



7 Brew

\$1,683,333 | 6.00% CAP

515 E. Commerce St, Brownwood, TX 76801

- ✓ **Brand-New 15-Year Absolute NNN Ground Lease** – Zero landlord responsibilities with 10% rent escalations every five years, driving dependable long-term income growth
- ✓ **Hard-Corner Trophy Site on E. Commerce Street** – Signalized intersection w/ 17,180 vehicles per day, less than one mile from Business 377 and surrounded by dominant national retailers
- ✓ **Booming Retail Corridor Anchored by Walmart, The Home Depot, and H-E-B** – City investing \$8.5 million in roadway and utility upgrades to fuel future commercial expansion
- ✓ **Strategic Central Texas Hub** – Draws steady traffic from Howard Payne University, Hendrick Medical Center, & Lake Brownwood State Park, sustaining both weekday & weekend demand
- ✓ **Explosive National Brand Growth** – 7 Brew now operates 420+ locations across 34 states with systemwide sales near \$2M per stand, backed by Blackstone Growth and Franchise Equity Partners

7 Brew is the **nation's fastest-growing** drive-thru coffee brand, now operating **420+ locations** across **34 states**. Backed by Blackstone Growth, the company has achieved over 4,000% expansion since 2019 with average annual sales of nearly **\$2 million per stand**.



INVESTMENT OVERVIEW

7 BREW BROWNWOOD, TX



Subject Property

CONTACT FOR DETAILS

John Packwood

Vice President
(424) 301-6383

jpackwood@securenetlease.com

Harrison Cooper

Broker Associate
(214) 466-9575

hcooper@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$1,683,333

6.00% CAP

NOI

\$101,000

Building Area

±510 SF

Land Area

±1.021 AC

Year Built

2025

Lease Type

NNN Ground Lease

Occupancy

100%

- ✓ **Brand New 15-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Renewal Options.
- ✓ **Prime Signalized Corner Along E. Commerce Street With 17,180 VPD** less than one mile from Business Highway 377, providing exceptional visibility and access within Brownwood's most active retail corridor.
- ✓ **Established Trade Corridor Surrounded by Walmart Supercenter, The Home Depot, Hobby Lobby, and H-E-B** within the expanding Early Town Center district. The city has allocated \$8.5 million for roadway and utility improvements, driving long-term commercial growth in this retail hub.
- ✓ **Proximity to Major Demand Drivers** Including Howard Payne University (721 Students), Hendrick Medical Center Brownwood (188 Beds; 190 Employees), and Lake Brownwood State Park (7,300-Acre Lake; Thousands of Annual Visitors) ensuring a consistent daytime population and strong weekend activity.
- ✓ **Robust Local Demographics With 16,000+ Residents and 7,975 Employees Within 3 Miles.** Brownwood's diversified employment base, affordable housing, and top-rated schools (Brownwood ISD rated "B" by Niche) contribute to a stable community and resilient micropolitan economy.
- ✓ **7 Brew – The Nation's Fastest-Growing Drive-Thru Coffee Concept** operating more than 420 locations across 34 states with FY2024 system-wide revenue of \$43.5 million. The brand's efficient drive-thru model, backed by Blackstone Growth and Franchise Equity Partners, continues to outperform national QSR peers.
- ✓ **Located in Brownwood, TX – A Central Texas Hub for Retail, Education, and Infrastructure Investment** supported by institutional anchors and ongoing improvements at Brownwood Regional Airport, enhancing regional connectivity and reinforcing long-term economic growth.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7 BREW BROWNWOOD, TX

7 Brew Coffee

Lessee: 7Crew Enterprises, LLC

Guarantor: 7Crew Enterprises, LLC

LOCATIONS

420+

STATES

34



7brew.com

7 Brew Coffee is one of the nation's fastest-growing drive-thru coffee concepts, built on a mission to cultivate kindness and create joy with every interaction.

Founded in Rogers, Arkansas, in 2017, 7 Brew has redefined the drive-thru beverage experience through speed, energy, and a people-first culture. The brand's compact dual-lane design allows team members to deliver quality beverages in record time while maintaining the upbeat, personal atmosphere that defines the company's approach to service.

