



BreWingz (Drive-Thru)

\$678,000 | 5.75% CAP

9410 North Fwy, Houston, TX 77024

- ✓ Rare 40-Year Absolute NNN Ground Lease with 8% Rental Increases Every 3 Years
- ✓ Superb Visibility and Traffic Counts on Interstate 45/North Fwy (189,000+ VPD)
- ✓ High Density Trade Area | Approx. 313,000 Residents in a 5 Mile Radius
- ✓ 5 Miles from George Bush Intercontinental Airport (48.4 Million Passengers/Year)
- ✓ Located in the Houston MSA, Only 9 Miles from Downtown - 4th Largest City in the U.S.

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**. Focused on dine-in, takeout, and bar service, BreWingz continues to serve Texas communities with a **strong regional presence** and loyal customer base.





BLANSON CTE
SENIOR HIGH SCHOOL
(1,299 STUDENTS)

Walmart
Supercenter

Academy
SPORTS+OUTDOORS

Office
DEPOT

THE HOME
DEPOT

CHIPOTLE

PANDA EXPRESS

PINTO
BUSINESS PARK

HIBBETT
SPORTS

ROSS
DRESS FOR LESS

Marshalls

five BELOW

BUFFALO
WILD WINGS

TACO
BELL

WHATABURGER

petco

Affordable
Furniture

SONIC

W MT HOUSTON ROAD
(48,715 VPD)

249
TEXAS

BAR'S IRIS
FLORAL BOUTIQUE

Income Tax
Garza
Insurance

SHELL

BEST BUY

DISCOUNT
TIRE

PAPA JOHN'S

WING STOP

dd's
DISCOUNTS

Foot Locker

Hyatt Place
AN IHG HOTEL

8
TEXAS

ALDI

McDonald's

Chick-fil-A

Longhorn
STEAKHOUSE

Cane's

ALDINE SENIOR
HIGH SCHOOL
(2,663 STUDENTS)

HYATT
PLACE

STOVALL MIDDLE
SCHOOL
(907 STUDENTS)

BREWINGZ
RESTAURANT & BAR

NORTH FREEWAY
(189,000 VPD)

McDonald's

Church's

POPEYES

SAM HOUSTON TOLLWAY
(187,571 VPD)

Hampton
INN

HOME2
SUITES BY HILTON

GEORGE BUSH
INTERCONTINENTAL
AIRPORT

TEXACO

Chevron

FRED LOYA
INSURANCE

MONTANA'S
HOME FURNITURE

Subject Property

INVESTMENT OVERVIEW

BREWINGZ HOUSTON, TX



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

\$678,000

5.75% CAP

NOI	✓ Rare 40-Year Absolute NNN Ground Lease with 8% Rental Increases Every 3 Years. Lease includes two (2), 10-year renewal options
\$39,000	
Building Area	✓ Superb Traffic Counts Located on Interstate 45/North Fwy (189,000+ VPD). I-45 is a major North-South highway and one of the busiest in Texas, stretching approximately 285 miles from Dallas to Houston.
±2,230 SF	
Land Area	✓ High Growth and Dense Trade Area - There are approximately 313,000 residents living within 5 miles of the property, providing a large and consistent consumer base.
±0.44 AC	
Year Built / Renovated	✓ Strategically Positioned Only 5 Miles from George Bush Intercontinental Airport (48.4 Million Passengers/Year), the primary international airport serving Houston, Texas. It is one of the busiest airports in the United States, handling nearly 500,000 flights per year.
1985 / 2016	
Lease Type	✓ Located Near Several Nationally Recognized Tenants such as McDonald's, Subway, Sonic, CVS, AutoZone, Church's Chicken, Fiest Mart, and many more.
Absolute NNN	✓ Located in the Houston MSA, Only 9 Miles from Downtown – 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.
Occupancy	✓ Established Regional Tenant with Strong Houston Presence. BreWingz is a Houston-based casual dining brand with 17 locations across Southeast Texas and growing. The concept is well-known for its wings, beer, and sports-bar-style dining experience, with a loyal following throughout the Greater Houston area.
100%	

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.

