



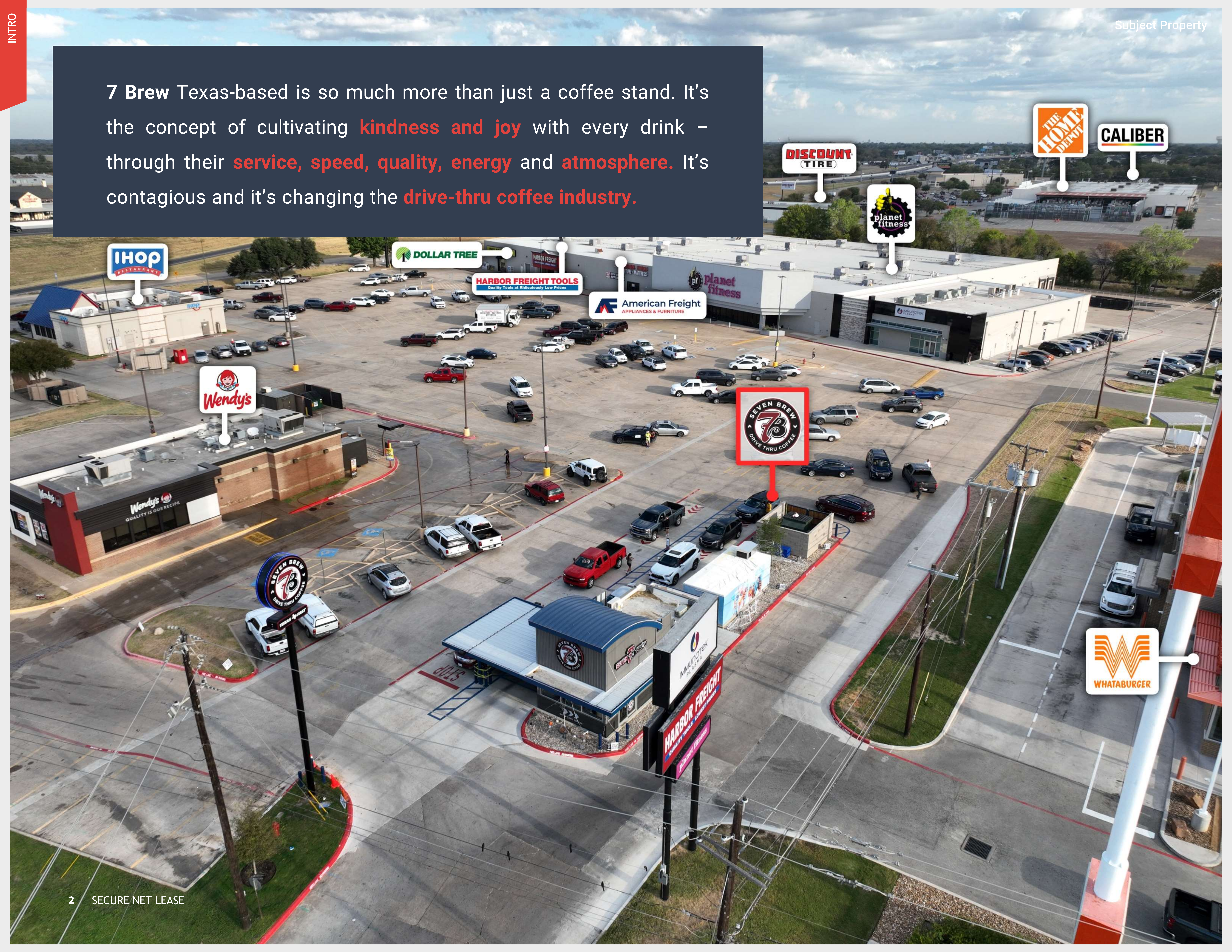
# 7 Brew Coffee

**\$1,375,000 | 6.00% CAP**

974 N Loop 340, Waco, Texas 76705

- ✓ 15-Year Absolute NNN Ground Lease with 10% Rent Increases Every 5 years, Plus Five 5-Year Renewal Options.
- ✓ Located on North Loop 240 (22,929+ VPD) and I-35 (112,449+ VPD), The Premier Highway Connecting Key Cities like Dallas to Austin.
- ✓ 3 Miles From Baylor University (20,626 Students and 1,385 Staff), with Nearby Institutions Adding 10,000 More Students to the Area.
- ✓ In a High-Growth and Performing Retail Corridor with New or Remodeled Locations like Chick-fil-A, QuickTrip, and Walmart.
- ✓ 7 Brew's Is Experiencing Rapid Growth to over 290 Locations Due To Their High Average Unit Sales Volume.

