

SECURE

NET LEASE

Subject Property



BreWingz

\$3,995,000 | 6.75% CAP

1126 Silber Rd, Houston, TX 77024

- ✓ **Rare 30-Year Absolute NNN Ground Lease** with 10% Increases Every 5 Years
- ✓ **Superb Location** that is a Pad Site to a High Performing Walmart Supercenter and Adjacent to Chick-fil-A, Whataburger & More
- ✓ **High Traffic** on Silber Rd (18,000 VPD) and Just Off I-10 (230,000 VPD) with Excellent Access and Visibility
- ✓ **Affluent and Dense Trade Area:** 463,000+ Residents and \$164K Avg. HH Income in 5 Mile Radius
- ✓ **Within 3 Miles** of The Galleria Mall, River Oaks Country Club, and Memorial Park Golf Course

BreWingz is a Houston-based **sports bar and grill** concept known for its signature wings, casual dining experience, and game day atmosphere. With **17+ locations** throughout Greater Houston, BreWingz offers a menu of wings, burgers, sandwiches, and cocktails in a **neighborhood-friendly setting**.



DOWNTOWN HOUSTON



- LARGEST CENTRAL BUSINESS DISTRICT IN US
- OVER 150,000 EMPLOYEES DAILY
- 9 FORTUNE 500 COMPANY HEADQUARTERS

W LOOP N FREEWAY
(155,632 VPD)



THE AWTY INTERNATIONAL SCHOOL



The Awty International School
Houston

- LARGEST INTERNATIONAL SCHOOL IN THE US
- 1700 STUDENTS

MEMORIAL PARK GOLF COURSE



- HOST OF THE PGA HOUSTON OPEN
- HOUSTON OPEN SAW 40,000 VISITORS IN 2025

RIVER OAKS COUNTRY CLUB



- RANKED #56 IN THE TOP 100 GOLF AND COUNTRY CLUBS GLOBALLY
- 183 ACRES, 1500 MEMBERS

HOUSTON ARBORETUM

HOUSTON
ARBORETUM &
NATURE CENTER

- 600,000 VISITORS ANNUALLY



INVESTMENT OVERVIEW

BREWINGZ HOUSTON, TX



Subject Property

CONTACT FOR DETAILS

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

Graham Hickey
Broker Associate
(469) 694-7411
ghickey@securenetlease.com

Ben Johnson
Broker Associate
(469) 729-6441
bjohnson@securenetlease.com

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

\$3,995,000

6.75% CAP

NOI

\$269,411.47

Building Area

±6,160 SF

Land Area

±0.94 AC

Year Built

2015

Lease Type

Absolute NNN Lease

Occupancy

100%

- ✓ **Rare 30-Year Absolute NNN Ground Lease with 10% Rental Increases Every 5 Years.** Lease includes two (2), 10-year renewal options that will also have 10% Rental Increases.
- ✓ **Excellent Location that is a Pad Site to a Top Performing Walmart Supercenter.** Nearby tenants include Chick-fil-A, Whataburger, Planet Fitness, Dave & Buster's, Jersey Mike's, Smoothie King, Murphy USA, and Regal Edwards Cinemas. It sits just north of the I-10 retail corridor featuring H-E-B, IKEA, Academy Sports, and Memorial City Mall.
- ✓ **High Traffic on Silber Rd (17,970 VPD) and just off of I-10 (229,000+ VPD).** Excellent access and visibility along Silber Rd with immediate access to I-10, one of Houston's busiest corridors. Nearby intersections serve daily commuters accessing the 610 Loop and Energy Corridor.
- ✓ **Affluent Infill Location – 463,000+ Residents and \$164K Avg. HH Income in 5 Mile Radius.** Located in a high-income submarket with 211,865 households and a median household income of \$106,144 within 1 mile. Nearly 27% of nearby households earn over \$200,000 annually.
- ✓ **Surrounded by Premier Healthcare, Retail, and Education Anchors.** Within 3 miles of the 426-bed Memorial Hermann Medical Center (3,200+ employees), The Galleria Mall (Largest Shopping Mall in Texas), The Awty International School (1,500+ students—the largest international day school in the U.S.), and Houston Community College – Spring Branch (14,000+ students).
- ✓ **Located in the Houston MSA – 4th Largest City in the U.S. and a Global Commerce Hub.** Houston is the largest city in Texas with 7.3M+ residents, a \$490B GDP, and the #1 U.S. ranking in exports. Home to 23 Fortune 500 companies, the Texas Medical Center, and two international airports serving 60M+ annual travelers, Houston remains one of the country's most stable and sought-after investment markets.

