

SECURE

NET LEASE

Subject Property



BreWingz

\$3,220,000 | 6.75% CAP

25629 Hwy 59 N, Kingwood, TX 77339 (Houston)

- ✓ Rare 30-Year Absolute NNN Ground Lease with 10% Increases Every 5 Years
- ✓ Superb Location That Sits as a Pad Site to a High Performing Kroger with Neighboring Tenants Such As Chick-Fil-A, McDonald's, Panda Express, etc.
- ✓ Located on Prime Retail Corridor with Excellent Traffic Counts on Interstate 69/Hwy 59 (107,900+ VPD).
- ✓ Excellent Demographics - Approx. 121,275 Residents w/in 5 Mi. & Avg. HH Income of Almost \$134,930

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**.



Subject Property



WEST FORK
HIGH SCHOOL
(828 STUDENTS)

HCA HOUSTON HEALTHCARE KINGWOOD

- 457 BED HOSPITAL THAT HAS BEEN A STAPLE IN THE KINGWOOD COMMUNITY FOR OVER 30 YEARS
- HCA KINGWOOD IS THE #9 BEST PERFORMING HOSPITAL IN THE HCA SYSTEM WITH \$733M IN NET PATIENT REVENUE
- HCA HEALTHCARE HAD A REVENUE IN 2024 OF OVER \$70 BILLION



H-E-B

- HEB HAS 884K+ ANNUAL VISITORS
- SHOPPING CENTER SEES OVER 1.14M VISITORS PER YEAR



NORTHPARK DRIVE
(32,297 VPD)



KINGS MANOR
ELEMENTARY SCHOOL
(803 STUDENTS)

KINGWOOD
SENIOR VILLAGE
(193 UNITS)



Kroger

- 825K+ ANNUAL VISITORS
- SHOPPING CENTER SEES OVER 2.166M VISITORS PER YEAR

AVAYA
KINGWOOD



EAST EX FREEWAY ROAD
(120,947 VPD)

INVESTMENT OVERVIEW

— BREWINGZ HOUSTON, TX



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\$3,220,000

6.75% CAP

NOI

\$217,338

Building Area

±7,516 SF

Land Area

±1.13 AC

Year Built / Renovated

2015

Lease Type

Abs. NNN Ground

Occupancy

100%

- ✓ **Rare 30-Year Absolute NNN Ground Lease with 10% Rental Increases Every 5 Years.** Lease includes two (2), 10-year renewal options and 10% rental increases
- ✓ **Superb Location That is Anchored by Kroger and Across the Street from H-E-B.** Also positioned near other nationally recognized tenants such as Chick-fil-A, Panera, McDonald's, Jersey Mike's, and many more
- ✓ **Excellent Traffic Counts Located on Interstate 69/Hwy 59 (107,900+ VPD).** The area benefits from its proximity to major roads such as I-69, which is part of a larger interstate project aimed at creating a continuous highway from Mexico to Canada.
- ✓ **High Growth Trade Area with Excellent Demographics** - There are approximately 121,275 residents living within 5 miles of the property with an average household income of almost \$134,930, providing a large and consistent consumer base.
- ✓ **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.
- ✓ **Located in the Houston MSA, 20 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.
- ✓ **Established Regional Tenant with Strong Houston Presence.** BreWingZ is a Houston-based casual dining brand with 17 locations across Southeast Texas. The concept is well-known for its wings, beer, and sports-bar-style dining experience, with a loyal following throughout the Greater Houston area.

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 2024, 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

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	February 2015
Lease Expiration	February 2055
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% After The First 10 Years, Then 10% Every 5 Years
Annual Rent YRS 1-10	\$197,580.24
Annual Rent YRS 11-15	\$217,338.26
Annual Rent YRS 16-20	\$239,072.09
Annual Rent YRS 21-25	\$262,979.30
Annual Rent YRS 26-30	\$289,277.23
Annual Rent YRS 31-35	\$318,204.95
Annual Rent YRS 36-40	\$350,025.45
Option 1*	\$385,027.99
Option 2*	\$423,530.79

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

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Subject Property

KINGWOOD PARK HIGH SCHOOL

- APPROXIMATELY 2,000 STUDENTS ENROLLED IN THE 2024-2025 SCHOOL YEAR
- SCORED AN 89 OUT OF 100 AS GRADED BY TEXAS EDUCATION AGENCY

WOODRIDGE FOREST
MIDDLE SCHOOL
(1,309 STUDENTS)