7 Brew Texas-based 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**.



Baylor University  
3.5 MILES  
21,000+ STUDENTS  
ENROLLED

DOWNTOWN  
WACO

LA VEGA  
ELEMENTARY SCHOOL  
(659 STUDENTS)



Walmart  
Supercenter  
• RECENT \$1.3 MILLION  
RENOVATION

MURPHY  
USA  
• BUILT IN 2024



Chick-fil-  
• BUILT IN 2024



I-35  
(112,442 VPD)



N LOOP 340  
(22,929 VPD)



# INVESTMENT OVERVIEW

7 BREW COFFEE WACO, TX

Subject Property



## CONTACT FOR DETAILS

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Managing Partner  
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# \$1,375,000

## 6.00% CAP

NOI

\$82,500.00

Building Area

±510 SF

Land Area

±0.27 AC

Year Built

2024

Lease Type

Absolute NNN  
Ground Lease

Occupancy

100%

- ✓ **15-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5-Years in Primary and Options, Plus (5) 5-Year Options to Renew
- ✓ **Subject Property is Located on North Loop 340 (22.929+ VPD), Directly off of Interstate 35 (112,449+ VPD).** I-35 serves as a backbone of Texas's transportation infrastructure, connecting Waco to Dallas, Fort Worth, and Austin, and runs all the way from South Texas to Minnesota.
- ✓ **This Location is 3 Miles from Baylor University, a Private Christian University Located in Waco (20,626 students & 1,385 Staff) that has 12 Nationally Recognized Academic Divisions.** Waco is also home to McLennan Junior College and USTC which include roughly 10,000 more students.
- ✓ **High Performing And High Growth Retail Corridor With National Tenants.** In the last 5 Years the adjacent tenants have built new construction properties: Chick-Fil-A, QuickTrip, and Caliber Collision. The following adjacent tenants have significantly remodeled their properties: Whataburger, Wendy's, and Walmart.
- ✓ **Waco Is the Midpoint Between Dallas and Austin and is Considered "The Heart Of Texas".** Waco has a population over 300,000 and has the second highest job growth in the state of Texas and seventh in the nation. Waco is also home to national and regional attractions which attract over a million visitors a year like the Magnolia Market and Cameron Park.
- ✓ **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 290 locations due to their excellent average unit sales volume.

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 WACO, TX

Subject Property

# 7 Brew Coffee

**Lessee:** 7CREW ENTERPRISES, LLC

**Guarantor:** 7CREW ENTERPRISES, LLC

LOCATIONS  
290+



[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.

## 7Crew Enterprises

7Crew Enterprises currently has 28 locations open and operating with plans to have over 50 open within the next year. Their stands are located throughout Texas, Oklahoma, Colorado, Florida and New Mexico. They prioritize the delivery of speedy premium coffee, as well as excellent customer service, which has led them to be one of 7 Brew's premier franchisees. They strategically set their rents to where they can perform very well long-term. \*Reach out to Broker for More Details\*



## IN THE NEWS

7 BREW COFFEE WACO, TX

## No Restaurant Chain in America is Growing Faster than 7 Brew

DANNY KLEIN, MAY 21, 2024 (QSRMAGAZINE)

When 2017-founded 7 Brew was named QSR's Breakout Brand of the Year in January, there were about 150 locations, a 275 percent rise in less than a year.

For the first time, QSR is partnering with Datassential to share findings from the firm's **Top 500** report and to collaborate on the **upcoming 2024 FSR 30** (slated for August).

Of the **half-a-thousand brands** measured in Datassential's report—you can check the preview here—7 Brew posted the **most-robust one-year unit growth** of any brand by percentage (not total count).