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

BREWINGZ HOUSTON, TX

BreWingz

Lessee: GSM Wings V, LLC

Guarantor: GSM Wings, LLC

LOCATIONS

17+



brewingz.com

BreWingz is a privately held sports bar and grill chain headquartered in Houston, Texas.

Established as a **casual dining destination**, BreWingz is best known for its traditional and boneless wings, served in a **wide variety of sauces**, alongside a menu that features burgers, wraps, sandwiches, salads, desserts, and a full selection of beer, wine, and cocktails. The restaurant concept combines a lively, **sports-themed environment** with a comfortable, **family-friendly layout**. Each location includes multiple flat-screen TVs, spacious booth and bar seating, and an atmosphere tailored for both **everyday dining and** game-day gatherings.

As of 2025, BreWingz operates **17+ locations** concentrated throughout the Greater Houston area, serving a diverse customer base with both dine-in and takeout options. BreWingz maintains a **strong presence** in the Southeast Texas casual dining market, supported by a loyal regional customer base and a recognizable brand identity.



IN THE NEWS

— BREWINGZ HOUSTON, TX

BreWingz set to open new location in Kroger Marketplace shopping center

JENNIFER SUMMER, SEPTEMBER 17, 2014 (HOUSTON CHRONICLE)

The East Montgomery County Improvement District will welcome the first sit-down restaurant within the district's boundaries when BreWingz opens their doors.

The restaurant will be located in front of Smashburger in the same shopping center at the Kroger Marketplace at the intersection of U.S. Highway 59 at Northpark Drive. BreWingz is a restaurant specializing in buffalo wings as well as other menu items including wraps, sandwiches, salads and burgers.

"They are currently under construction on the pad site for BreWingz on the northwest side of Kroger," Frank McCrady, EMCID president, said. "This location will be very similar to the BreWingz location in Humble. In their growth path, they have over 20 locations in the Houston area and continue to expand."

"We are excited to offer incentive agreement with BreWingz and more excited to have a new business like this in our area and the district." The incentive agreement between EMCID and BreWingz that includes if they hire 40 percent or more of their employees that are residents within the EMCID boundaries, they will receive a half-cent back as a rebate.

BreWingz will also receive an incentive if they select the option to donate to the EMCID scholarship foundation which means they have the option to donate \$2,000 over a five year period.

Additionally, EMCID has proposed an incentive agreement with the McDonald's that recently opened in the same location to hire employees from within EMCID.

We've entered into the same type of agreement with McDonald's that at least 50 percent of their employees will come from residents within EMCID," McCrady said.

EXPLORE ARTICLE

BreWingz opens its doors to community

NATE BROWN, FEBRUARY 25, 2015 (HOUSTON CHRONICLE)

Northpark's newest hangout for hot wings, cold beer and the game opened Wednesday in the Kroger shopping center.

"It's a wonderful feeling," Cain said. "We've worked for a very long time on trying to get into this area and to finally have it open, it feels great." According to Cain, BreWingz features 26 wing flavors, 15 draft beers and enough television screens to satisfy the most avid of sports fans.

BreWingz Sports Bar and Grill opened its doors to the public after a three-month building process and for BreWingz Regional Director Eugene Cain, the open means an opportunity to become a part of the Kingwood and Porter communities.

"All of our food is homemade," Cain said. "All of our appetizers we make from scratch. We have 26 flavors of wings that are outstanding; we have 15 draft beers; we have 20-foot television screens and we show all UFC fights and football games.

"It's a great place to hang out and it's a great place for families and kids."

BreWingz introduced its product to the Humble area last year on Farm to Market 1960, but according to Cain, opening a location to accommodate the voluminous U.S. Highway 59 crowd, the highly residential Kingwood area and the anticipated growth of the East Montgomery County and Porter areas was imperative.

"We're looking forward to being a part of the community," Cain said. "We've wanted to get into Kingwood and north to Porter. I think that being right here, even though it's close to our existing (Humble) store, we're going to draw in a lot of people."