TENANT OVERVIEW

BREWINGZ HOUSTON, TX

BreWingz

Lessee: GSM Wings V, LLC

Guarantor: GSM Wings, LLC

LOCATIONS

17

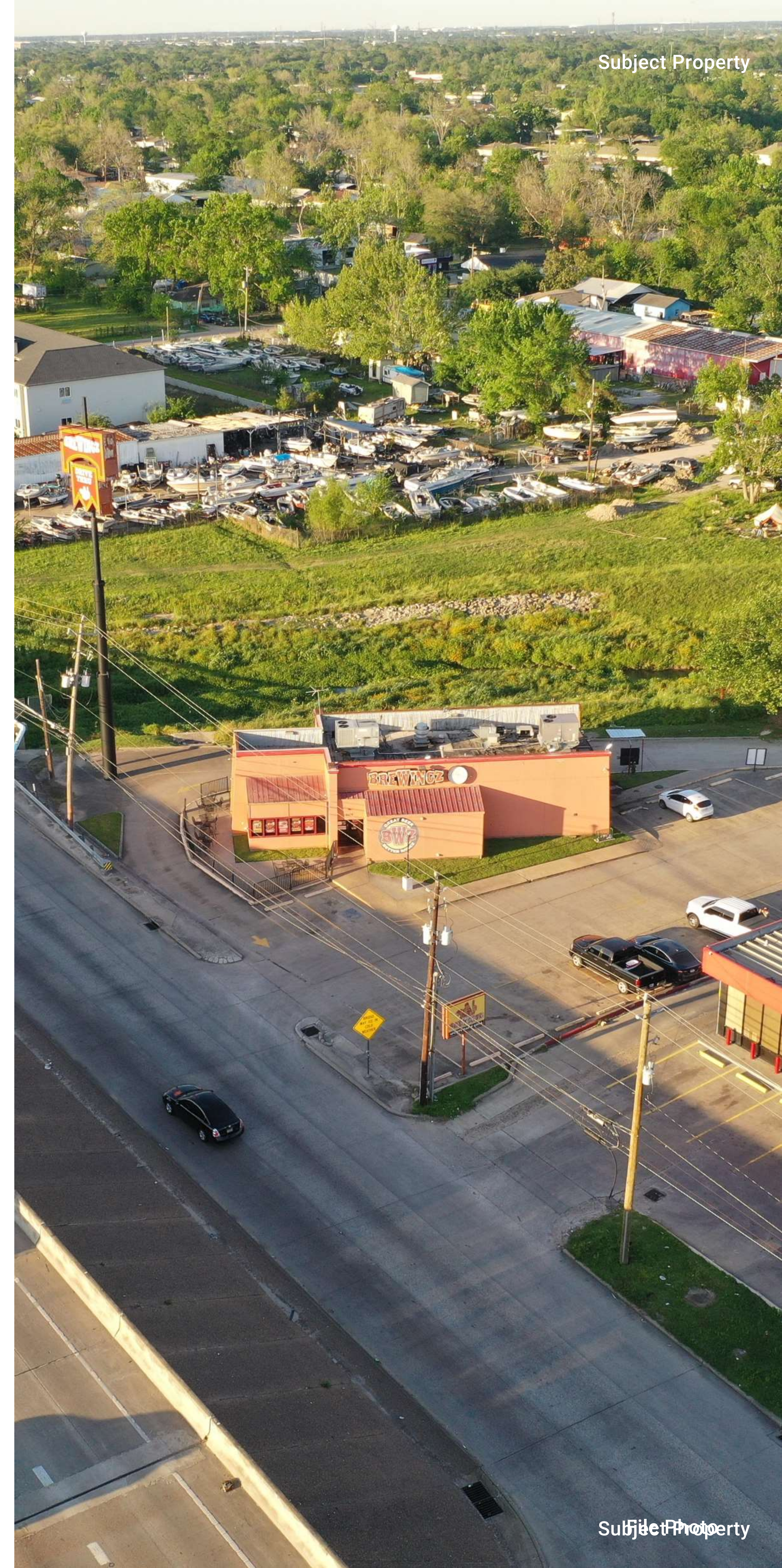
brewingz.com

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.

