HH Income all over \$115,000**

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**.



Walmart
Supercenter

DOLLAR TREE

CAFO

DQ

O'Reilly AUTO PARTS

Allstate

jiffy lube multicare

CLUB FITNESS

HARTFIELD ACADEMY (960 STUDENTS)

SHERWIN WILLIAMS

FUTURE STRIP CENTER

FUTURE QSR

DUNKIN'

Bojangles

FUTURE QSR

WING-STOP

PAPA JOHNS

AutoZone

huey magoo's CHICAGO'S TENDERLOIN

LAKELAND DRIVE (38,464 VPD)

25

SEVEN BREW DRIVE THRU COFFEE

Firestone COMPLETE AUTO CARE

Walgreens

E PINEVIEW DRIVE

GARDENS OF MANSHIP 500 SINGLE FAMILY HOUSES

INVESTMENT OVERVIEW

7 BREW FLOWOOD, MS



CONTACT FOR DETAILS

Kyle Varni

Vice President
(469) 694-4189

kvarni@securenetlease.com

MS Broker of Record: Stephen Noyola

License #: B-24229

\$1,923,000

6.50% CAP

NOI

\$125,000

Building Area

±510 SF

Land Area

±1.16 AC

Year Built

2023

Lease Type

Ground Lease

Occupancy

100%

- ✓ **New 20-Year Ground Lease** with 10% Rental Increases Every 5 Years Plus (4), 5-Year Options to Renew
- ✓ **Subject Property is Located on Pineview Dr and Highway 25/Lakeland Dr (35,800 Combined VPD)**, the Main East-West Corridor of Flowood that leads into Jackson and is One of the Fastest-Growing Commercial Areas in the State.
- ✓ **Site is Only 3.5 Miles from Jackson-Medgar Wiley Evers International Airport**, the Main Airport for the Jackson MSA Serving Commercial, Private, and Military Aviation. They Serve 1.22 Million Passengers per Year and Host the Four Major Airlines for the U.S., American, Delta, Southwest, and United.
- ✓ **Dense Retail Area** - Surrounded by National Retailers including Walmart, Walgreens, Kroger, Aldi, Taco Bell, Wendy's, and Many More.
- ✓ **Flowood, Mississippi is a Suburb of Jackson**, the State's Capital. The Jackson MSA is Home to More than 594,800 People and is 600 Miles from 30 Percent of the American Population with Many National Interstate Systems Passing through the City.
- ✓ **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 Since 2017 and has a Revenue of \$2.4 Million.

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

TENANT OVERVIEW

7 BREW FLOWOOD, MS

7 Brew Coffee

Lessee: Brew Culture Franchise, LLC

Guarantor: Brew Culture Franchise, 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.