EXPLORE ARTICLE

LEASE OVERVIEW

BREWINGZHOUSTON, TX

Initial Lease Term	40-Years, Plus (2), 10-Year Options to Renew
Rent Commencement	December 2015
Lease Expiration	December 2055
Lease Type	Absolute NNN Lease
Rent Increases	10% After the First 10 Years, then 10% Every 5 Years
Annual Rent YRS 1-10	\$244,919.52
Annual Rent YRS 11-15*	\$269,411.47
Annual Rent YRS 16-20	\$296,352.62
Annual Rent YRS 21-25	\$325,987.88
Annual Rent YRS 26-30	\$358,586.67
Annual Rent YRS 31-35	\$394,495.33
Annual Rent YRS 36-40	\$433,889.88
Option 1 (10 Years)**	\$477,278.87
Option 2 (10 Years)**	\$525,006.75

*At the close of escrow, Seller with credit Buyer the difference between the current rent and the increase that takes place in December 2025.

**Rent increases in options either at this rate or the prevailing market value for comparable properties

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.



Subject Property

THE GALLERIA
A SIMON MALL
• LARGEST MALL IN TEXAS
• 2.5 MILLION SF OF RETAIL SPACE
• 30 MILLION ANNUAL VISITORS

HOUSTON COUNTRY CLUB
1908
• \$100 MILLION IN STRUCTURAL IMPROVEMENTS PLANNED
• 152 ACRES, 500 MEMBERS

W LOOP N FREEWAY
(155,632 VPD)

THE HOUSTONIAN
HOTEL, CLUB & SPA

MARQ-E ENTERTAINMENT CENTER
LA FITNESS
IMAX
DAVE & BUSTER'S

CROWNE PLAZA
BY IHG

Holiday Inn Express
A IHG HOTEL

Public Storage

ExtraSpace Storage

KATY FREEWAY
(222,000 VPD)

LA FITNESS

90

INTERSTATE 10

Jersey Mike's
PANDA EXPRESS
CHINESE KITCHEN

IKEA

amazon

Chick-fil-A

AAA

CHRYSLER
Jeep
RAM
FIAT

Walmart
Supercenter

JOJO'S
QUICK & EASY SANDWICHES

El Pollo Loco

WHATABURGER

SMOOTHIE KING

BREWINGZ
RESTAURANT & BAR

BELLROCK MEMORIAL
(352 UNITS)

SILVER ROAD
(17,970 VPD)