Subject Property



Subject Property

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 2024
Lease Expiration	December 2064
Lease Type	Absolute NNN Ground Lease
Rent Increases	8% Every 3 Years, In Primary Term & Options
Annual Rent YRS 1-3	\$39,000.00
Annual Rent YRS 4-7	\$42,120.00
Annual Rent YRS 8-11	\$45,489.60
Annual Rent YRS 12-15	\$49,128.77
Annual Rent YRS 16-19	\$53,059.07
Annual Rent YRS 20-23	\$57,303.79
Annual Rent YRS 24-27	\$61,888.10
Annual Rent YRS 28-31	\$66,839.15
Annual Rent YRS 32-35	\$72,186.28
Annual Rent YRS 36-40	\$77,961.18

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

DOWNTOWN HOUSTON



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



249
TEXAS

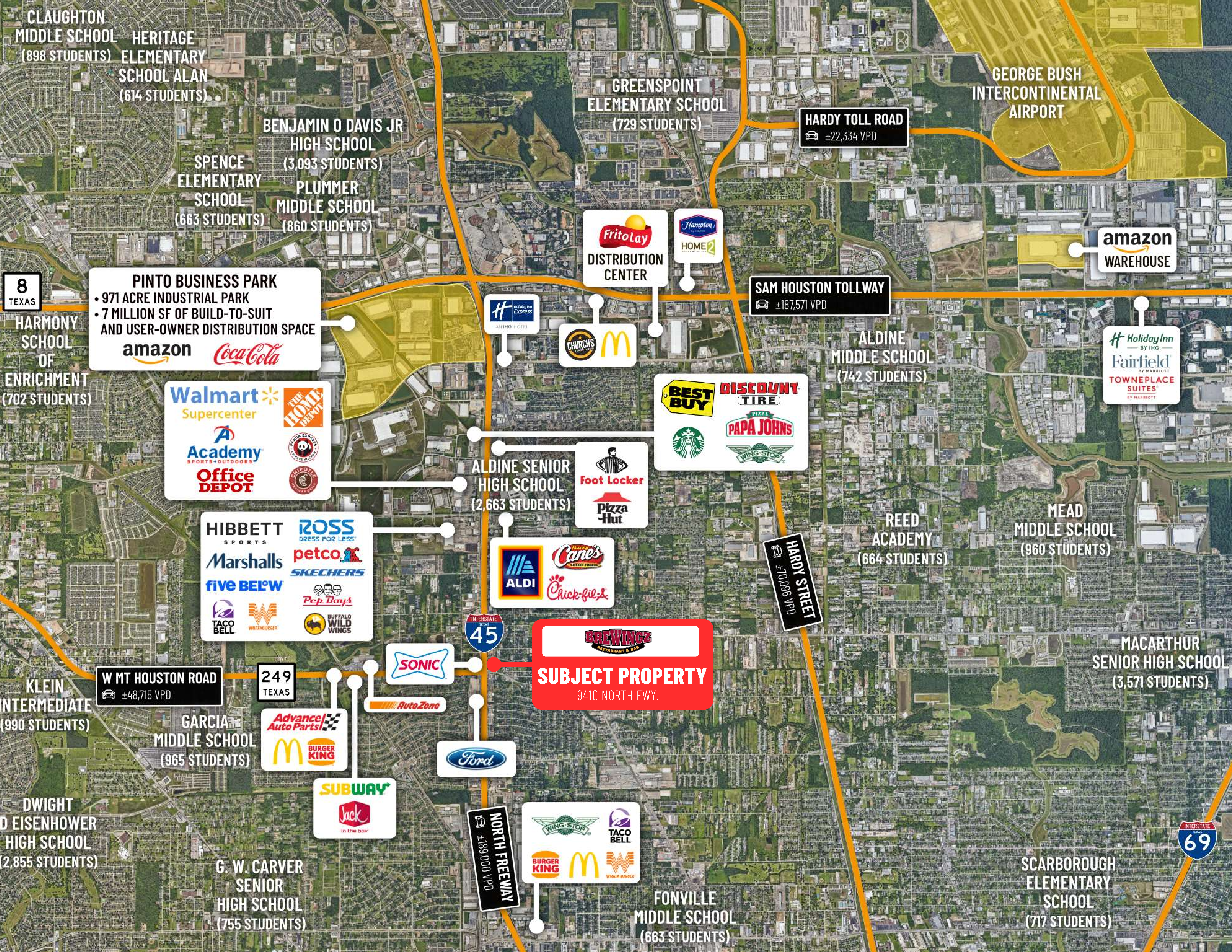
W MT HOUSTON ROAD
(48,715 VPD)