LOOP
494

BREWINGZ
RESTAURANT & BAR

SUBJECT PROPERTY

25629 HWY. 59N

Kroger

- 825K+ ANNUAL VISITORS
- SHOPPING CENTER SEES OVER 2.166M VISITORS PER YEAR

Advance
Auto Parts

SHIPLEY
DONUTS

Firestone
COMPLETE AUTO CARE

McDonald's

Walmart
Neighborhood Market

Great Clips
IT'S GONNA BE GREAT

tropical CAFE

Starbucks

BROKEN STEAK
CHICK

Jersey Mike's

H-E-B

- HEB HAS 884K+ ANNUAL VISITORS
- SHOPPING CENTER SEES OVER 1.14M VISITORS PER YEAR

59

TEXAS
ROADHOUSE

IHOP

TACO BELL

SONIC

WHATABurger

SLIM CHICKENS

PANDA EXPRESS

marco's
Pizza

WING-STOP

Chick-fil-A

Panera
BREAD

Calver's

DUNKIN'

DQ

goodwill

NAPA

HCA HOUSTON HEALTHCARE KINGWOOD

- 457 BED HOSPITAL THAT HAS BEEN A STAPLE IN THE KINGWOOD COMMUNITY FOR OVER 30 YEARS
- HCA KINGWOOD IS THE #9 BEST PERFORMING HOSPITAL IN THE HCA SYSTEM WITH \$733M IN NET PATIENT REVENUE
- HCA HEALTHCARE HAD A REVENUE IN 2024 OF OVER \$70 BILLION

KINGS MANOR
ELEMENTARY
SCHOOL
(803 STUDENTS)

five BELOW

ALDI

DOLLAR TREE

Starbucks

Schlotzsky's

Jason's deli

KFC

TACO BELL

Domino's

WOODLAND HILLS
ELEMENTARY
(518 STUDENTS)

KINGWOOD
MIDDLE SCHOOL
(996 STUDENTS)

extended
STAY
AMERICA

BAYMONT
BY WYNDHAM

69

EASTEX FREEWAY
±120,647 VPD

chico's

planet fitness

petco

TALBOTS

THE CHILDREN'S
PLACE

LOFT

Pizza Hut

SUBWAY

BR
bakin
robbins

IVY POINT KINGWOOD
(150 UNITS)

FOSTER
ELEMENTARY SCHOOL
(568 STUDENTS)