Subject Property



- 1

The Galleria Mall

3 Miles
- 2

Houston Country Club

2 Miles
- 3

River Oaks Country Club

3.5 Miles
- 4

Memorial Park Golf Course

2 Miles
- 5

Houston Arboretum

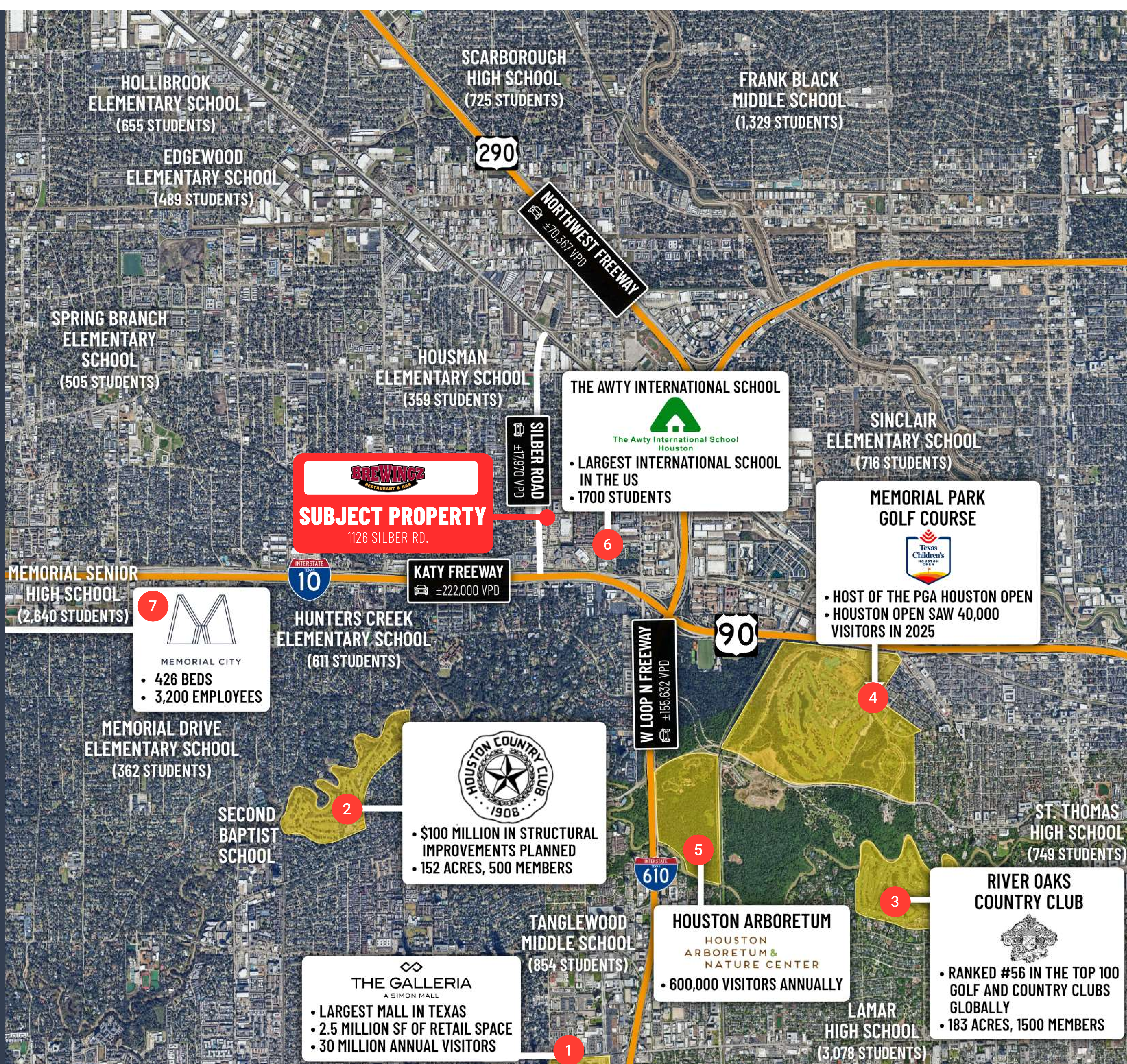
2 Miles
- 6

Awty International School

0.5 Miles
- 7

Memorial City Hospital

5.5 Miles



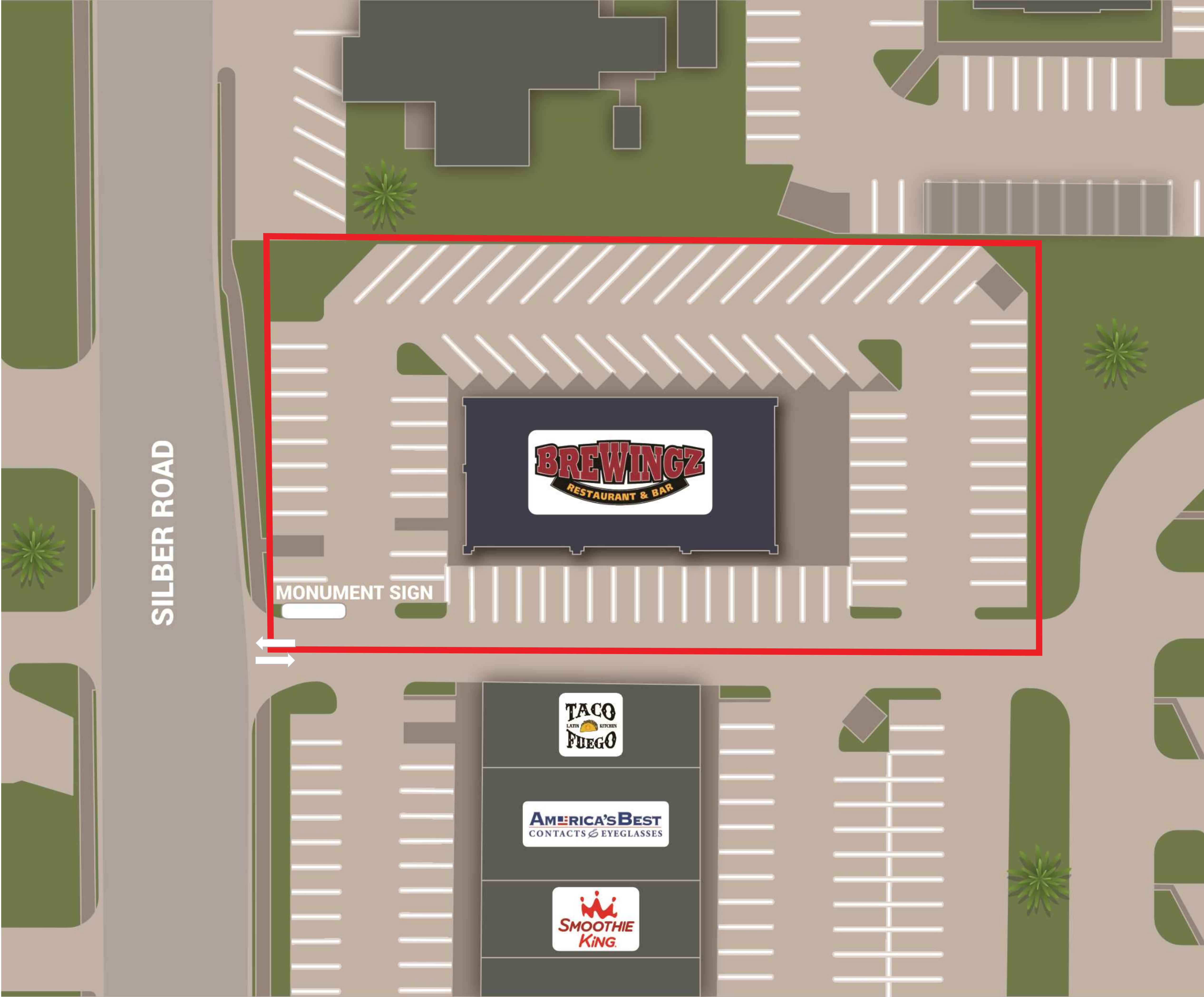
SITE OVERVIEW

BREWINGZ HOUSTON, TX

