



7 Brew Coffee

\$1,750,000 | 6.00% CAP

3838 Andrews Hwy, Odessa, Texas 79762

- ✓ 15-Year Absolute NNN Ground Lease with 10% Rental Increases Every 5 Years
- ✓ High-Traffic Signalized, Hard Corner Location That Sees Over 56,000+ VPD
- ✓ Catty-Corner to the Odessa Coliseum, Which is a 5,000+ Seat Stadium that Hosts Various Sporting Events, Concerts, and More
- ✓ Affluent and Growing Trade Area | 115,000+ Population and \$116,000+ Avg HH Income in a 5 Mile Radius
- ✓ Odessa, TX was Ranked the 3rd Fastest Growing Small City in the U.S. by Forbes Magazine

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**.



ECTOR COUNTY COLISEUM

- SEATS OVER 5,100+
- HOSTS NAHL HOCKEY, ARENA FOOTBALL, RODEO, AND CONVENTIONS
- FAMOUSLY HOSTED ELVIS PRESLEY SHOWS AND DEF LEPPARD FIRST TOUR

DOLLAR GENERAL



ODESSA-SCHLEMEYER
FIELD AIRPORT

DR LEE BUICE
ELEMENTARY SCHOOL
(837 STUDENTS)



DOLLAR GENERAL



GOLIAD ELEMENTARY
SCHOOL
(572 STUDENTS)

LA PROMESA
APARTMENTS
(136 UNITS)



ANDREWS HIGHWAY
(23,800 VPD)



LONG JOHN
SILVER'S



191
TEXAS

E 42ND STREET
(32,600 VPD)



385



INVESTMENT OVERVIEW

7 BREW COFFEE ODESSA, TX

Subject Property



CONTACT FOR DETAILS

Kyle Varni
Vice President
(469) 694-4189
kvarni@securenetlease.com

Bob Moorhead
Managing Partner
(214) 522-7210
bob@securenetlease.com

\$1,750,000

6.00% CAP

NOI

\$105,000

Building Area

±510 SF

Land Area

±0.55 AC

Year Built

2023

Lease Type

Ground Lease

Occupancy

100%

- ✓ **15-Year Absolute NNN Ground Lease** with (4),5-Year Options to Renew & 10% Rental Increases Every 5 Years
- ✓ **The Subject Property is Located on the Major Intersection of Andrews Highway (23,800+ VPD) and E 42nd Street (32,600+ VPD).** It is near several nationally recognized tenants such as McDonald's, Take 5 Oil Change, and many more.
- ✓ **This Property is Catty-Corner to the Ector County Coliseum,** the primary event space for Sporting Events, Concerts, Fairs, and Rodeos. The event space famously held concerts for Elvis Presley and Def Leppard.
- ✓ **Situated in an Affluent and High Growth Trade Area.** In a 5 Mile Radius, the Population is Over 115,000 and the Average HH Income is Over \$116,000.
- ✓ **This Site is Around 3 Miles from The University of Texas Permian Basin,** which has 7,628 enrolled students and 140 faculty members. It is also 1.5 miles from Permian Basin High School, which has 3,621 enrolled students and is one of the three high schools in the Ector county independent school district.
- ✓ **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 200 locations in 26+ States.
- ✓ **Odessa, TX** was Ranked the 3rd Fastest Growing Small City in the U.S. by Forbes Magazine

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 COFFEE ODESSA, TX

Subject Property

7 Brew Coffee

Lessee: 7 CREW ENTERPRISES, LLC**Guarantor:** 7 CREW ENTERPRISES, LLC

LOCATIONS

200+

STATES

26

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

7 Brew's growth is driven by its culture/capital connection

ALICIA KELSO, SEPTEMBER 27, 2023 (NATION'S RESTAURANT NEWS)

One of the biggest narratives from this year's Datassential Top 500 report is the accelerated growth of the coffee segment. Gone are the days when it was Starbucks versus Dunkin' with various QSRs, like McDonald's and Wendy's, vying for a coffee veto vote.

Now, caffeine-seeking consumers have their pick of dozens of coffee-focused startups, all of which are **growing** at a swift clip. One of those concepts is Arkansas-based 7 Brew Drive-Thru Coffee, which was founded in **2016** and has since surpassed **100 units** in 22 states. The **company's growth** story has plenty of intrigue and is backed by heavyweights, including an acquisition from parent company Brew Culture, formed by a group of entrepreneurs in **2020** and led by CEO John Davidson.