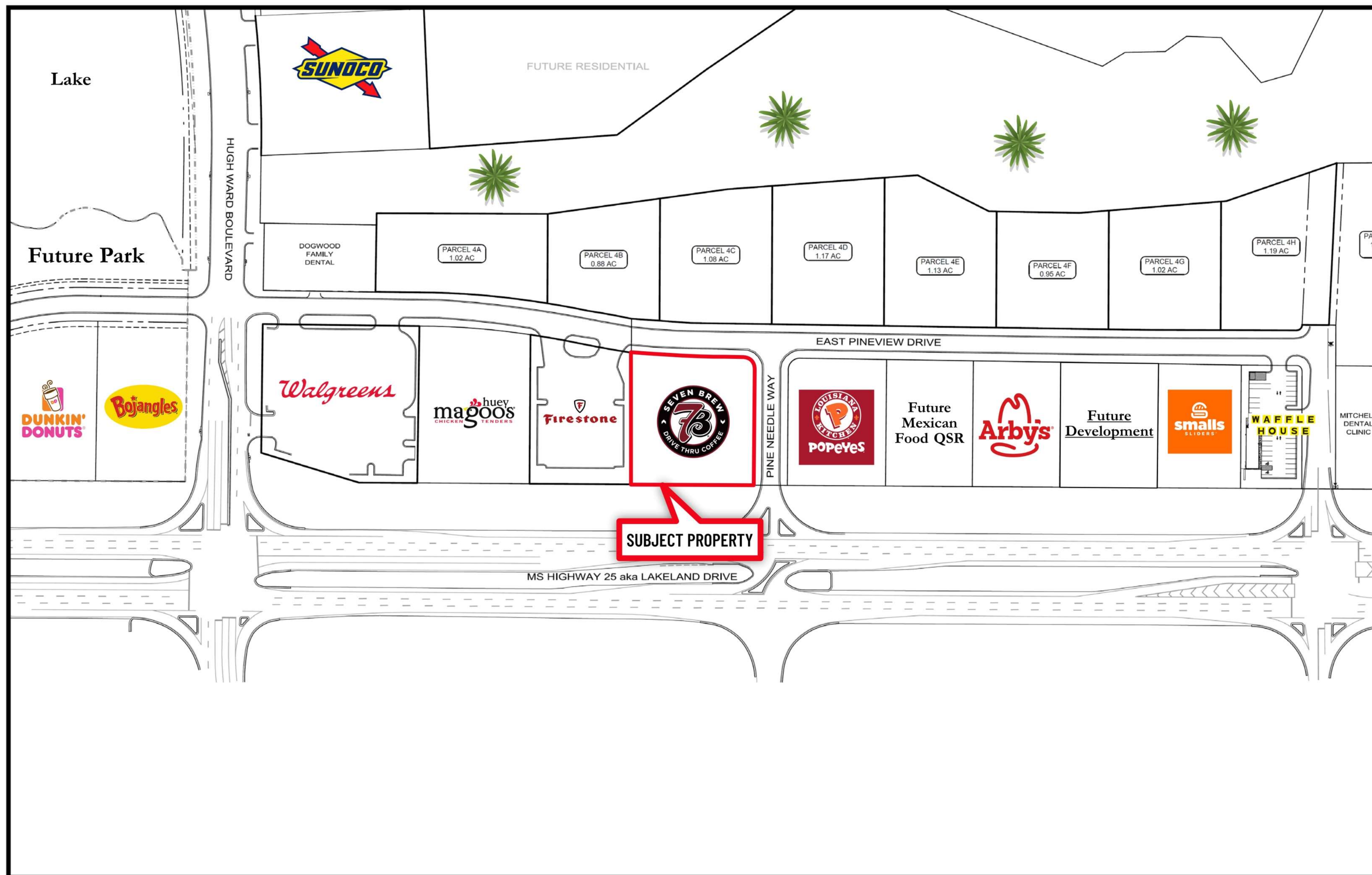
7-Brew is a **drive-through coffee** concept that offers no interior seating. Customers typically order from their vehicles – face to face with the order taker. Some locations with high pedestrian traffic areas have walk-up windows. The product is **amazing and customizable**, but the real **attraction**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