NORTH FREEWAY
(189,000 VPD)



Subject Property



CLAUGHTON MIDDLE SCHOOL (898 STUDENTS)

HERITAGE ELEMENTARY SCHOOL ALAN (614 STUDENTS)

BENJAMIN O DAVIS JR HIGH SCHOOL (3,093 STUDENTS)

SPENCE ELEMENTARY SCHOOL (663 STUDENTS)

PLUMMER MIDDLE SCHOOL (860 STUDENTS)

GREENSPPOINT ELEMENTARY SCHOOL (729 STUDENTS)

GEORGE BUSH INTERCONTINENTAL AIRPORT

HARDY TOLL ROAD
±22,334 VPD

amazon WAREHOUSE

8 TEXAS

HARMONY SCHOOL OF ENRICHMENT (702 STUDENTS)

PINTO BUSINESS PARK
• 971 ACRE INDUSTRIAL PARK
• 7 MILLION SF OF BUILD-TO-SUIT AND USER-OWNER DISTRIBUTION SPACE

amazon Coca-Cola

FritoLay DISTRIBUTION CENTER

Hampton HOME2 SUITES BY HILTI

SAM HOUSTON TOLLWAY
±187,571 VPD

Holiday Inn BY IHG Fairfield TOWNEPLACE SUITES BY HARRIOTT

Walmart Supercenter
Academy SPORTS+OUTDOORS
Office DEPOT
THE HOME DEPOT
PAPA JOHN'S
WING STOP

ALDINE SENIOR HIGH SCHOOL (2,663 STUDENTS)

Foot Locker
Pizza Hut

BEST BUY
DISCOUNT TIRE
STARBUCKS
PAPA JOHN'S
WING STOP

ALDINE MIDDLE SCHOOL (742 STUDENTS)

HIBBETT SPORTS
ROSS DRESS FOR LESS
Marshall's
petco
SKECHERS
five BELOW
Pep Boys
TACO BELL
WHATABURGER
BUFFALO WILD WINGS

ALDI
Cane's
Chick-fil-A

REED ACADEMY (664 STUDENTS)

MEAD MIDDLE SCHOOL (960 STUDENTS)

KLEIN INTERMEDIATE (990 STUDENTS)

W MT HOUSTON ROAD
±48,715 VPD

249 TEXAS

GARCIA MIDDLE SCHOOL (965 STUDENTS)

Advance Auto Parts
McDonald's
BURGER KING

SONIC

AutoZone

Ford

SUBWAY
Jack in the box

BREWINGZ RESTAURANT & BAR
SUBJECT PROPERTY
9410 NORTH FWY.