7 Brew, which recently surpassed 100 locations, had about 2,000 development agreements signed at the end of 2022, with no end in sight.

A year later, the company received a majority investment from Drink House Holdings, created by Jimmy John's founder Jimmy John Liautaud, and Jamie Coulter, Lone Star Steak House founder. Liautaud and 7 Brew have since found themselves in a legal battle over ownership of the **rapidly expanding chain**, and are seeking to resolve the matter through mediation.

In December, 7 Brew brought on Nicole Miller Regan to serve as its CFO. She had previously spent over **20 years** as a Wall Street analyst, most recently as managing director and head of the consumer equity research practice at Piper Sandler. Regan believes 7 Brew's fledgling franchising program is the company's key differentiator in an **increasingly crowded segment** and it is part of what attracted her to the brand.

EXPLORE ARTICLE



7 Brew lands an investment from Blackstone to accelerate restaurant growth

ALICIA KELSO, FEBRUARY 15, 2024 (NATION'S RESTAURANT NEWS)

Arkansas-based drive-thru beverage concept 7 Brew Coffee has received a growth equity investment from Blackstone Growth to accelerate its expansion across the U.S. Terms of the transaction were not disclosed.

7 Brew first opened in 2017 and has since grown to more than 190 locations, generating a more than **185% growth rate** from **2021 to 2011**, according to Technomic Ignite data. During a recent interview, CFO Nicole Miller Regan said there were **approximately 2,000 stands** under development agreements at the end of **2022**.

Blackstone has over \$1 trillion in assets under management in several sectors.

"The **opportunity** is just massive, and anything is possible. The whole idea of what we're doing translates across the globe. We want to break sales and development records," she said.

This Blackstone investment will certainly help toward that goal. Blackstone has over **\$1 trillion in assets** under management in several sectors.

"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**," 7 Brew CEO John Davidson said in a statement. "Blackstone brings everything we are looking for to help serve our customers and support our franchisees – industry and market knowledge, franchisee relationships, data sciences, operations, and real estate expertise."

EXPLORE ARTICLE



LEASE OVERVIEW

7 BREW COFFEE ODESSA, TX

Initial Lease Term	15 years, plus (4) 5 year options to Renew
Rent Commencement	June 2023
Lease Expiration	June 2038
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$105,000.00
Annual Rent YRS 6-10	\$115,500.00
Annual Rent YRS 11-15	\$127,050.00
Option 1	\$139,755.00
Option 2	\$153,730.50
Option 3	\$169,103.55
Option 4	\$186,013.91

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.





ROSS
ELEMENTARY
(382 STUDENTS)

DOWNTOWN
MIDLAND

LOWE'S JCPenney
at home Burlington

Walmart
Supercenter
CINEMARK
Sams CLUB THE HOME DEPOT

PETSMART

THE UNIVERSITY OF
TEXAS PERMIAN BASIN
(4,640 STUDENTS)

HOBBY LOBBY

TARGET
H-E-B
ROSS
DRESS FOR LESS
dd's DISCOUNTS
Office DEPOT

BEST BUY
Academy
JOANN
Marshalls
petco

PERMIAN
HIGH SCHOOL
(3,734 STUDENTS)

BURNET
ELEMENTARY SCHOOL
(414 STUDENTS)

O'Reilly AUTO PARTS
Little Caesars

DOLLAR GENERAL

WILSON & YOUNG MEDAL
OF HONOR MIDDLE SCHOOL
(1,250 STUDENTS)

total energy
solutions

LONG JOHN
SILVER'S

Chicken
EXPRESS

E 42ND STREET
(32,600 VPD)

SEVEN BREW
DRIVE THRU COFFEE

cricket
wireless

191
TEXAS

STARS

TACO VILLA

SUBWAY

385

ANDREWS HIGHWAY
(23,800 VPD)

McDonald's

Chevron

SHERWOOD PARK
AQUATIC CENTER

CARRIAGE
HOUSE CONDOS
(100 UNITS)



WILSON &
YOUNG MEDAL OF HONOR
MIDDLE SCHOOL
(1,250 STUDENTS)