While a multi-year path, 7 Brew continues to gain at historic rates. At the end of 2022, 7 Brew had 38 shops. By the close of 2023, there were 180, and the number was up to 217 by mid-April 2024. 7 Brew exited last year with average-unit volumes of \$1.8 million and domestic systemwide sales of \$191 million.

Datassential's full report will arrive in early June. Here are some **preview highlights**:

The total **U.S. units in 2023**, counting the **Top 500 brands**, was **238,152—up 2.1 percent** from 2022. Sales hiked to **\$417.13 billion, or a 7.5 percent**, year-over-year rise.

The **top five states** per region with the most new openings in **2023** (**among 7,000-plus new units** from **Top 500 chains** with founded dates last year)

EXPLORE ARTICLE



## 7 Brew lands an investment from Blackstone to accelerate restaurant growth

ALICIA KELSO, FEBRUARY 15, 2024 (NRN)

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 2023, 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**. "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**.

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

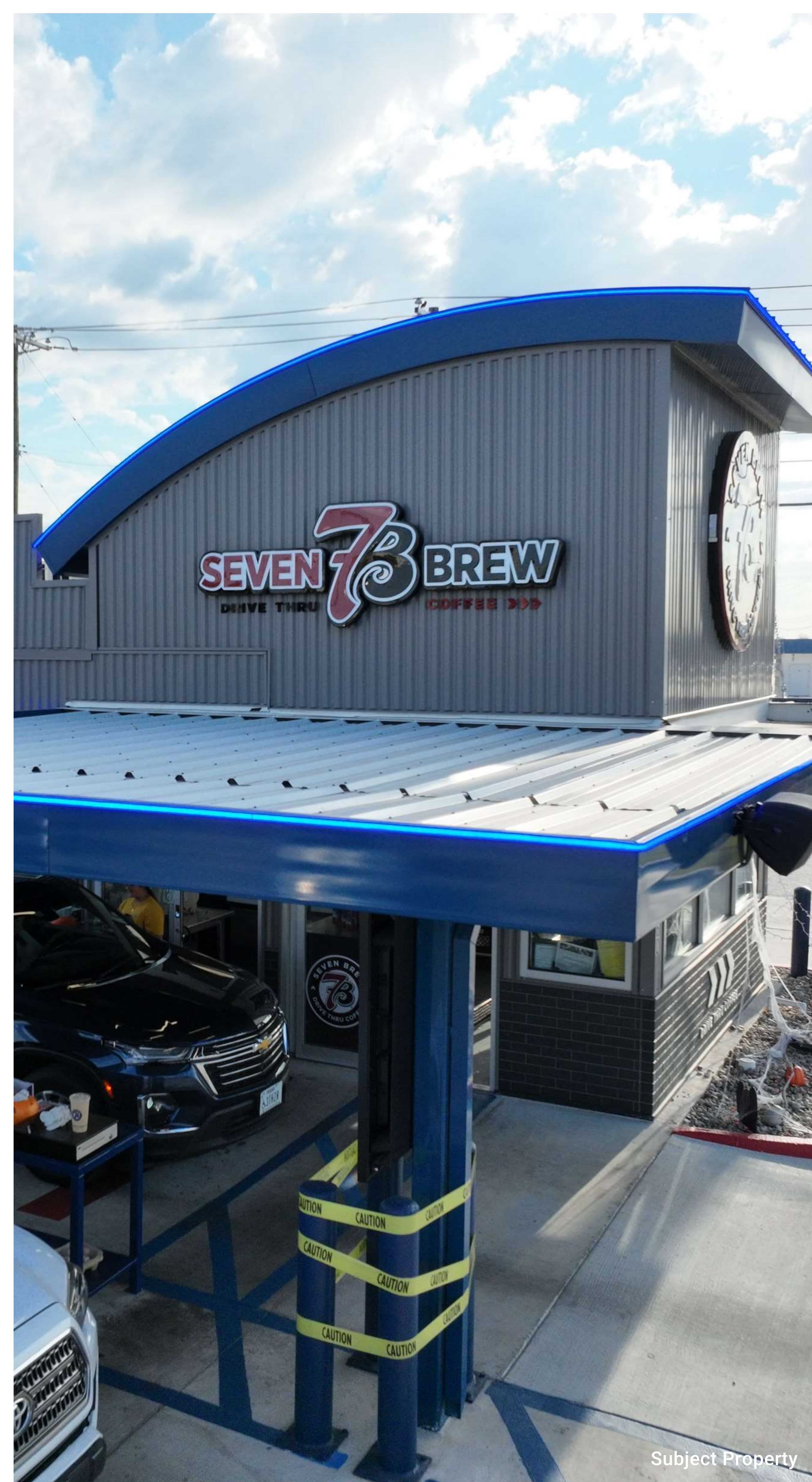


# LEASE OVERVIEW

7 BREW COFFEE WACO, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Renew
Rent Commencement	9/23/2024
Estimated Lease Expiration	9/23/2039
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5-Years in Primary and Options
Annual Rent Years 1-5	\$82,500.00
Annual Rent Years 6-10	\$90,750.00
Annual Rent Years 11-15	\$99,825.00
Option 1	\$109,807.50
Option 2	\$120,788.25
Option 3	\$132,867.07
Option 4	\$146,153.78
Option 5	\$160,769.16

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.





TEXAS STATE TECHNICAL COLLEGE IN WACO