HARDY STREET
±10,096 VPD

MACARTHUR SENIOR HIGH SCHOOL (3,571 STUDENTS)

DWIGHT D EISENHOWER HIGH SCHOOL (2,855 STUDENTS)

G. W. CARVER SENIOR HIGH SCHOOL (755 STUDENTS)

NORTH FREEWAY
±189,000 VPD

WING STOP
TACO BELL
BURGER KING
McDonald's
WHATABURGER

FONVILLE MIDDLE SCHOOL (663 STUDENTS)

SCARBOROUGH ELEMENTARY SCHOOL (717 STUDENTS)

INTERSTATE 69

SITE OVERVIEW

BREWINGZ HOUSTON, TX

 Year Built | 2016

 Building Area | $\pm 2,230$ SF

 Land Area | ± 0.44 AC

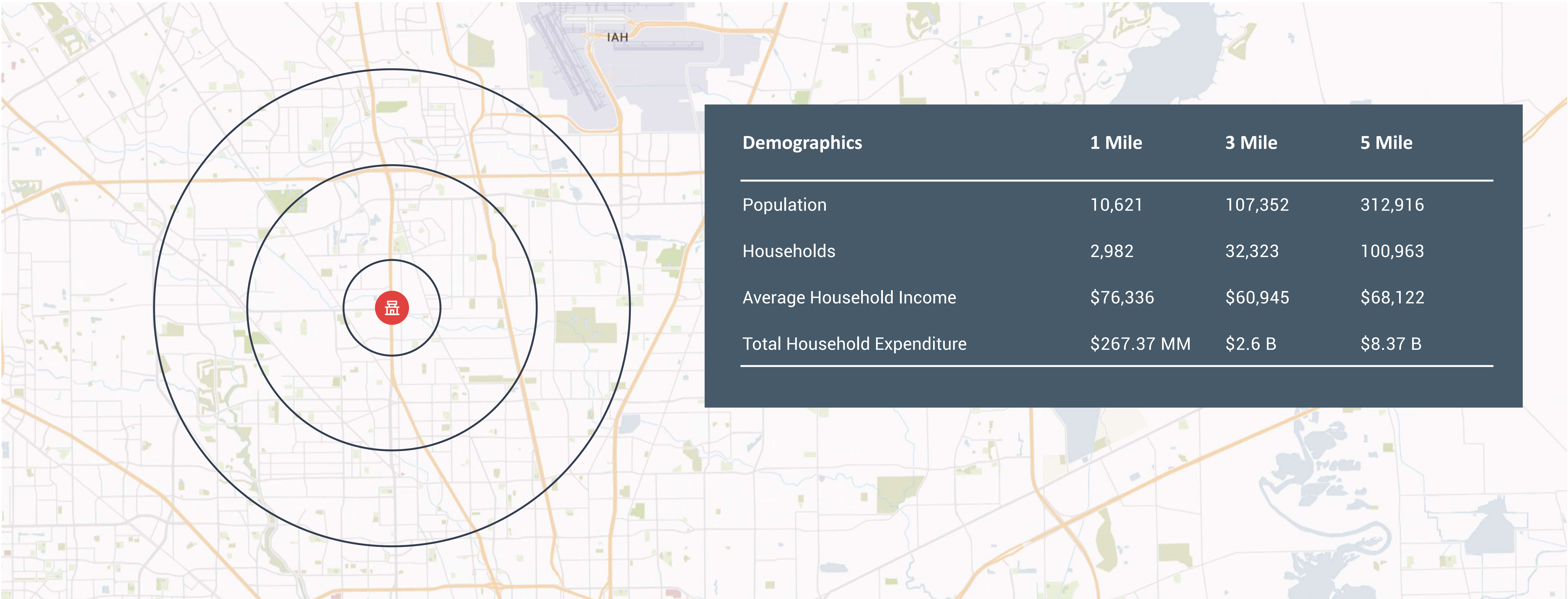
NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- ALDI
- Petco
- Best Buy
- ROSS Dress For Less
- Aaron's
- Marshalls
- Hibbett Sports
- Academy Sports + Outdoors



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**.

