



# BreWingz

## \$3,595,000 | 6.75% CAP

3541 Business Center Dr, Pearland, TX

- ✓ Rare 30-Year Absolute NNN Ground Lease with 10% Rental Increases Every 5 Years
- ✓ Excellent Location that is a Pad Site to a High-Performing Costco that Sees Over 1 Million Annual Visitors and Neighboring Tenants Include Chick-Fila-A, Wendy's, Etc.
- ✓ High-Traffic Location off SH 288 (89,000+ Combined VPD), ~15 Miles from Downtown Houston & ~6 Miles from Hobby Airport
- ✓ Dense Retail Corridor Near Costco, Target, H-E-B, Kroger, Bass Pro Shops, Cinemark Theater & Pearland Town Center (1.1M SF, 90+ Stores)
- ✓ Located in Pearland – Affluent, Rapidly Growing Suburb of Houston | The Average HH Income is over \$175,000 in a 1 Mile Radius



**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.



Subject Property



Subject Property



PEARLAND TOWN CENTER  
• 12.5M VISITORS PER YEAR

★ macy's  
Dillard's

DICK'S  
SPORTING GOODS

SHADOW CREEK RANCH  
SHOPPING CENTER  
• 5.3M VISITORS PER YEAR

H-E-B  
plus!

Office  
DEPOT

Academy  
SPORTS + OUTDOORS

HOBBY LOBBY

THE CROSSING AT 288  
SHOPPING CENTER  
• 4.2M VISITORS PER YEAR

Walmart  
Supercenter

JCPenney

BEST BUY

OLD NAVY

CHIPOTLE



SHADOW CREEK HIGH SCHOOL  
• APPROXIMATELY 2,600 STUDENTS  
ENROLLED IN THE 2024-2025  
SCHOOL YEAR  
• 550,000 SF HIGH SCHOOL BUILT  
ON OVER 72 ACRES  
THAT COST \$90M TO BUILD



BUSINESS CENTER DRIVE  
(19,247 VPD)



COSTCO  
WHOLESALE

• COSTCO GETS APPROXIMATELY  
1M ANNUAL VISITORS  
• SHOPPING CENTER SEES OVER  
2.2M VISITORS PER YEAR



MAGNOLIA PARKWAY  
(26,746 VPD)

SOUTH FREEWAY  
(93,849 VPD)



ROSALIA  
SILVERLAKE  
(190 UNITS)

SILVERLAKE VILLAGE  
SHOPPING CENTER  
• 5.8M VISITORS PER YEAR

TARGET

Office  
DEPOT

Marshalls





# INVESTMENT OVERVIEW

BREWINGZ HOUSTON, TX



Subject Property

## CONTACT FOR DETAILS

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\$3,595,000

6.75% CAP

NOI

\$242,649.24

Building Area

±6,884 SF

Land Area

±1.41 AC

Year Built

2017

Lease Type

Ground Lease

Occupancy

100%

- ✓ **40-Year Absolute NNN Ground Lease**, Plus (2), 10-Year Options to Renew & 10% Rental Increases Every 5 Years in Primary Term and Renewal Options
- ✓ **Strategically Positioned Near SH 288 with High Visibility and Excellent Traffic Counts** Situated directly off SH 288 (South Freeway), benefiting from combined daily traffic counts exceeding 89,000 vehicles. The property offers direct connectivity to Downtown Houston (~20 minutes) and Hobby Airport (~6 miles).
- ✓ **Surrounded by High-Performing Retailers and Established Shopping Centers.** Located in a vibrant retail corridor with major anchors such as Costco, Target, H-E-B, Kroger, Floor & Decor, Cinemark Theater, and Bass Pro Shops. Prominent dining and retail options in immediate proximity include Chick-fil-A, Wendy's, Shell, T-Mobile, America's Best, and Kiddie Academy.
- ✓ **Located in Area's Premier Lifestyle & Entertainment Corridor less than 1 mile from Pearland Town Center (1.1M SF, 90+ stores, anchored by Dillard's, Macy's, Barnes & Noble),** and near popular recreational attractions such as Pearland Golf Club and Pearland BMX Track. Additionally, major venues including NRG Park and Toyota Center—drawing over 6 million visitors annually—are easily accessible within a short drive to Downtown Houston.
- ✓ **Located Near Major Healthcare Facilities** Minutes away from Memorial Hermann Pearland Hospital (275,000 SF) and Pearland Medical Center, providing steady daily traffic from healthcare employees, patients, and visitors. Memorial Hermann offers advanced cardiac, surgical, and emergency care as part of one of Texas' leading healthcare networks.
- ✓ **Rapidly Growing, Affluent Suburb with Strong Demographics** Pearland continues to be one of Texas' fastest-growing cities, with a projected 2025 population of ±129,000 and expectations to exceed 154,000 by 2040. The immediate trade area reflects an affluent demographic, boasting a median household income of approximately \$112,470, with strong residential growth and highly-rated schools.
- ✓ **Established Regional Tenant with Strong Houston Presence** BreWingz is a popular, Houston-based casual dining brand with over 20 locations across Southeast Texas, widely recognized for its wings, beer selection, and vibrant sports-bar environment. The tenant maintains a strong, loyal customer base throughout the Greater Houston area, enhancing the property's long-term value and investment stability.