PINELANDS DEVELOPMENT OVERVIEW

7 BREW FLOWOOD, MS

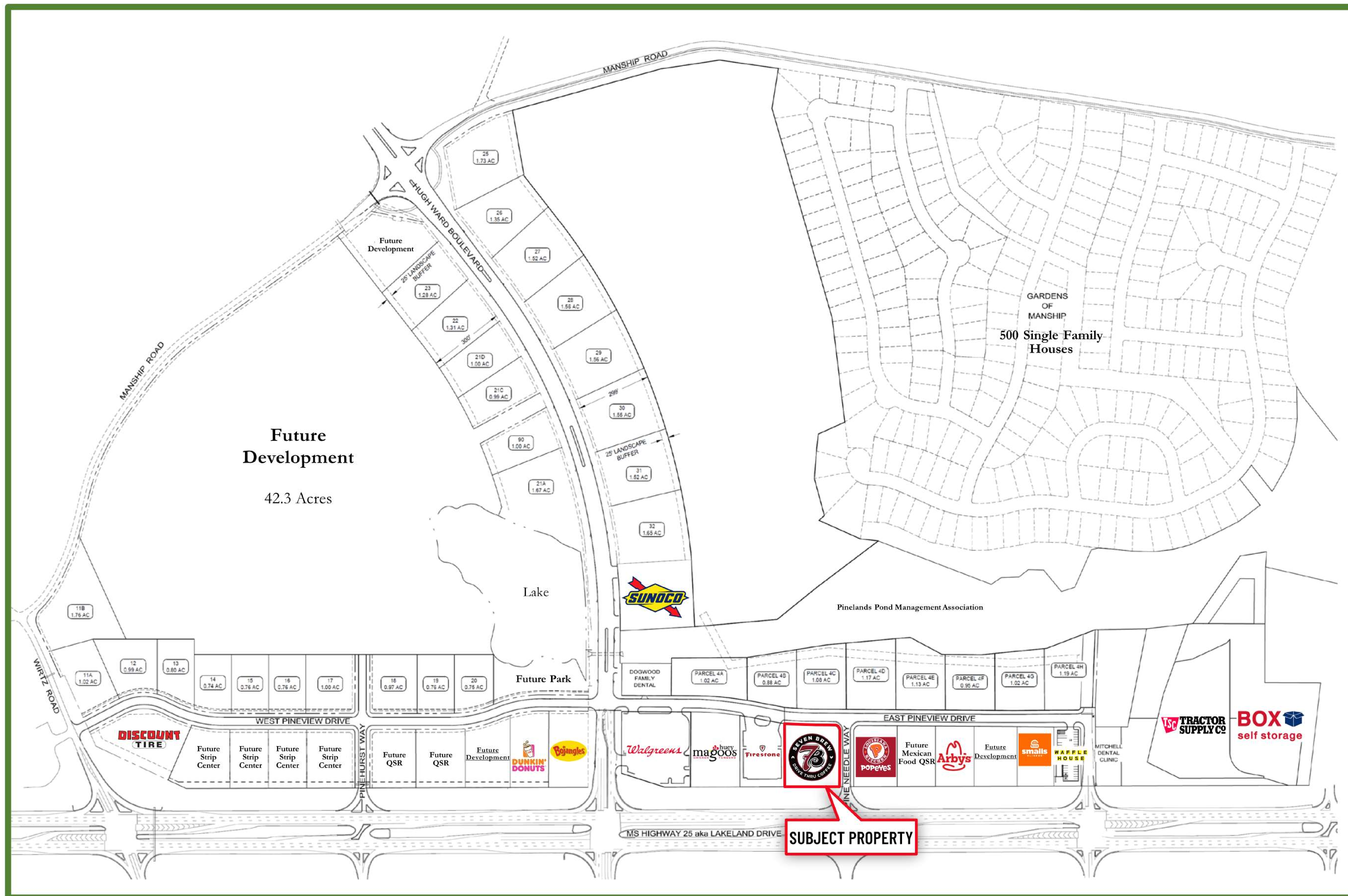
East Pineview Drive



PINELANDS DEVELOPMENT OVERVIEW

7 BREW FLOWOOD, MS

Lakeland Drive - Flowood, Mississippi



IN THE NEWS

7 BREW FLOWOOD, MS

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,” Liataud 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 FLOWOOD, MS

Initial Lease Term	20-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	August 2023
Lease Expiration	August 2043
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5-Years
Annual Rent YRS 1-5	\$125,000.00
Annual Rent YRS 6-10	\$137,500.00
Annual Rent YRS 11-15	\$151,250.00
Annual Rent YRS 16-20	\$166,375.00
Option 1	\$183,012.50
Option 2	\$201,313.75
Option 3	\$221,445.13
Option 4	\$243,589.64

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.



NORTHWEST RANKIN MIDDLE SCHOOL (1,431 STUDENTS)

NORTHWEST RANKIN ELEMENTARY SCHOOL (490 STUDENTS)

UMMC - GRANTS FERRY

GARDENS OF MANSHIP 500 SINGLE FAMILY HOUSES



FUTURE MEXICAN FOOD QSR

FUTURE DEVELOPMENT

LAKELAND DRIVE (38,464 VPD)



E PINEVIEW DRIVE





SUBJECT PROPERTY
137 E. PINEVIEW DR.

BRIDGEWATER
APARTMENT HOMES
(224 UNITS)

HIGHLAND BLUFF
ELEMENTARY SCHOOL
(563 STUDENTS)

LAKELAND DRIVE
±38,464 VPD

NORTHWEST RANKIN
MIDDLE SCHOOL
(1,431 STUDENTS)

NORTHWEST
RANKIN
ELEMENTARY
SCHOOL
(490 STUDENTS)

THE VINEYARD
AT CASTLEWOODS
APARTMENT HOMES
(314 UNITS)

WATER DANCE
APARTMENTS
(40 UNITS)

HOBBY LOBBY tropical CAFE
MATTRESS FIRM
Party City
KOHLS
LOWE'S
ROSS DRESS FOR LESS
Starbucks
BR
Panera BREAD