SKYLINE TERRANCE APARTMENTS



CALIBER

VILLAGE SQUARE APARTMENTS (210 UNITS)

DISCOUNT TIRE



HARBOR FREIGHT TOOLS

DOLLAR TREE

American Freight

I-35 (112,442 VPD)



TOWNEPLACE SUITES BY MARRIOTT

CIRCLE K



Holiday Inn AN IHG HOTEL



STATE HWY 31 W  
±23,516 VPD

31  
TEXAS

**SUBJECT PROPERTY**  
974 N. LOOP 340.

DOLLAR TREE  
GOLDEN CHICK  
SUBWAY  
NAPA  
Domino's  
Pizza

**LA VEGA HIGH SCHOOL**  
• APPROXIMATELY 1000 STUDENTS AND GROWING  
• LESS THAN .25 MILES FROM SUBJECT PROPERTY

**EASTGATE SHOPPING CENTER**  
Aaron's FAMILY DOLLAR  
O'Reilly AUTO PARTS  
AutoZone

LOOP  
340

LA VEGA JUNIOR  
HIGH SCHOOL  
(434 STUDENTS)

E LOOP 340  
±22,929 VPD

BUS 77  
±12,956 VPD

**MCLANE STADIUM**  
• \$266 MILLION CONSTRUCTION  
• SEATS OVER 45,000 PEOPLE

**Baylor University**  
• 21,000+ STUDENTS ENROLLED  
• \$2+ BILLION ENDOWMENT  
• APPROXIMATELY 1,000-ACRE CAMPUS  
LOCATED ON THE BRAZOS RIVER

6  
TEXAS

LOOP  
484

LA SALLE AVENUE  
±24,470 VPD

I-35  
±12,442 VPD

W WACO DRIVE  
±26,600 VPD

**WACO MSA**  
• OVER 300,000 PEOPLE LOCATED IN THE WACO MSA  
• WACO IS WITHIN A 3 HOUR DRIVE OF 85% OF THE POPULATION OF TEXAS WHICH IS WHY IT IS CALLED THE "HEART OF TEXAS"  
• HOME TO MAJOR ATTRACTIONS LIKE THE MAGNOLIA MARKET AND CAMERON PARK WHICH DRAW MILLIONS OF VISITORS A YEAR

**MCLENNAN COMMUNITY COLLEGE**  
• 8500+ STUDENTS ENROLLED  
• 275 ACRE CAMPUS

HARBOR FREIGHT TOOLS  
DOLLAR GENERAL  
American Freight  
Wendy's  
WHATABURGER  
IHOP  
planet fitness  
THE HOME DEPOT  
DISCOUNT TIRE  
Holiday Inn  
TOWNEPLACE SUITES MARRIOTT  
AT&T  
KFC  
Burger King  
Starbucks  
7-Eleven

Walmart Supercenter  
Jack in the box  
SONIC  
Popeyes  
Chick-fil-A

H-E-B plus!