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](http://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



## 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

BREWINGZ HOUSTON, TX

Initial Lease Term	40-Years, Plus (2), 10-Year Options to Renew
Rent Commencement	January 2017
Lease Expiration	January 2057
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Increase at Year 10 Years and Every 5-Years Thereafter
Annual Rent YRS 1-10	\$242,649.24
Annual Rent YRS 11-15	\$266,914.20
Annual Rent YRS 16-20	\$293,605.56
Annual Rent YRS 21-25	\$322,966.08
Annual Rent YRS 26-30	\$355,262.76
Annual Rent YRS 31-35	\$390,789.00
Annual Rent YRS 36-40	\$429,867.96
Option 1	\$472,854.76
Option 2	\$520,140.23

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



SHADOW CREEK HIGH SCHOOL

- APPROXIMATELY 2,600 STUDENTS ENROLLED IN THE 2024-2025 SCHOOL YEAR
- 550,000 SF HIGH SCHOOL BUILT ON OVER 72 ACRES THAT COST \$90M TO BUILD

**COSTCO**  
WHOLESALE

- COSTCO GETS APPROXIMATELY 1M ANNUAL VISITORS
- SHOPPING CENTER SEES OVER 2.2M VISITORS PER YEAR

BUSINESS CENTER DRIVE  
(19,247 VPD)

Jimmy Chargas

**BREWINGZ**  
RESTAURANT & BAR

**CHOCOLATE BAYOU**  
Your Community • Your Credit Union

MAGNOLIA PARKWAY  
(26,746 VPD)



**Ford**

288  
TEXAS

SOUTH FREEWAY  
(93,849 VPD)

Public Storage



PERFORMANCE  
RC

Wendy's

Chick-fil-A

DR. JAMES "RED"  
DUKE ELEMENTARY

CIRCLE K

**AutoZone**  
WAFFLE HOUSE

POMONA AND SOUTHFORK RESIDENTIAL COMMUNITIES

- 1,450 ACRES COMBINED
- 2,500+ HOMES
- AMENITIES INCLUDE: 3 UNIQUE PARKS, FLOATING DOCK ON 18-ACRE LAKE, HIKE AND BIKE TRAILS

CHRYSLER  
**Jeep**  
DODGE  
**RAM**

Subject Property



SHADOW CREEK RANCH  
SHOPPING CENTER  
5.3M VISITORS PER YEAR



PEARLAND TOWN CENTER  
• 12.5M VISITORS PER YEAR  
• 1.1 MILLION SF OF RETAIL SPACE



SHADOW CREEK HIGH SCHOOL

- APPROXIMATELY 2,600 STUDENTS ENROLLED IN THE 2024-2025 SCHOOL YEAR
- 550,000 SF HIGH SCHOOL BUILT ON OVER 72 ACRES THAT COST \$90M TO BUILD

CIRCLE K

DR. JAMES  
"RED" DUKE  
ELEMENTARY



SOUTHFORK  
LAKE  
(328 UNITS)