E 42ND STREET
±32,600 VPD

191
TEXAS

385

ANDREWS HIGHWAY
±23,800 VPD

ECTOR COUNTY COLISEUM
• SEATS OVER 5,100+
• HOSTS NAHL HOCKEY, ARENA
FOOTBALL, RODEO, AND CONVENTIONS
• FAMOUSLY HOSTED ELVIS PRESLEY
SHOWS AND DEF LEPPARD FIRST TOUR

LA PROMESA
APARTMENTS
(136 UNITS)



LONG JOHN
SILVER'S



 **SUBJECT PROPERTY**
3838 ANDREWS HWY.



HIGH PLAINS
APARTMENT HOMES
(396 UNITS)



SAM HOUSTON
ELEMENTARY SCHOOL
(357 STUDENTS)



BURLESON
ELEMENTARY SCHOOL
(435 STUDENTS)



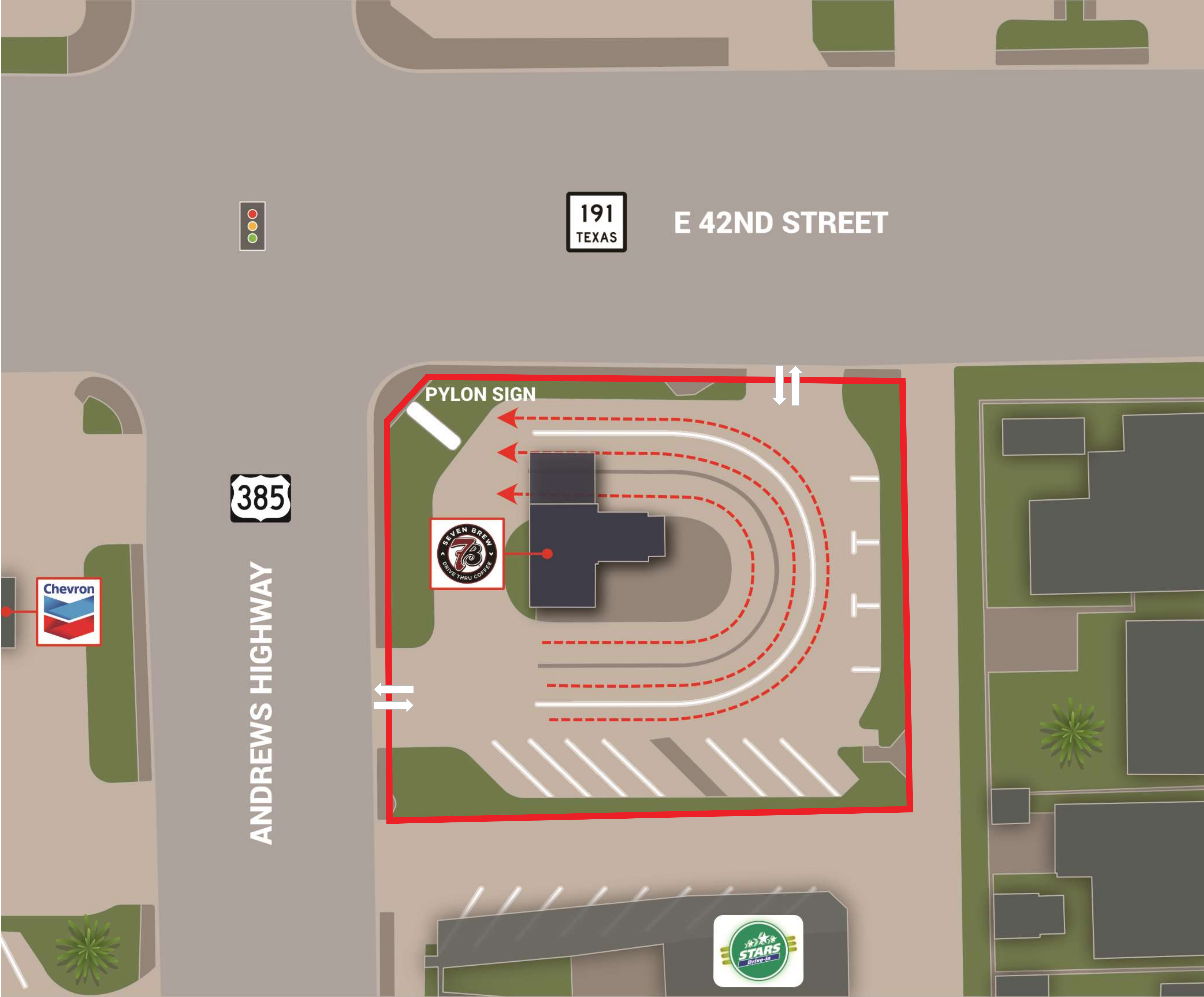
SITE OVERVIEW

7 BREW COFFEE ODESSA, TX

Year Built	2023