	Year Built	2015
	Building Area	±6,160 SF
	Land Area	±0.94 AC

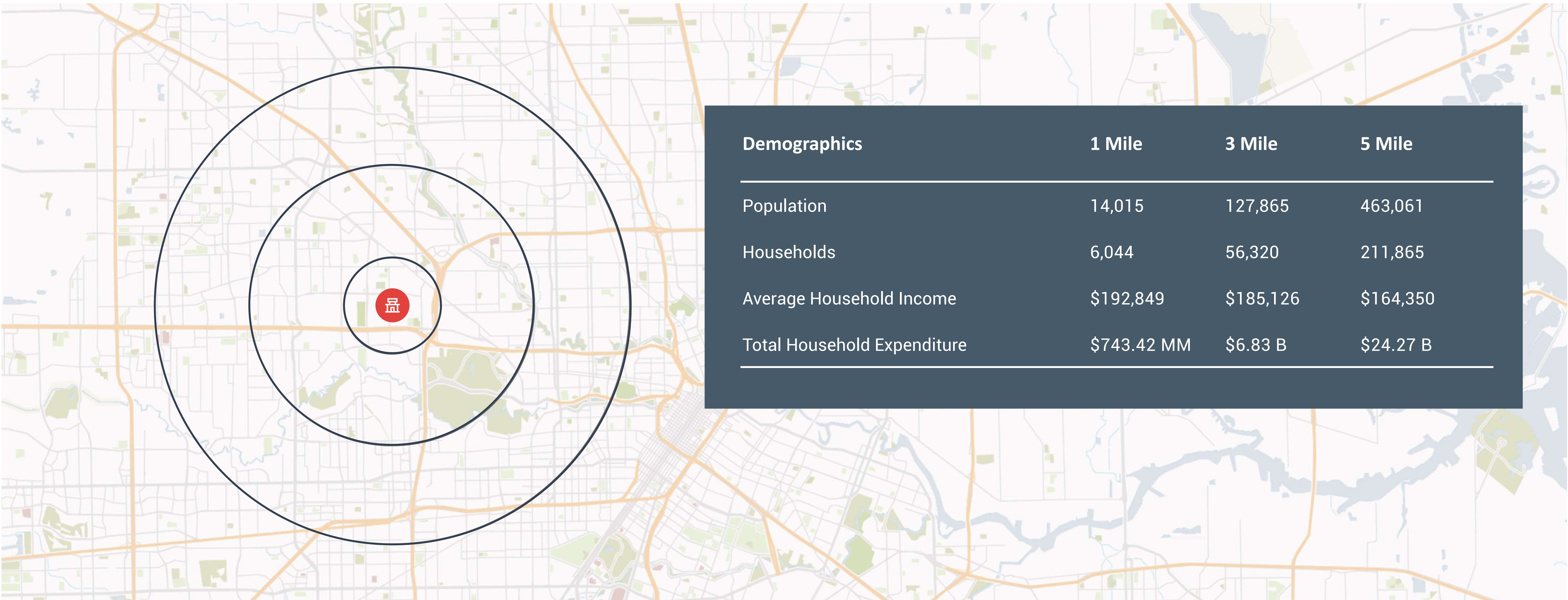
NEIGHBORING RETAILERS

- Walmart Supercenter
- Chick-Fil-A
- Whataburger
- Panda Express
- Bank of America
- IKEA
- Jersey Mikes
- Dave & Buster’s
- Jimmy Johns
- Murphy USA



LOCATION OVERVIEW

BREWINGZ HOUSTON, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Memorial Hermann Health System (35,360)
2.