Today, 7 Brew operates more than 420 locations across 34 states, with a rapidly expanding national footprint supported by Blackstone Growth and Franchise Equity Partners. The company reported \$43.5 million in system-wide revenue for FY2024, with average unit volumes nearing \$2 million per stand. As franchise interest continues to surge, 7 Brew is positioning itself as a major competitor in the premium drive-thru beverage market through a model that emphasizes efficiency, hospitality, and culture. Built on connection and community, 7 Brew is more than a coffee brand — it's a movement focused on spreading positivity, opportunity, and genuine customer relationships. Its dynamic leadership team and scalable operating format have established 7 Brew as a standout performer within the quick-service industry, setting the stage for sustained long-term growth nationwide.



Subject Property

IN THE NEWS

7 Brew BROWNWOOD, TX

7 Brew hits 500th stand milestone in just 8 years

ALICIA KELSO, OCTOBER 13, 2025 (YAHOO! FINANCE)

No restaurant company grew as fast as 7 Brew in 2024. The 8-year-old, Arkansas-based drive-thru coffee company’s sales jumped by 163% year-over-year, while its footprint increased by 78% to end with 321 total stores, according to Technomic data.

It’s worth noting that 2024 was no fluke. Since 2019, the chain has achieved more than **4,000% growth**. Today, 7 Brew is celebrating the opening of its **500th stand**, located in Toms River, N.J. The company is also opening **nine additional stands** today, in Alabama, Arkansas, Connecticut, Louisiana, Mississippi, Ohio, South Carolina, Tennessee, and Utah.

The company said it plans to open hundreds more locations in the coming years as demand for convenient, high-quality drive-thru coffee continues to surge.

If you think the **chain’s momentum** is going to plateau anytime soon, think again. In a recent interview, chief marketing officer Nick Chavez said its growth is accelerating.

“We have a long runway in terms of new stands opening across the country as well as stands that continue to grow at a healthy rate with superior unit economics within our existing base,” he said.

Those **unit economics** include average unit volumes just above **\$2 million**, which is higher than Starbucks, Dunkin’, and Tim Hortons, and on par with Dutch Bros. Those AUVs support stores that average just **600 to 700 square feet in size**.

In addition to strong unit economics, Chavez said there are several additional pillars propelling the chain to meteoric heights — speed, friendly service, and “flavorful beverages.”

EXPLORE ARTICLE



7 Brew is one of the most compelling growth stories in America

DANNY KLEIN, MAY 30, 2025 (QSR MAGAZINE)

The drive-thru coffee chain added 141 locations across 2024. Few, maybe zero, restaurant chains are growing faster on a percentage basis than a drive-thru coffee chain founded eight years ago in Rogers, Arkansas—the home of the first Walmart.

7 Brew started as a **stand offering seven choices** (hence the name): Blondie (caramel and vanilla breve), Brunette (hazelnut and caramel mocha), Smooth 7 (white chocolate and Irish cream breve), Cinnamon Roll, White Chocolate Mocha, German Chocolate, and **Triple 7** (Smooth 7, but with six espresso shots).

With average unit volumes nearing \$2 million, 7 Brew has quickly become one of the strongest performers in the quick-service beverage segment.

By **the start of 2022**, there were just 14 of them. But that number would rise to 40 by the end of year. And then, the gates opened. Across 2023, 7 Brew lifted by a net 140 restaurants to get to 180. How did it perform in 2024? The chain’s just-released FDD unveiled a near-mirror-like run of 141 net expansion across the year to bring 7 Brew’s footprint to **321 restaurants**. Or, 2,100 percent growth since 2022. The brand is now the **second-largest drive-thru-only** coffee chain in America behind Dutch Bros, which recently passed 1,000 locations. It also noted in its FDD, as of **December 29, 2024**, there were roughly 2,500 future stands under development agreements.

7 Brew’s 2024 base broke apart as **297 franchises** (up 136 and 137 net in the prior two years, respectively) and 24 company owned (climb of five and three in the past two calendars).