SITE OVERVIEW

BREWINGZ HOUSTON, TX



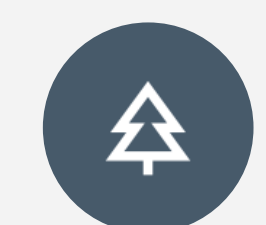
Year Built

2015



Building Area

±7,516 SF

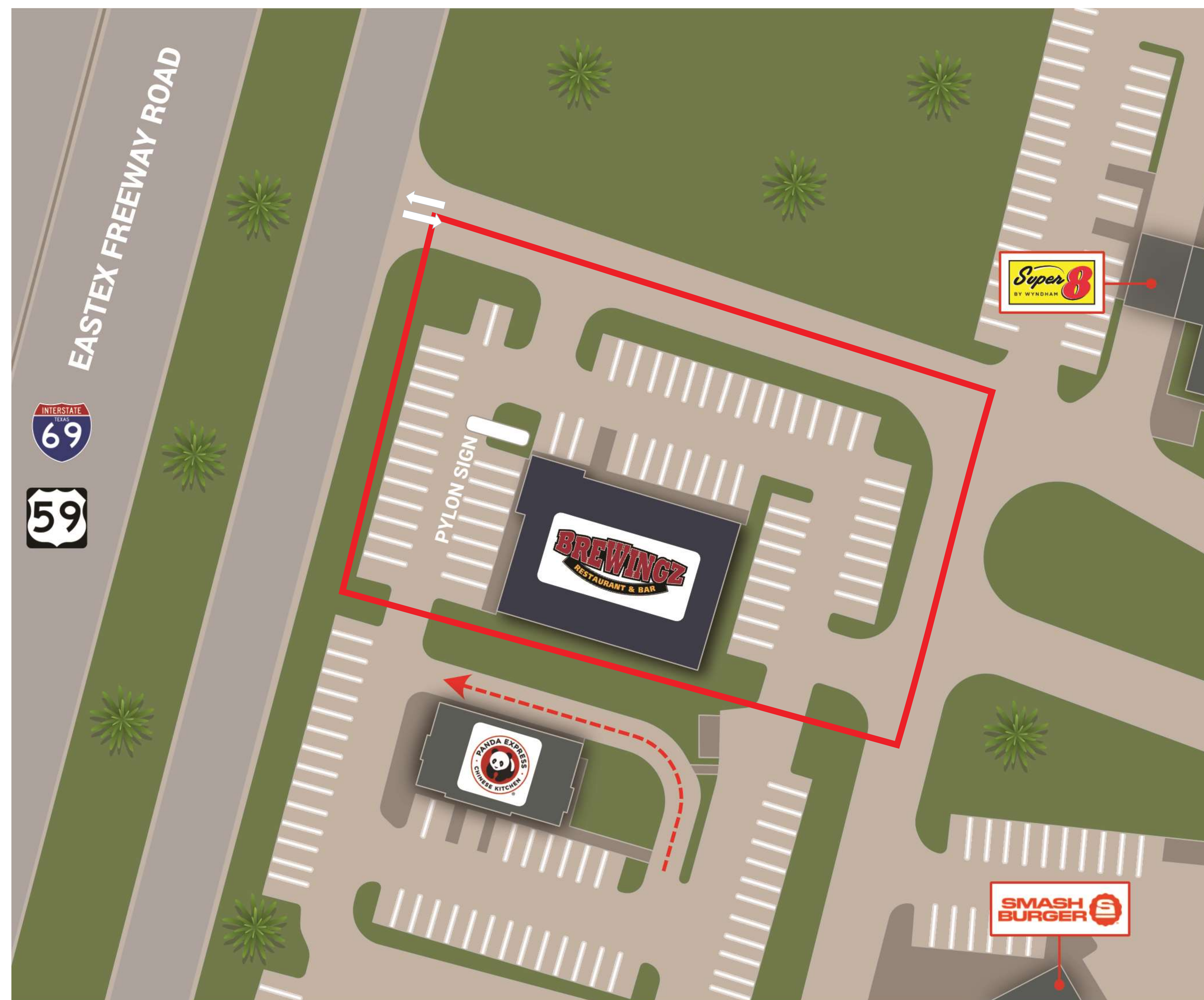


Land Area

±1.13 AC

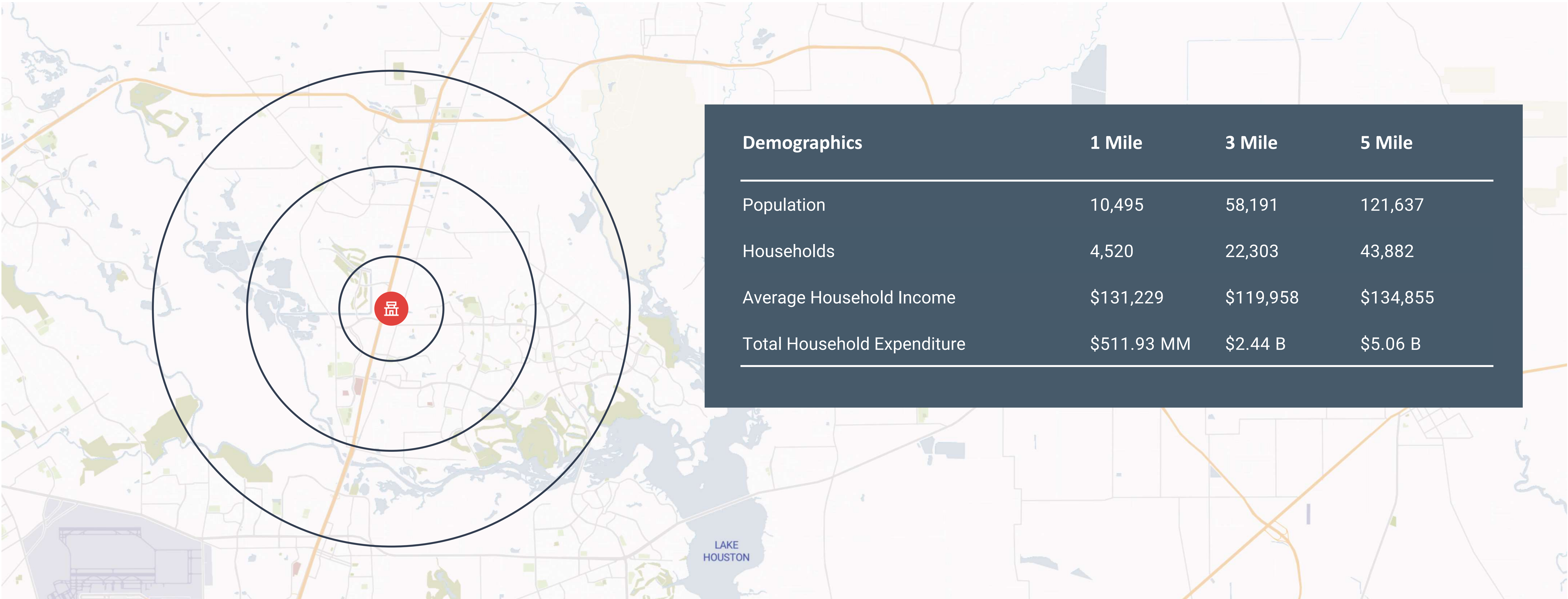
NEIGHBORING RETAILERS

- Kroger
- H-E-B
- Chick-fil-A
- Texas Roadhouse
- Whataburger
- Starbucks
- Jersey Mike's
- Panda Express
- Taco Bell
- Walmart Neighborhood Market



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**.