Walmart (29,797)
3.

H-E-B (29,657)
4.

Houston Methodist (26,098)
5.

University of Texas MD Anderson Cancer Center (21,576)
6.

HCA Houston Healthcare (15,000)
7.

Kroger (14,868)
8.

ExxonMobil (13,000)
9.

United Airlines (11,900)
10.

Schlumberger Limited (11,700)

LOCATION OVERVIEW

BREWINGZ HOUSTON, TX

Houston

Texas



7.7 M

MSA Population



\$80,458

Median Household Income



The Most Populous
County in Texas

HARRIS COUNTY

Residents in the
Houston–The Woodlands–
Sugar Land MSA

7.7 MILLION+

Houston, Texas is the largest city in Texas and the fourth-largest in the United States, with a population of over 2.3 million as of July 2023.

It serves as the principal city in the Houston–The Woodlands–Sugar Land metropolitan area, which is the fifth most populous MSA in the nation, with more than 7.3 million residents.

Houston is second only to New York City in the number of Fortune 500 headquarters.

Known as the Energy Capital of the World, Houston is home to over 4,600 energy-related firms, including the headquarters of ExxonMobil, ConocoPhillips, and Halliburton.

The city's economy is highly diversified across sectors such as energy, healthcare, aerospace, advanced manufacturing, biotechnology, and international trade. The Texas Medical Center—the world's largest medical complex—employs more than 100,000 healthcare professionals and hosts top institutions like MD Anderson Cancer Center. The Port of Houston ranks first in the U.S. in foreign tonnage and is a major driver of the region's robust logistics and shipping industry. Houston is also home to 23 Fortune 500 companies, second only to New York City. Its infrastructure includes two major international airports, an extensive freeway network, and one of the most active construction markets in the country. Houston's university system—featuring Rice University, University of Houston, and Texas Southern University—supports a growing innovation corridor and contributes billions to the local economy. Culturally, Houston is known for its diversity—with more than 145 languages spoken—and vibrant offerings in fine arts, culinary experiences, professional sports, and green spaces. The city's affordability and quality of life continue to attract both talent and capital from across the U.S. and around the world.

Texas Dominates Business Attraction, Houston Remains a Top Leader

SHAW ADCOCK, MARCH 01, 2024 (GREATER HOUSTON PARTNERSHIP)

The Houston region has once again ranked third among top U.S. metros for attracting new business, according to Site Selection Magazine’s yearly analysis, while Texas earned its 12th consecutive Governor’s Cup.

Site Selection identified **1,254 project** wins for Texas in **2023**, more than doubling the next-highest state, Illinois. With **226 more projects** than **2022**, Texas saw a **22% increase** in projects. The Houston-The Woodlands-Sugar Land MSA won **413 projects**, an uptick of more than 150 since 2022. Chicago and Dallas-Fort Worth placed first and second, **respectively**, in **the top U.S.** metros category.

“The Governor’s Cups recognize not only the winning governors, but their entire economic development teams, and by extension, the many professionals throughout their states who work every day to attract new investment and retain and grow existing businesses,” said Mark Arend, editor emeritus of Site Selection.

"We are **excited** to see Texas continues to be the **leading State for corporate relocations** and expansions," said Partnership Vice President of Regional Economic Development Craig Rhodes. "Houston’s ranking as a **top three** metro further highlights the **unique opportunity** we have in our region for companies to access diverse talent, critical infrastructure, and the convergence of industries to **grow their business** on a global scale."

EXPLORE ARTICLE

Harris County booms with 3rd largest population in the U.S.

AMBER HECKLER, MARCH 19, 2025 (CULTURE MAP HOUSTON)

Newly released U.S. Census Bureau data shows Harris County was the third most populous county nationwide in 2024, and had the highest year-over-year growth rate from 2023. The Houston metro area is now home to a staggering 5 million people.