U-HAUL
HOME2
Hampton
Comfort

FLOWOOD
ELEMENTARY SCHOOL (960 STUDENTS)
(464 STUDENTS)

HARTFIELD
ACADEMY
ASHFORD PLACE
APARTMENT HOMES
(192 UNITS)

the Y
Holiday Inn Express
Academy SPORTS+OUTDOORS
Hilton Garden Inn
LONGHORN STEAKHOUSE
JCPenney
MICHAELS
FIVE GUYS
DICK'S SPORTING GOODS
DSW
OUTBACK STEAKHOUSE
BUFFALO WILD WINGS
SMOOTHIE KING

SONIC
IHOP
Ashley HOMESTORE
TARGET
Kroger
BEST BUY
PET SMART
ZAXBY'S

HomeGoods
T.J. MAXX
LANE BRYANT
VICTORIA'S SECRET
HIBBETT SPORTS
five BELOW
DOLLAR TREE
Chick-fil-A
OLD NAVY
SHOE DEPT.
chico's
claire's
LOFT
belk
McALISTER'S DELI
Jersey Mike's

CLUB 4 FITNESS
jiffy lube
DQ
AutoZone
O'Reilly AUTO PARTS
CATO
DOLLAR TREE
Walmart Supercenter
ALDI
PAPA JOHN'S
WING STOP
Kroger
Wendy's
TACO BELL
Domino's
ANYTIME FITNESS

DOLLAR GENERAL
SUBWAY
Little Caesars
SONIC
Advance Auto Parts

Pizza Hut
McDonald's
Little Caesars
Chick-fil-A
Kroger
SONIC
DOLLAR TREE
ACE Hardware
DOLLAR GENERAL