EXPLORE ARTICLE

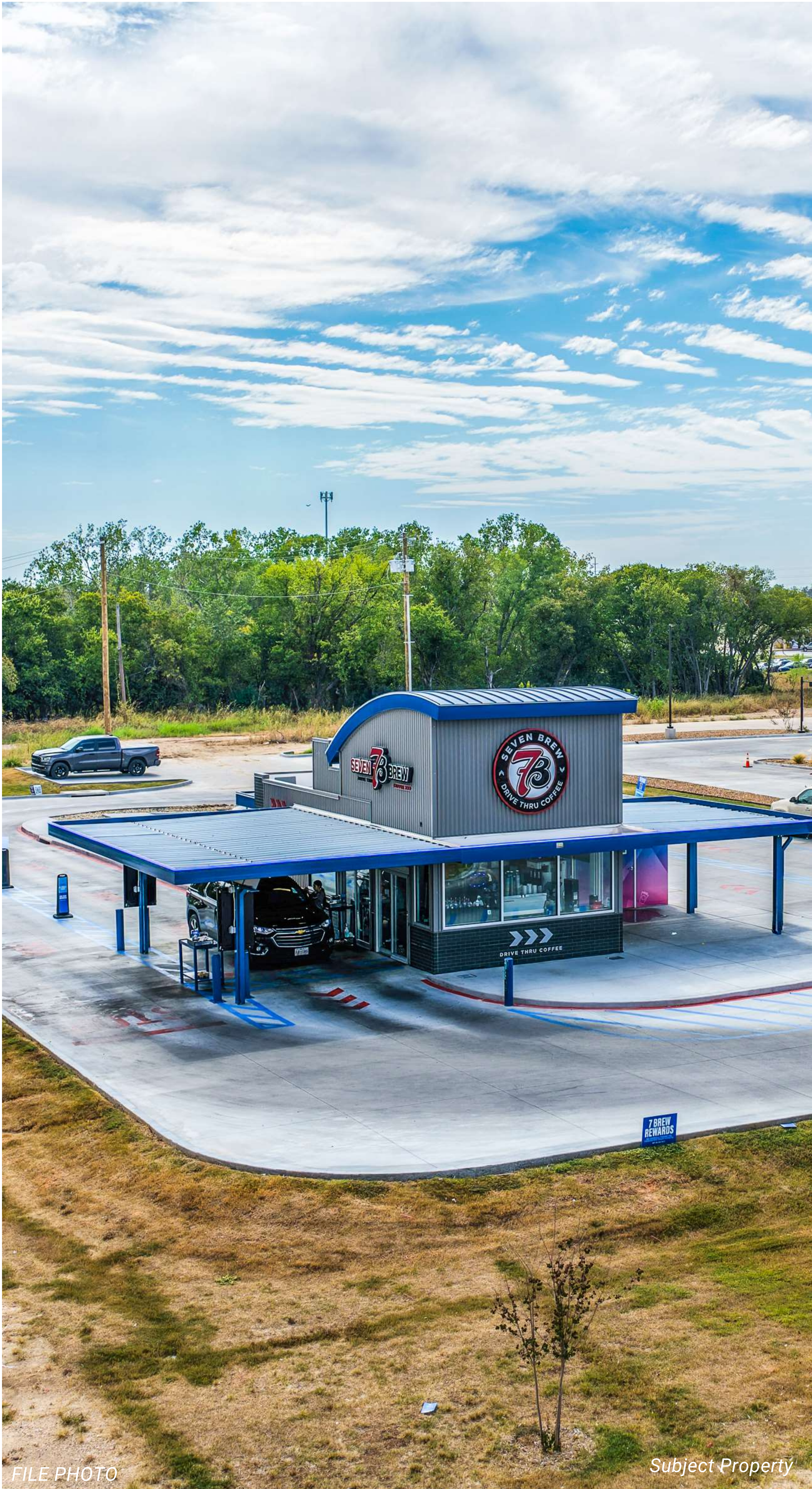


LEASE OVERVIEW

7 BREW BROWNWOOD, TX

Initial Lease Term	15 Years
Rent Commencement	January 20, 2025
Lease Expiration	January 19, 2040
Lease Type	NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Terms & Options
Annual Rent YRS 1-5	\$101,000.00
Annual Rent YRS 6-10	\$111,100.00
Annual Rent YRS 11-15	\$122,210.00
Option 1	\$134,431.00
Option 2	\$147,874.10
Option 3	\$162,661.51
Option 4	\$178,927.66
Option 5	\$196,820.43

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.