The new population report, published March 13, estimated year-over-year population data from 2023 to 2024 across all **3,144 U.S. counties**, and **387 metro areas**.

Harris County's numeric growth rate outpaced all other U.S. counties from July 1, 2023 to July 1, 2024, the report found. The Census Bureau estimated Harris County's population grew by 105,852 people year-over-year, bringing the total population to 5,009,302 residents. That's around a 2.16 percent growth rate.

Los Angeles County, California (No. 1) and Illinois' Cook County (No. 2) are the only two U.S. counties that have larger populations than Harris County. Los Angeles County now boasts a population of **nearly 9.76 million**, while Cook County's has increased to more than 5.18 million people

Montgomery County also ranked among the top 10 U.S. counties with the highest numeric growth, ranking 9th nationally after gaining **34,268 residents** from 2023 to 2024. Montgomery County's population has now **grown to 749,613 people**.

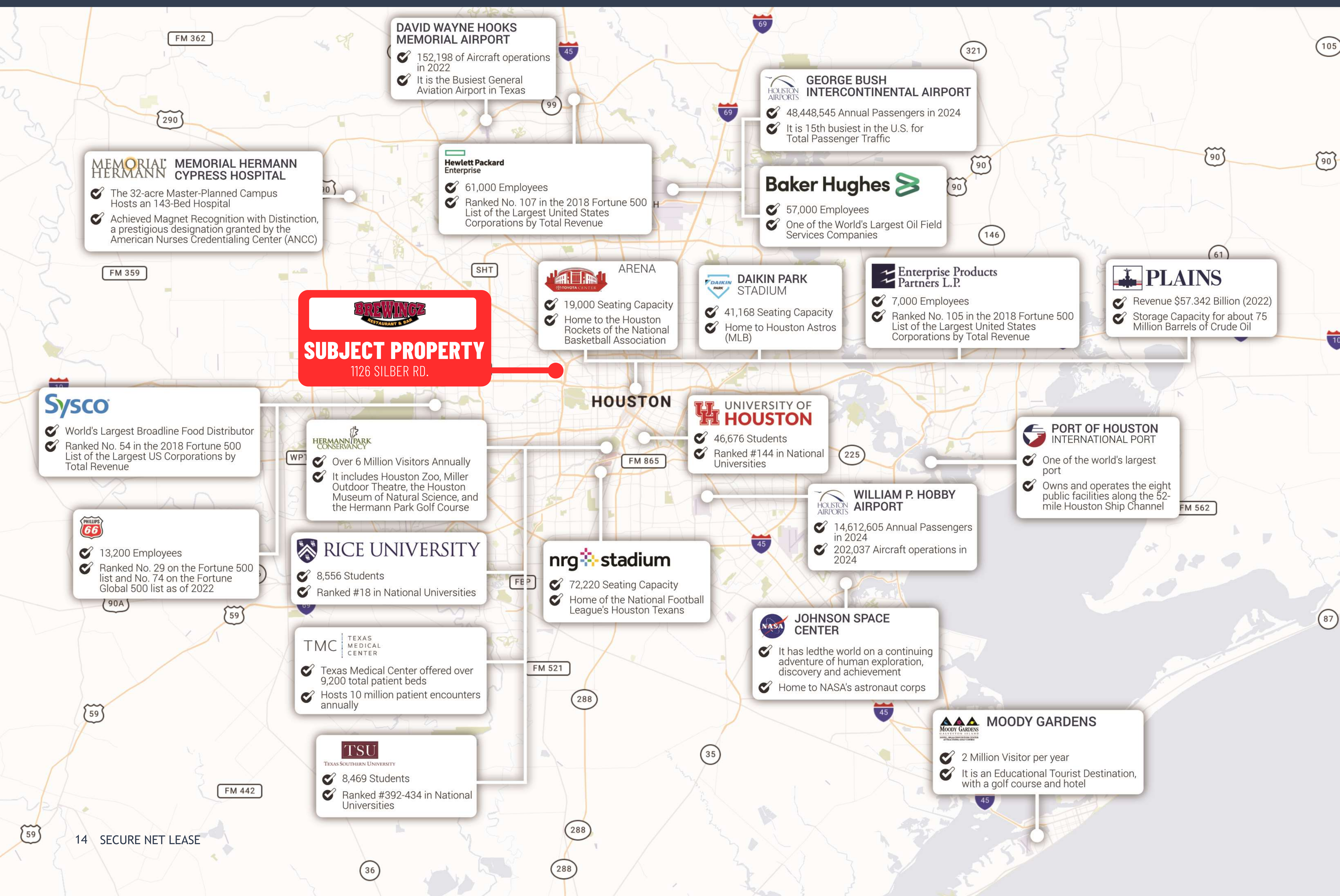
In the report's national comparison of counties with the **largest population** growth by percentage, Montgomery County ranked No. 7 with a year-over-year growth rate of 4.8 percent.