Building Area	±510 SF
Land Area	±0.55 AC

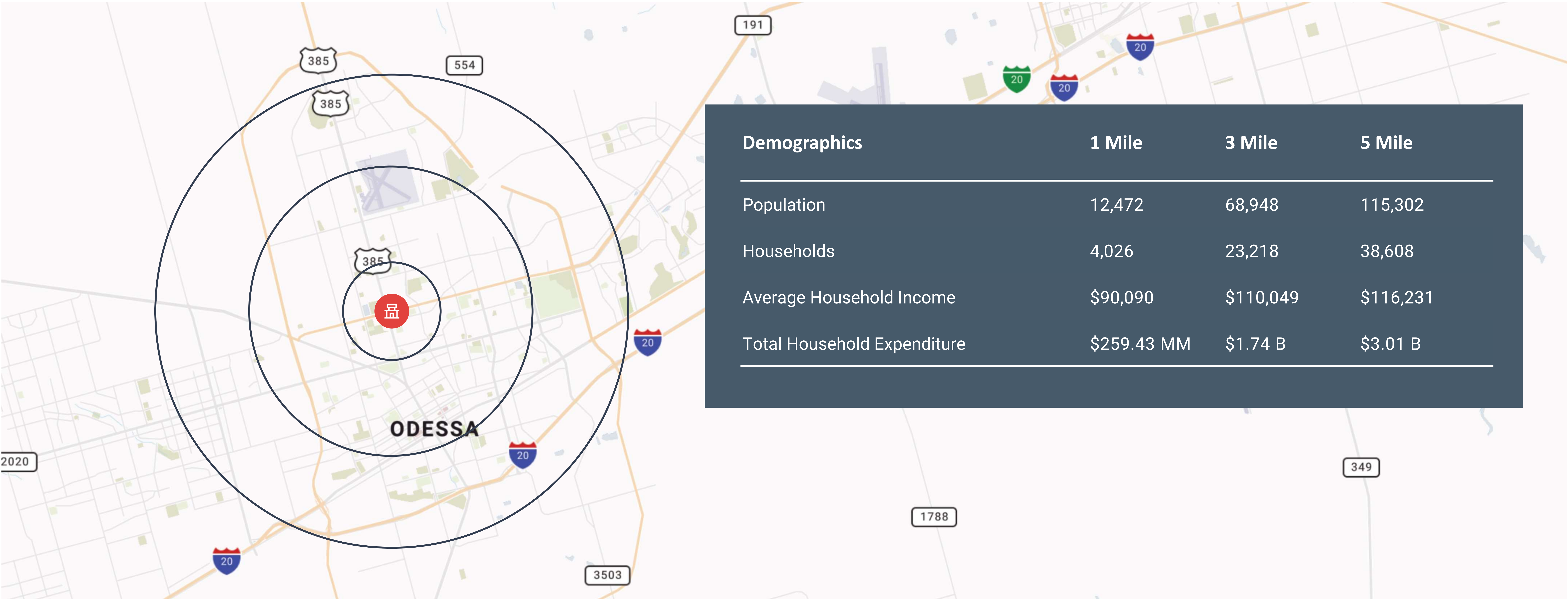
NEIGHBORING RETAILERS

- Dollar General
- O'Reilly Auto Parts
- McDonald's
- Take 5 Oil Change
- Dollar Tree
- Big Lots!
- Rainbow
- Arby's
- Whataburger
- Wendy's



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



2nd 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

ODESSA AMERICAN, MAY 4, 2023 (OA ONLINE)

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**.

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

“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.”