BUSINESS CENTER DRIVE  
±19,247 VPD

288  
TEXAS

SOUTH FREEWAY  
±93,849 VPD

THE CROSSING AT 288  
SHOPPING CENTER  
4.2M VISITORS PER YEAR



SILVERLAKE  
VILLAGE SHOPPING CENTER  
5.8M VISITORS PER YEAR



- COSTCO GETS APPROXIMATELY 1M ANNUAL VISITORS
- SHOPPING CENTER SEES OVER 2.2M VISITORS PER YEAR



**SUBJECT PROPERTY**

3541 BUSINESS CENTER DR.



MAGNOLIA PARKWAY  
±26,746 VPD



SOUTHWIND  
AT SILVERLAKE  
APARTMENTS  
(312 UNITS)

SUMMERWIND  
APARTMENTS  
(197 UNITS)

SILVERCREST  
ELEMENTARY

SILVERLAKE  
ELEMENTARY SCHOOL



## SITE OVERVIEW

BREWINGZ HOUSTON, TX



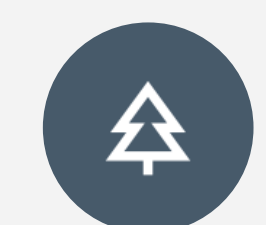
Year Built

2017



Building Area

±6,884 SF

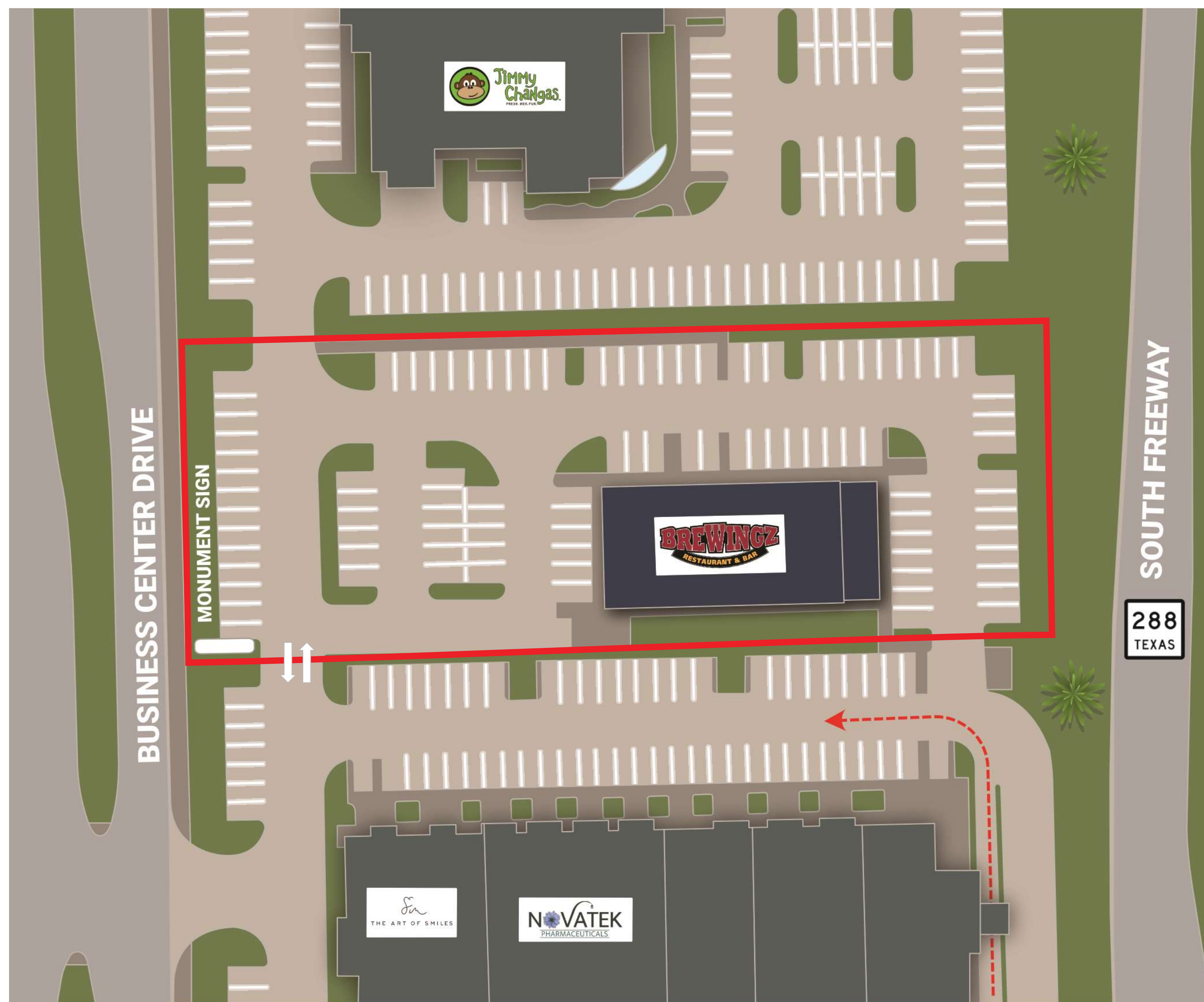


Land Area

±1.41 AC

## NEIGHBORING RETAILERS

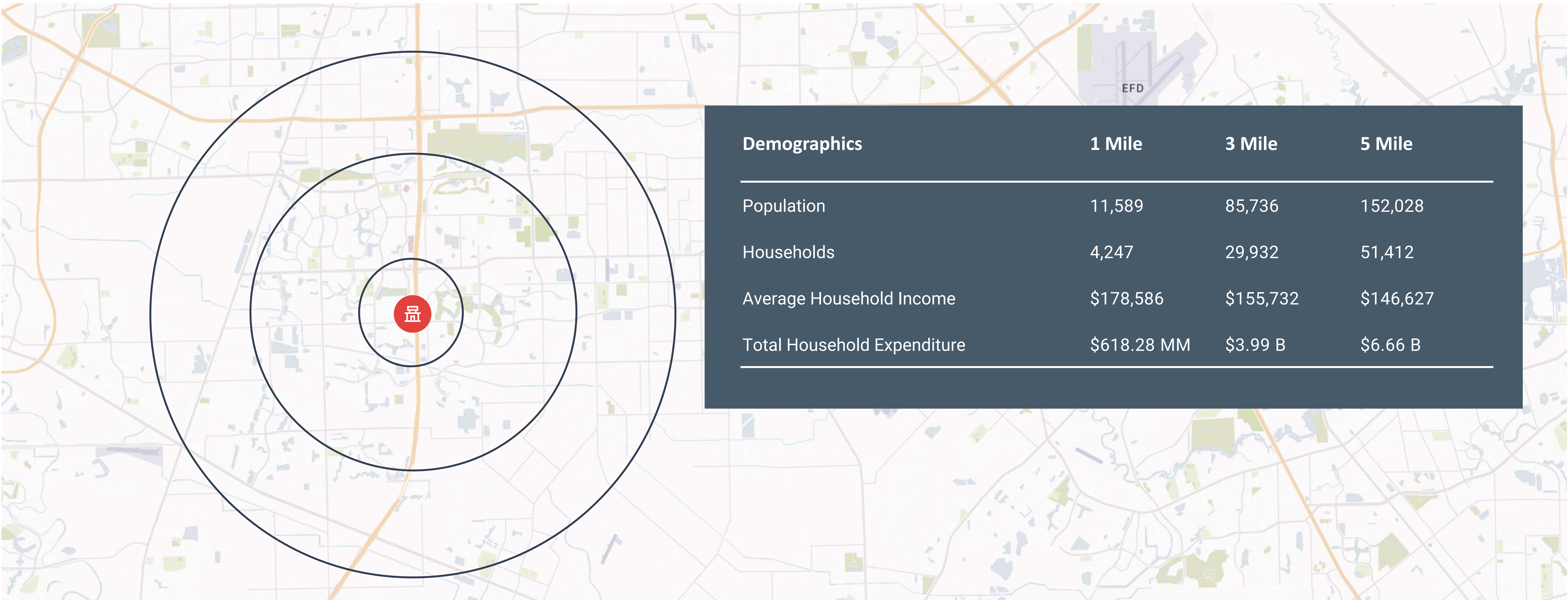
- Macy's
- Dillard's
- Denny's
- Target
- Randalls
- Five Guys
- Costco Wholesale
- IHOP
- The Home Depot
- H-E-B plus!
- Sam's Club





# 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







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

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Broker Associate  
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Ben Johnson

Associate  
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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.