Most populated U.S. metro areas
The U.S. Census Bureau additionally found Houston-Pasadena-The Woodlands nearly led the nation as the **second-fastest growing metro area** in 2024.

EXPLORE ARTICLE

METRO AREA

BREWINGZ HOUSTON, TX



BREWINGZ
SUBJECT PROPERTY
1126 SILBER RD.

DAVID WAYNE HOOKS MEMORIAL AIRPORT

- ✓ 152,198 of Aircraft operations in 2022
- ✓ It is the Busiest General Aviation Airport in Texas

GEORGE BUSH INTERCONTINENTAL AIRPORT

- ✓ 48,448,545 Annual Passengers in 2024
- ✓ It is 15th busiest in the U.S. for Total Passenger Traffic

MEMORIAL HERMANN MEMORIAL HERMANN CYPRESS HOSPITAL

- ✓ The 32-acre Master-Planned Campus Hosts an 143-Bed Hospital
- ✓ Achieved Magnet Recognition with Distinction, a prestigious designation granted by the American Nurses Credentialing Center (ANCC)

Hewlett Packard Enterprise

- ✓ 61,000 Employees
- ✓ Ranked No. 107 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

Baker Hughes

- ✓ 57,000 Employees
- ✓ One of the World's Largest Oil Field Services Companies

ARENA

- ✓ 19,000 Seating Capacity
- ✓ Home to the Houston Rockets of the National Basketball Association

DAIKIN PARK STADIUM

- ✓ 41,168 Seating Capacity
- ✓ Home to Houston Astros (MLB)

Enterprise Products Partners L.P.

- ✓ 7,000 Employees
- ✓ Ranked No. 105 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

PLAINS

- ✓ Revenue \$57.342 Billion (2022)
- ✓ Storage Capacity for about 75 Million Barrels of Crude Oil

Sysco

- ✓ World's Largest Broadline Food Distributor
- ✓ Ranked No. 54 in the 2018 Fortune 500 List of the Largest US Corporations by Total Revenue

HERMANN PARK CONSERVANCY

- ✓ Over 6 Million Visitors Annually
- ✓ It includes Houston Zoo, Miller Outdoor Theatre, the Houston Museum of Natural Science, and the Hermann Park Golf Course

UNIVERSITY OF HOUSTON

- ✓ 46,676 Students
- ✓ Ranked #144 in National Universities

PORT OF HOUSTON INTERNATIONAL PORT

- ✓ One of the world's largest port
- ✓ Owns and operates the eight public facilities along the 52-mile Houston Ship Channel

PHILLIPS 66

- ✓ 13,200 Employees
- ✓ Ranked No. 29 on the Fortune 500 list and No. 74 on the Fortune Global 500 list as of 2022

RICE UNIVERSITY

- ✓ 8,556 Students
- ✓ Ranked #18 in National Universities

WILLIAM P. HOBBY AIRPORT

- ✓ 14,612,605 Annual Passengers in 2024
- ✓ 202,037 Aircraft operations in 2024

nrg stadium

- ✓ 72,220 Seating Capacity
- ✓ Home of the National Football League's Houston Texans

TMC TEXAS MEDICAL CENTER

- ✓ Texas Medical Center offered over 9,200 total patient beds
- ✓ Hosts 10 million patient encounters annually

JOHNSON SPACE CENTER

- ✓ It has led the world on a continuing adventure of human exploration, discovery and achievement
- ✓ Home to NASA's astronaut corps

TSU TEXAS SOUTHERN UNIVERSITY

- ✓ 8,469 Students
- ✓ Ranked #392-434 in National Universities

MOODY GARDENS

- ✓ 2 Million Visitor per year
- ✓ It is an Educational Tourist Destination, with a golf course and hotel

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

Graham Hickey

Broker Associate
(469) 694-7411

ghickey@securenetlease.com

Ben Johnson

Associate
(469) 729-6441

bjohnson@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

BREWINGZ HOUSTON, 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.