Shell
Chevron
State Farm

Waffle House

Burger King

BR

TSC TRACTOR SUPPLY CO

Domino's

Kroger
Wendy's
TACO BELL

POPEYES
Louisiana Kitchen
Firestone
COMPLETE AUTO CARE
Walgreens

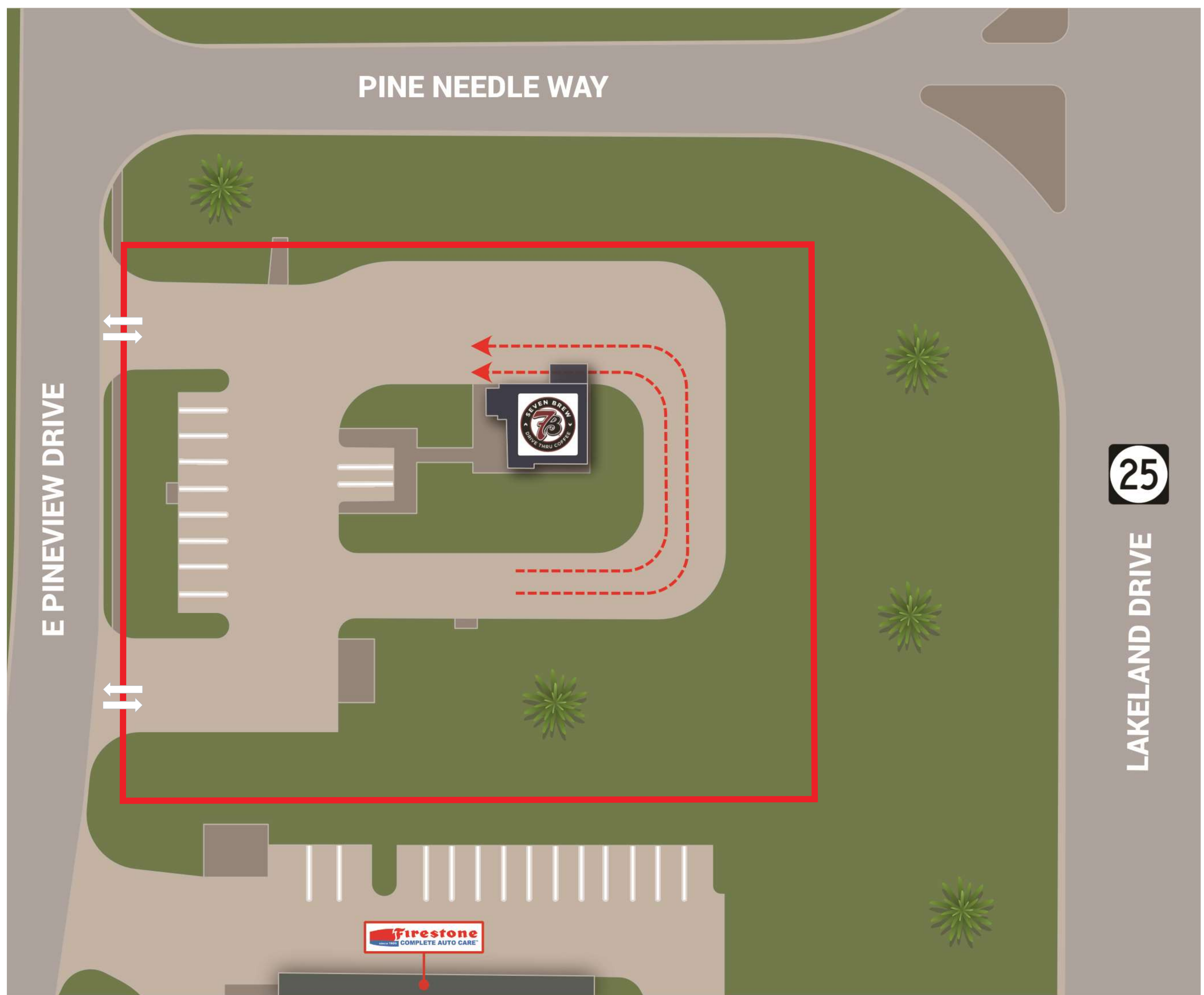
25

JACKSON-MEDGAR
WILEY EVERS
INTERNATIONAL
AIRPORT

SITE OVERVIEW

7 BREW FLOWOOD, MS

	Year Built		2023
	Building Area		±510 SF
	Land Area		±1.16 AC



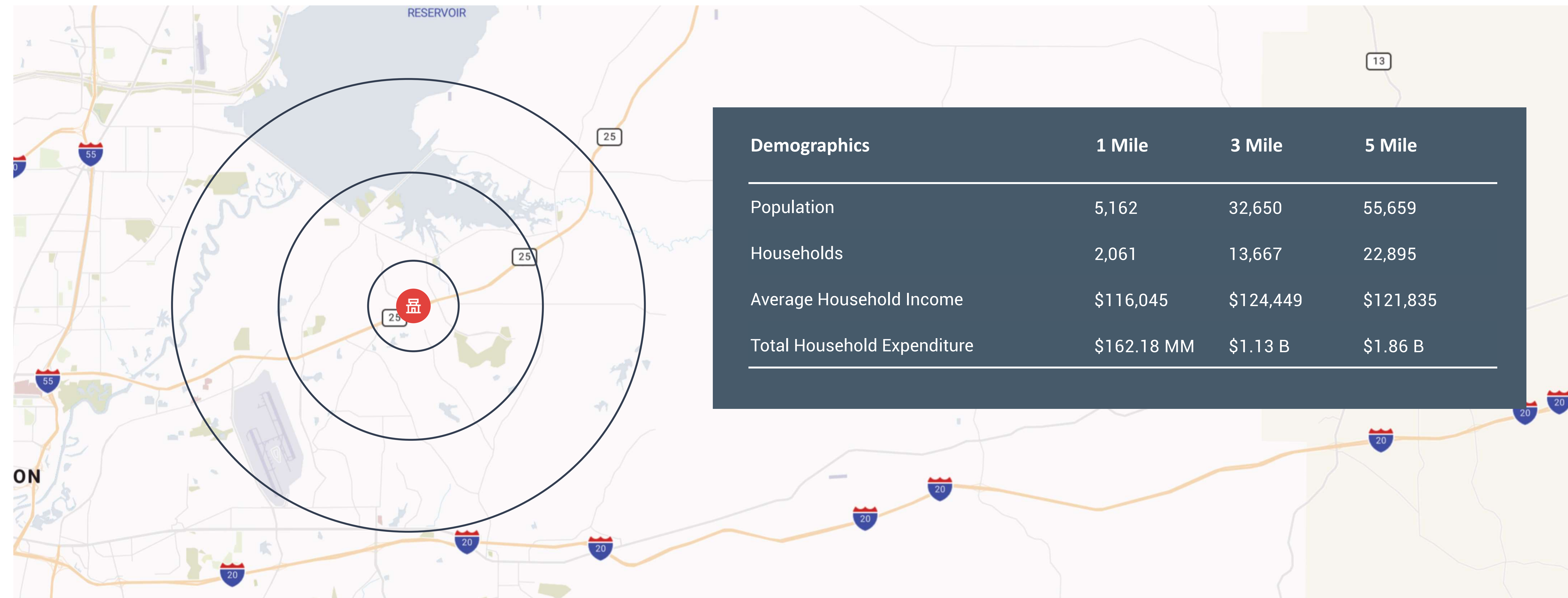
NEIGHBORING RETAILERS

- Lowe's
- ROSS Dress For Less
- Kohl's
- Target
- Kroger
- Best Buy
- Hobby Lobby
- Aldi
- Anytime Fitness
- PetSmart



LOCATION OVERVIEW

7 BREW FLOWOOD, MS



Jackson, MS Economic Drivers (NUMBER OF EMPLOYEES)

1. State of Mississippi (27,775)
2. University of Mississippi (9,000)
3. American Studios, Inc. (5,000)
4. Jackson Public School District (4,200)
5. Entergy Operations, Inc. (3,600)
6. Baptist Health Systems (3,000)
7. Trustmark Corporation (2,797)
8. St. Dominic Health Services (2,500)
9. City of Jackson, Mississippi (2,100)
10. Jackson State University (2,000)

LOCATION OVERVIEW

7 BREW FLOWOOD, MS

Flowood

Mississippi

 157,026
County Population

 \$72,326
Median Household Income

Flowood is Ranked as the
3rd Best Place to Live in
Mississippi

3rd

Flowood is a Suburb of
Jackson, the State's
Capital

5 MILES FROM
JACKSON

Flowood is a city in Rankin County, Mississippi, located just east of Jackson within the Jackson metro.

Its strategic location makes it easily accessible by Interstates 55 and 20 as well as the Jackson International Airport, which is located in the heart of Flowood.

Flowood is apart of Rankin County, one of the fastest growing counties in Mississippi. Rankin County is the 4th-most populous county in Mississippi and is part of the Jackson Metropolitan Statistical Area.

Highway 25 (Lakeland Drive) is the main east-west corridor of Flowood and is one of the fastest-growing commercial areas in the state.