SAM'S CLUB

H-E-B  
SUBWAY  
SONIC  
DQ  
CHURCH'S

FAMILY DOLLAR

O'Reilly AUTO PARTS  
AutoZone

DOLLAR GENERAL

goodwill

FAMILY DOLLAR

DOLLAR GENERAL

SHERWIN WILLIAMS

WING STOP

Residence INN BY MARRIOTT

SPRINGHILL SUITES BY MARRIOTT

DOLLAR GENERAL

AutoZone

DUTCH BROS  
SONIC  
Freddy's STEAKBURGERS  
tropical CAFE  
Panera BREAD  
TACO BELL  
WHATABURGER  
MCDONALD'S  
MOD

CVS pharmacy  
Jersey Mike's  
SMOOTHIE KING  
CHIPOTE MEXICAN GRILL  
IN-N-OUT BURGER

BRAZOS RIVER

CAMERON PARK ZOO

# SITE OVERVIEW

7 BREW COFFEE WACO, TX

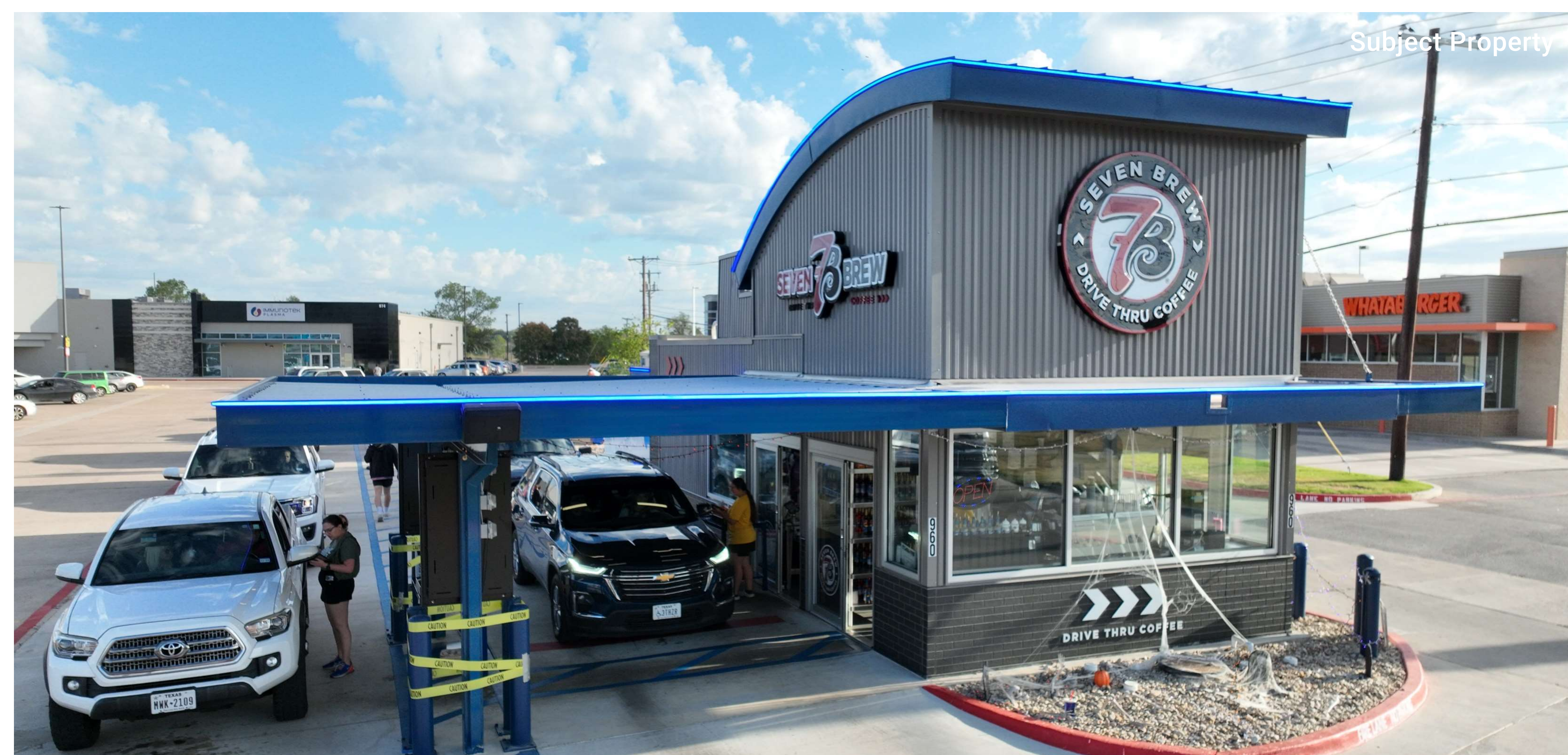
 Year Built | 2024

 Building Area | ±510 SF

 Land Area | ±.27 AC

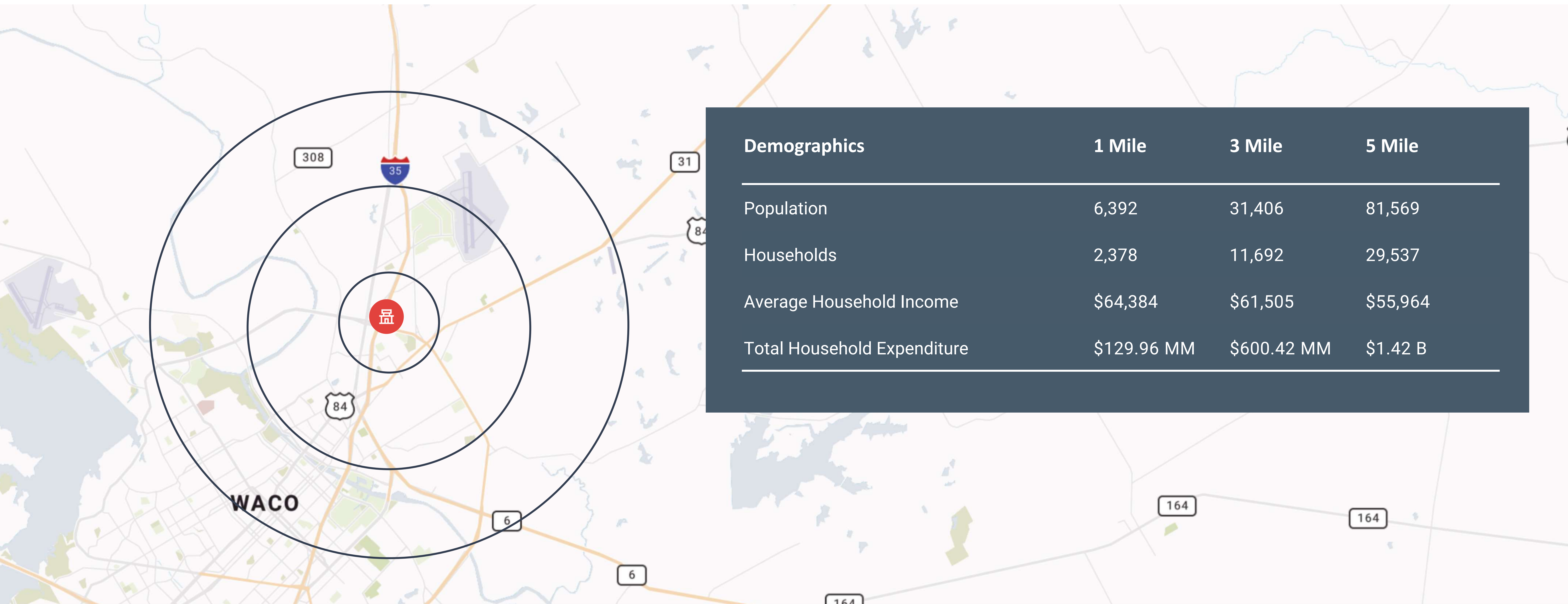
## NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- Planet Fitness
- Whataburger
- H-E-B plus!
- McDonald's
- Chick-fil-A
- Wendy's
- Circle K
- IHOP
- Murphy USA



# LOCATION OVERVIEW

7 BREW COFFEE WACO, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Baylor University (3,253)
2. Ascension Providence (3,075)
3. Waco Independent School District (2,373)
4. H-E-B (2,000)
5. Baylor Scott & White Medical Center - Hillcrest (1,736)
6. Texas State Technical College (1,706)
7. City of Waco (1,518)
8. McLennan County (1,201)
9. Sanderson Farms Inc. (1,200)
10. Wal-Mart (1,174)

# LOCATION OVERVIEW

7 BREW COFFEE WACO, TX

**Waco**  
Texas

**136,800**  
Population

**\$86,764**  
Average Household Income



From 85% of Texas'  
Population

**3 Hours**

Texas in Job Growth

**#2**

## WACO, TX

Well known for Baylor University and the Texas Ranger Hall of Fame and Museum, the Waco metro is situated halfway between Austin and Dallas-Fort Worth and is composed of Falls and McLennan counties.