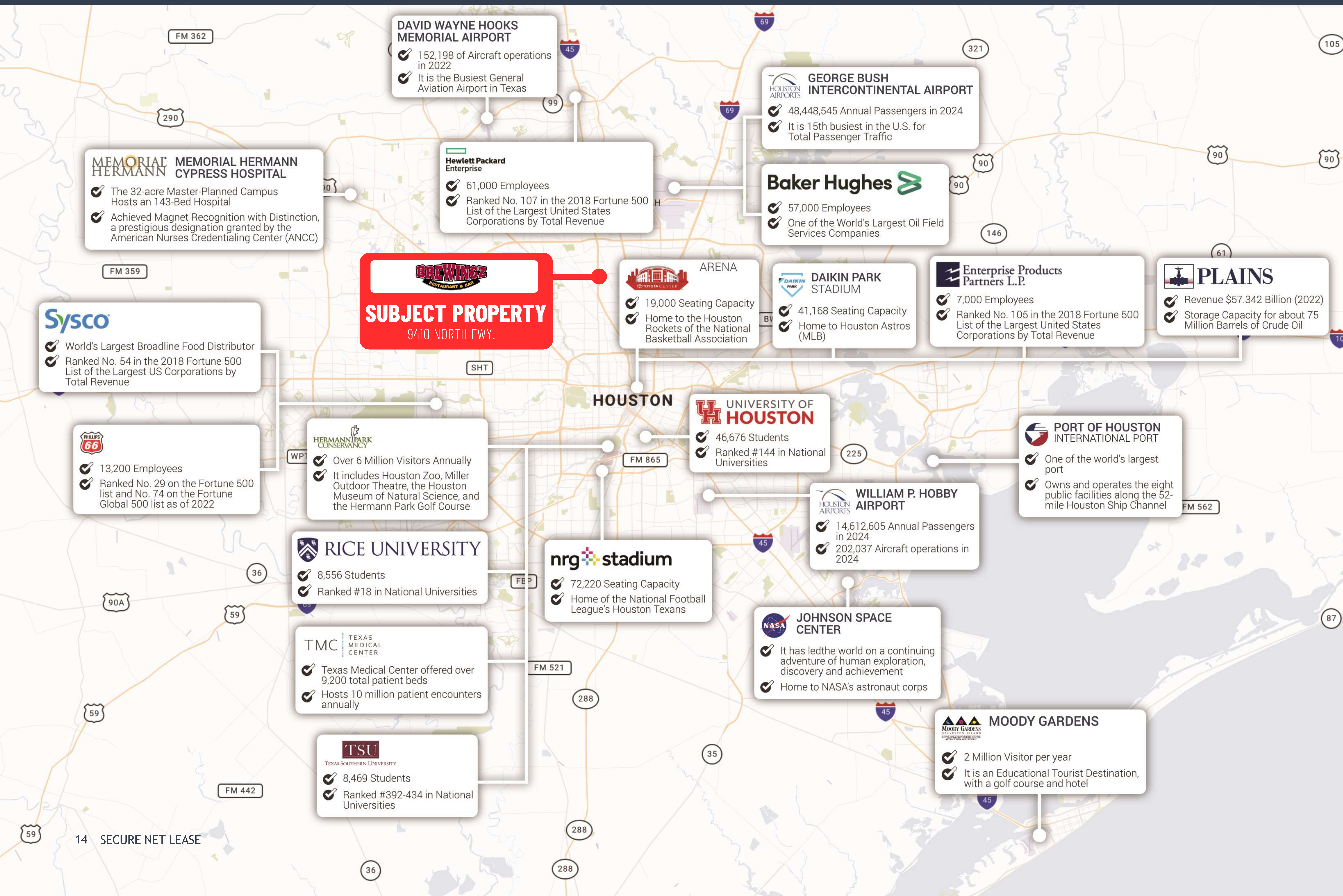
In the report's national comparison of counties with the **largest population** growth by percentage, Montgomery County ranked No. 7 with a year-over-year growth rate of 4.8 percent.

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



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.