The Jackson metropolitan area is home to over 594,800 people and spans five counties in Mississippi's central region: Copiah, Hinds, Madison, Rankin, and Simpson. The region serves as a major hub of the south, 600 miles from 30 percent of the American population with national interstate systems passing through the city. Jackson has a strong service industry that supports the primary economic drivers: government, education, healthcare, technology, and entertainment. The majority of small business in Jackson and the metro area are wholesale trade, retail trade, professional services, and accommodation and food services. The region also has a strong student population with over 40,000 students. Major educational institutions in the area include Jackson State University, Bellhaven University, Millsaps College, Mississippi College School of Law, Tougaloo College, and the University of Mississippi Medical Center.

IN THE NEWS

7 BREW FLOWOOD, MS

\$30 million development coming to downtown Jackson

CALEB SALERS, SEPTEMBER 28, 2023 (SUPER TALK)

The Jackson Yards, a 10-acre, development in the heart of downtown Jackson, was announced by A3 Consulting alongside the Hinds County Development Authority and other business leaders on Wednesday. Anchoring The Jackson Yards will be the Metro Booming Training Academy — a next-generation trade school — new businesses, and affordable housing at 201 N. Green Ave.

Metro Booming Training Academy will feature ASE auto and diesel, construction, food and beverage training, and the only **forklift operations** certification in the city.

“As Jackson continues to evolve new business opportunities and reinvigorate the historic downtown area, we realized an increasing demand for a leading-edge trade school that will inspire the next generation workforce,” A3 Consulting founder Richard Bradley said.

New retail additions from the project will include U-Do-It Auto Garage, an auto and diesel service facility, and work logistics. Phase two of the **350,000-square-foot** development will begin an affordable housing project.

“Metro Booming Training Academy was launched to meet that need, creating thousands of in-demand jobs across Jackson, the state, and nationwide. The Jackson Yards will fuel the engines of **economic and workforce** development and revitalization — a gateway to prosperity.”