**"Waco metro is situated halfway between Austin and Dallas-Fort Worth."**

Lake Waco provides a variety of recreational activities, including camping, fishing and swimming. Residents and visitors also enjoy year-round rodeos, the Waco Symphony Orchestra and the Martin Museum of Art.

## ECONOMY

Waco has seen the job market increase by 1.1% over the last year. Future job growth over the next ten years is predicted to be 38.3%, which is higher than the US average of 33.5%.

L3Harris Technologies, SpaceX and RAM Aircraft are a few of several aeronautics firms located in Waco. Colleges and universities in the area also provide training programs in aerospace engineering and aircraft maintenance.

The health care sector is another important facet of the local economy. Providence Healthcare Network and Baylor Scott & White Medical Center are two of the largest employers in the metro.

Food and beverage manufacturing has a strong presence in Waco. Mars Chocolate, Coca-Cola, Sanderson Farms and Cargill Value Added Meats are located here.

## IN THE NEWS

7 BREW COFFEE WACO, TX

## Central Texas cities thrive in economic development in 2023

ALLY KADLUBAR, DECEMBER 30, 2023 (KWTX)

The Greater Waco Chamber of Commerce reports that more than 1,800 businesses or industries opened their doors in McLennan County in 2023, according to Kristina Collins who is the Senior Vice President of Economic Development with the chamber.

In terms of jobs, Collins stated that the number of people working has expanded in 2023 by **more than 3%, or 4,700 people**. Helping with **growing jobs** in the area in the coming years will be the three projects the city announced in 2023.

The chamber credits multiple projects for helping with its success including the Waco Regional Airport upgrade completion, the Foster Pavilion almost complete, the Mark and Paula Hurd Welcome Center opening and construction, housing and transportation continuing to grow.

The projects that are bringing more than a **billion dollars** worth of investment and **hundreds of jobs** to the area include Graphic Packaging International, Allied Steel Buildings and Bright Farms.

Despite the **economic success** of the area, Urban Bliss Boutique moved to downtown Waco from Robinson to grow but has not seen major impacts.

She also said **95% of customers** in Robinson would come in the door and make a purchase, but she has noticed that tourists in **Waco typically browse** instead of buy.

The Greater Killeen Chamber of Commerce is also reporting a **successful year in economic development in 2023**.

EXPLORE ARTICLE



## Graphic Packaging International to add to an already-growing Waco economy

MARC MONROY, OCTOBER 11, 2024 (KXXV)

The \$1,000,000,000 investment comes after what city of Waco's Chief Economic Development Officer Danny Chavez says is the untapped potential for Waco.

CEO's are coming to Texas like never before since Texas **ranks number one for economic development** and economic projects," Abbott said.

The new plant is expected to bring our community **230 new jobs** that pay upwards of **\$65,000 a year**.

— something Waco Mayor Jim Holmes says is major a **major plus** for the **economic growth of our city**.

"The Texas triangle will be the largest population hub in the united states by 2050 — 47 million people will live within the Texas triangle cities which includes Dallas Fort-Worth, Austin, San Antonio and Houston."

A **\$1,000,000,000 investment** helps with move the tax base from the city from residential to commercial," said Holmes.

**Waco ranks second** in terms of **job growth** in the state and **seventh overall** in the entire nation

Leaders say this is showing to be much help for **attracting businesses**.

"So that **drove a lot** of their location analytic which is how companies make decisions and from there it made sense to be in a market like ours," Chavez said.

Chavez told **25 News'** Marc Monroy now that such a big company is in Waco it will more than **likely attract** other corporations in the future over in the coming decades.

EXPLORE ARTICLE



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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### Ben Johnson

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### Bob Moorhead

Managing Partner  
(214) 522-7210

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# TEXAS DISCLAIMER

7 BREW COFFEE WACO, 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.