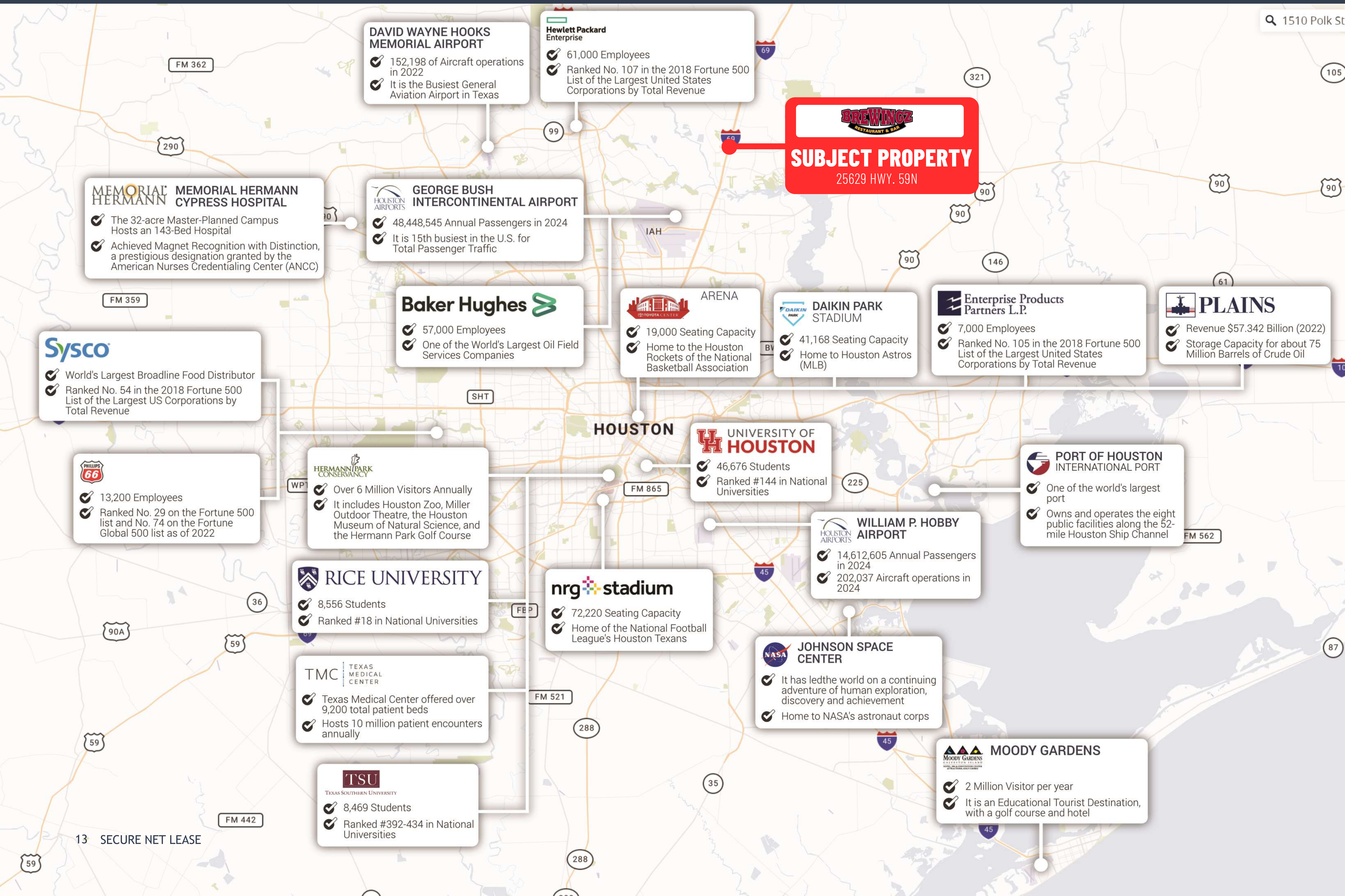
In the report's national comparison of counties with the **largest population** growth by percentage, Montgomery County ranked No. 7 with a year-over-year growth rate of 4.8 percent.

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

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El Segundo, CA 90245
(424) 320-2321

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Ben Johnson

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Bob Moorhead

Managing Partner
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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.