The training academy is housed in a newly renovated, **\$500,000** warehouse with eight bays, training equipment, classrooms, meeting rooms, and offices.

More than **375 students** will participate in the training academy’s first year, and the goal is to enroll more than **2,800 students** in the next five years.

EXPLORE ARTICLE



Mississippi: The Magnolia State Blooms

RONESHIA THOMAS, AUGUST 23, 2023 (BUSINESS FACILITES)

With one of the lowest corporate tax rates in the U.S., Mississippi offers low business costs, a talented workforce, and a competitive climate for innovation. This collaborative system has fostered growth in all industries including automotive and aerospace manufacturing as well as the emerging blue economy.

With the **available airspace** and infrastructure to support it, the aerospace industry has been thriving in the Magnolia State. NASA’s Stennis Space Center has been located in Mississippi for **six decades** and has played a **major role** in the innovation and expansion of the industry.

Mississippi is known for a friendly business climate which makes it easier for manufacturers to settle into the state. Being the powerhouse behind the Mississippi economy, the manufacturing industry employs over 140,000 people across the state. Advanced manufacturing companies choose Mississippi because of its highly skilled workforce, innovative technology, and productivity.

Mississippi has an expansive portfolio of resources and advantages for the aerospace industry, such as the Aerospace Initiative Incentives Program and its proximity to major military installations. Mississippi has **80 privately and publicly** owned **airports**.

With continued investment from aerial manufacturers, such as Hush Aerospace, GE Aviation, and Airbus Helicopters, the aerospace industry will continue to soar in Mississippi.

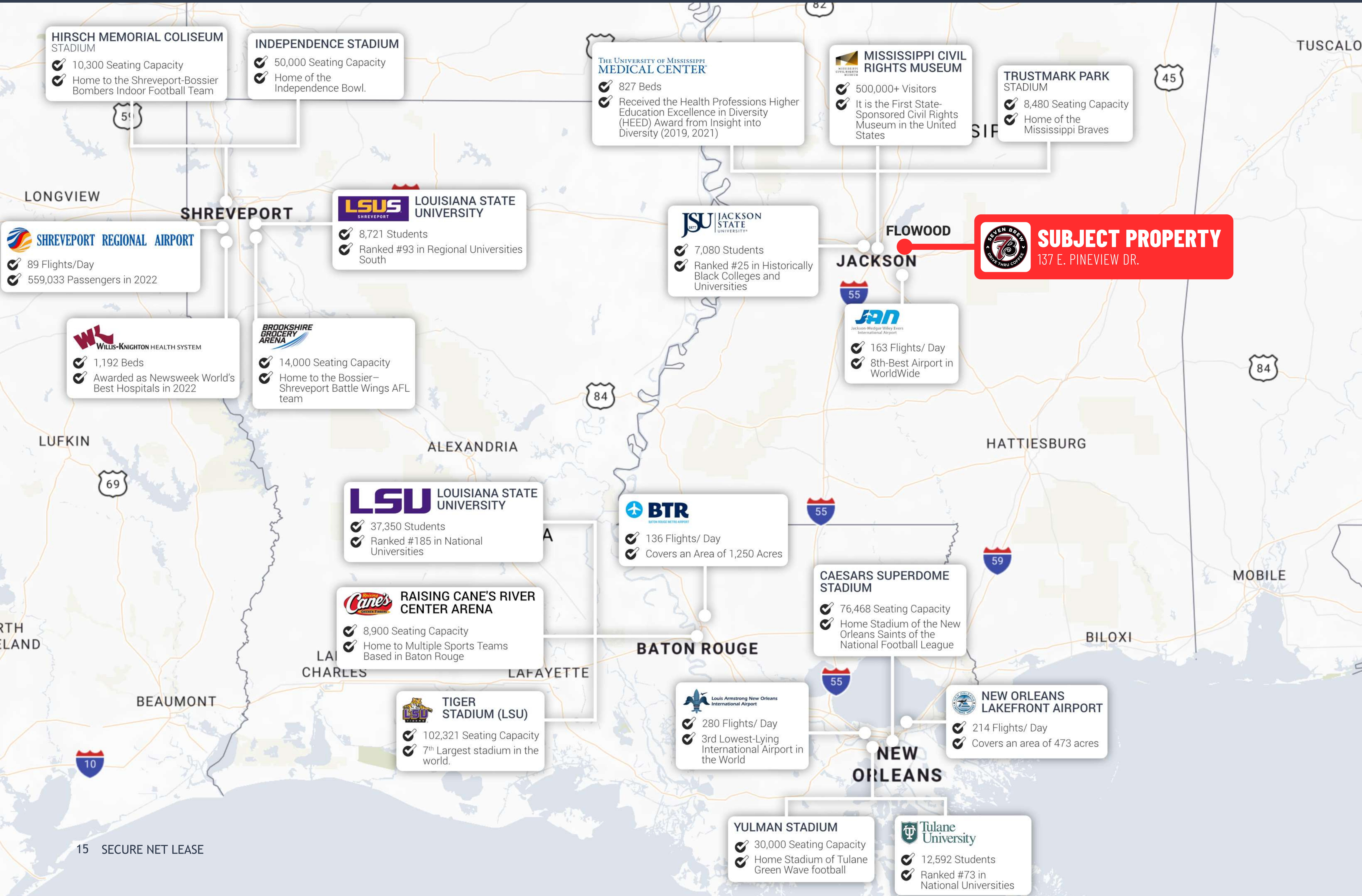
Investments from manufacturing companies have helped boost the state’s economy, including a corporate investment of **\$2.5 billion** by Steel Dynamics in the Golden Triangle Region, which is currently the **largest in the state’s history**.