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

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

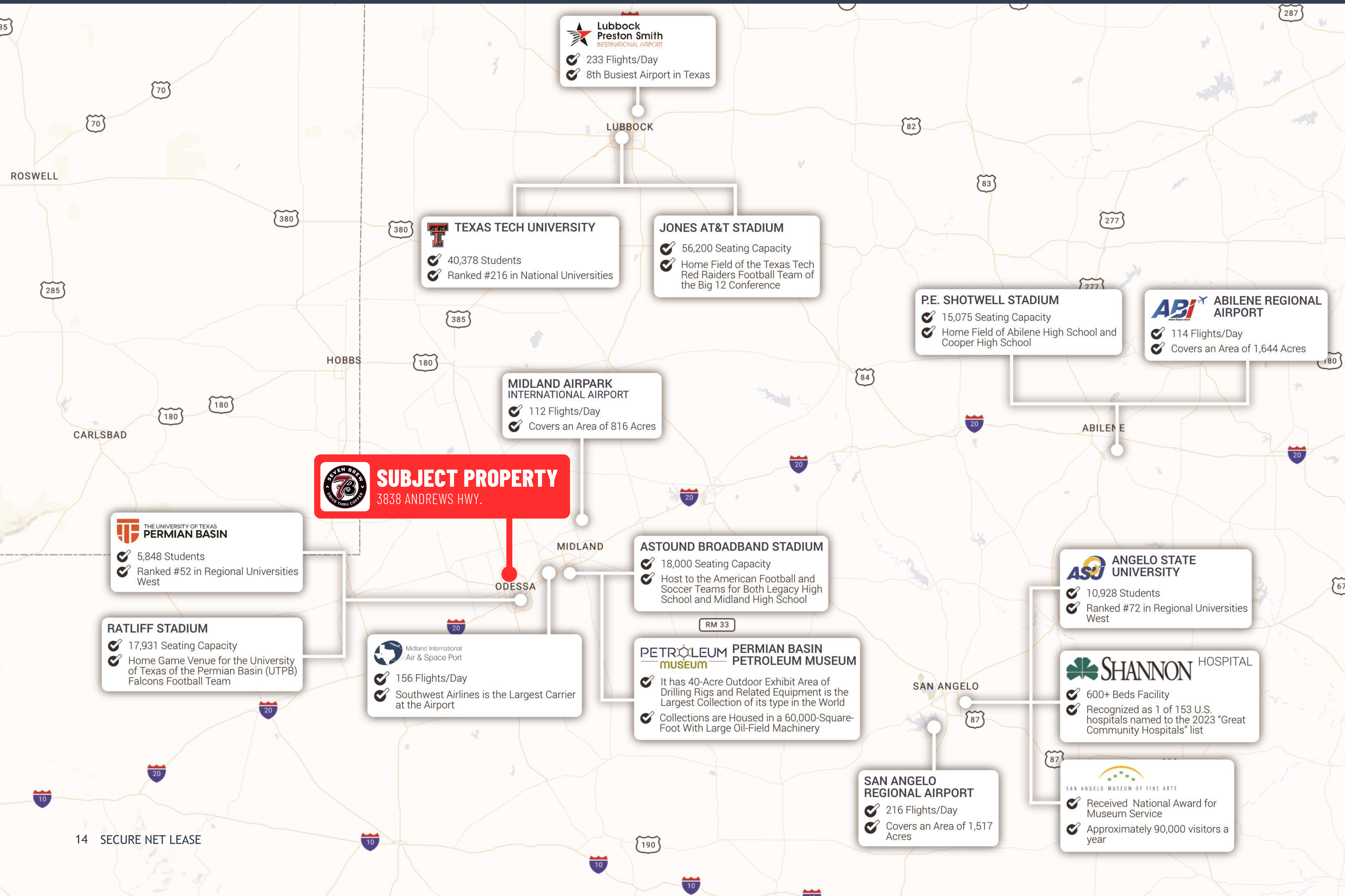
“Our goals are threefold. We want to **recruit new employees**, we want to retain them, and we want to retire them,” Crow said. "One of the things that we found are that, while it’s hard to bring **new employees** in from other areas into Odessa, it’s going to be a lot easier to grow our own employees.”

“Maybe we work with ECISD, maybe we work with Odessa College, maybe we work with UTPB and show these kids, hey, if you want to be a contractor, maybe if you want to be a machinist, maybe if you want to be an engineer, maybe there’s a way that **economic development** can help carve that path for you,” Crow said. "Then give you that career path about working with ECISD, OC or UTPB to help them from a **financial** side to get them to that end result.”

EXPLORE ARTICLE

METRO AREA

7 BREW COFFEE ODESSA, 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

Kyle Varni

Vice President
(469) 694-4189

kvarni@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

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.