EXPLORE ARTICLE



JACKSON MSA

7 BREW FLOWOOD, MS



HIRSCH MEMORIAL COLISEUM STADIUM

- 10,300 Seating Capacity
- Home to the Shreveport-Bossier Bombers Indoor Football Team

INDEPENDENCE STADIUM

- 50,000 Seating Capacity
- Home of the Independence Bowl.

THE UNIVERSITY OF MISSISSIPPI MEDICAL CENTER

- 827 Beds
- Received the Health Professions Higher Education Excellence in Diversity (HEED) Award from Insight into Diversity (2019, 2021)

MISSISSIPPI CIVIL RIGHTS MUSEUM

- 500,000+ Visitors
- It is the First State-Sponsored Civil Rights Museum in the United States

TRUSTMARK PARK STADIUM

- 8,480 Seating Capacity
- Home of the Mississippi Braves

SHREVEPORT REGIONAL AIRPORT

- 89 Flights/Day
- 559,033 Passengers in 2022

LSU SHREVEPORT LOUISIANA STATE UNIVERSITY

- 8,721 Students
- Ranked #93 in Regional Universities South

JSU JACKSON STATE UNIVERSITY

- 7,080 Students
- Ranked #25 in Historically Black Colleges and Universities

SUBJECT PROPERTY
137 E. PINEVIEW DR.

WILLIS-KNIGHTON HEALTH SYSTEM

- 1,192 Beds
- Awarded as Newsweek World's Best Hospitals in 2022

BROOKSHIRE BROCCERY ARENA

- 14,000 Seating Capacity
- Home to the Bossier-Shreveport Battle Wings AFL team

JAN Jackson-Medgar Wiley Evers International Airport

- 163 Flights/Day
- 8th-Best Airport in WorldWide

LSU LOUISIANA STATE UNIVERSITY

- 37,350 Students
- Ranked #185 in National Universities

BTR BATON ROUGE METRO AIRPORT

- 136 Flights/Day
- Covers an Area of 1,250 Acres

RAISING CANE'S RIVER CENTER ARENA

- 8,900 Seating Capacity
- Home to Multiple Sports Teams Based in Baton Rouge

CAESARS SUPERDOME STADIUM

- 76,468 Seating Capacity
- Home Stadium of the New Orleans Saints of the National Football League

TIGER STADIUM (LSU)

- 102,321 Seating Capacity
- 7th Largest stadium in the world.

Louis Armstrong New Orleans International Airport

- 280 Flights/Day
- 3rd Lowest-Lying International Airport in the World

NEW ORLEANS LAKEFRONT AIRPORT

- 214 Flights/Day
- Covers an area of 473 acres

YULMAN STADIUM

- 30,000 Seating Capacity
- Home Stadium of Tulane Green Wave football

Tulane University

- 12,592 Students
- Ranked #73 in National Universities

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

Kyle Varni

Vice President
(469) 694-4189

kvarni@securenetlease.com