BELLE PLAIN STREET
±10,155 VPD

GLADYS SEWARD PARK

FAMILY DOLLAR

183

SUBJECT PROPERTY
515 E. COMMERCE ST.

EAST COMMERCE STREET
±17,180 VPD

BART FURNITURE

ExxonMobil

U-HAUL

279 TEXAS

TJ-maxx
HARBOR FREIGHT

ALDI

HIBBETT SPORTS
bealls
Little Caesars
BUFFALO WILD WINGS
BOOT BARN
TACO BELL
GOLDEN CHICK
SHERWIN-WILLIAMS

United supermarkets
tropical CAFE

Starbucks

TOYOTA
GMC

HOBBY LOBBY

REGAL
Bath & Body Works

planet fitness

CHRYSLER
Jeep
RAM

goodwill

stripes

McALISTER'S DELI

Wingstop

Starbucks

Aaron's
petco
DISCOUNT TIRE
Chicken Express
ups

84

67

BROWNWOOD APARTMENTS

Best Western PLUS

Ford

67

84

377

HOME 2
AutoZone

TRACTOR SUPPLY CO.
OLLIE'S
DOLLAR GENERAL

Holiday Inn Express
AN IHG HOTEL

Chilly AUTO PARTS
TAKE 5

2525 ROAD

FM 2525 ROAD
±2,046 VPD

Walmart Supercenter
ANYTIME FITNESS
LAQUINTA BY WYNDHAM
SALLY.
SONIC
Freddy's
McDonald's
CAFO

SHOE DEPT. ENCORE
DOLLAR TREE
Advance Auto Parts
Schlotzsky's

W
KFC
Hampton
POPEYES
SUBWAY
NAPA
Shaw's
Airgas

RON JACKSON STATE SCHOOL

HOWARD PAYNE UNIVERSITY
(721 STUDENTS)

WALL MOULDING

377

COGGIN ELEMENTARY SCHOOL
(721 STUDENTS)

CVS pharmacy
SUBWAY
Pizza Hut

Brookshire's
FAMILY DOLLAR
ACE Hardware

SONIC

conoco

DQ

Domino's Pizza

DOLLAR GENERAL

NWS

MAIN STREET
±17,336 VPD



TSC TRACTOR SUPPLY CO
OLLIE'S
DOLLAR GENERAL

BROWNWOOD COLISEUM

HOWARD PAYNE UNIVERSITY
(721 STUDENTS)

DOWNTOWN BROWNWOOD

TexasBank

HOME2
SUITES BY HILTON

Shaw's
MARKETPLACE

NAPA KFC
POPEYES
Schlotzsky's
SUBWAY

Hampton
by Hilton

SHOE DEPT. ENCORE
DOLLAR TREE
Advance Auto Parts

W

SEVEN BREW
DRIVE THRU COFFEE

PANDA EXPRESS
CHINESE KITCHEN

ALON

WHATABURGER

AutoZone

E COMMERCE ST
(17,180 VPD)

67

84

377







HOBBY LOBBY
REGAL
Bath & Body Works

Aaron's
Easy. Beautiful. Affordable.
petco
DISCOUNT TIRE
Chicken Express
ups

SOLARIS
ENERGY INFRASTRUCTURE

H
Holiday Inn Express
AN IHG HOTEL

TAKE 5
CARWASH

O'Reilly AUTO PARTS

TIDAL WAVE
AUTO SPA

Starbucks

HUMPHREY PETE'S
RESTAURANT

67

84

377

E COMMERCE ST
(17,180 VPD)

SEVEN BREW
73
DRIVE THRU COFFEE

PANDA EXPRESS
CHINESE KITCHEN
DRIVE THRU

PANDA EXPRESS
CHINESE KITCHEN

DK
ALON
GAS STATION

SITE OVERVIEW

7 BREW BROWNWOOD, TX



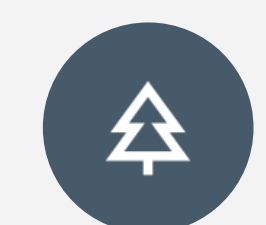
Year Built

2025



Building Area

±510 SF

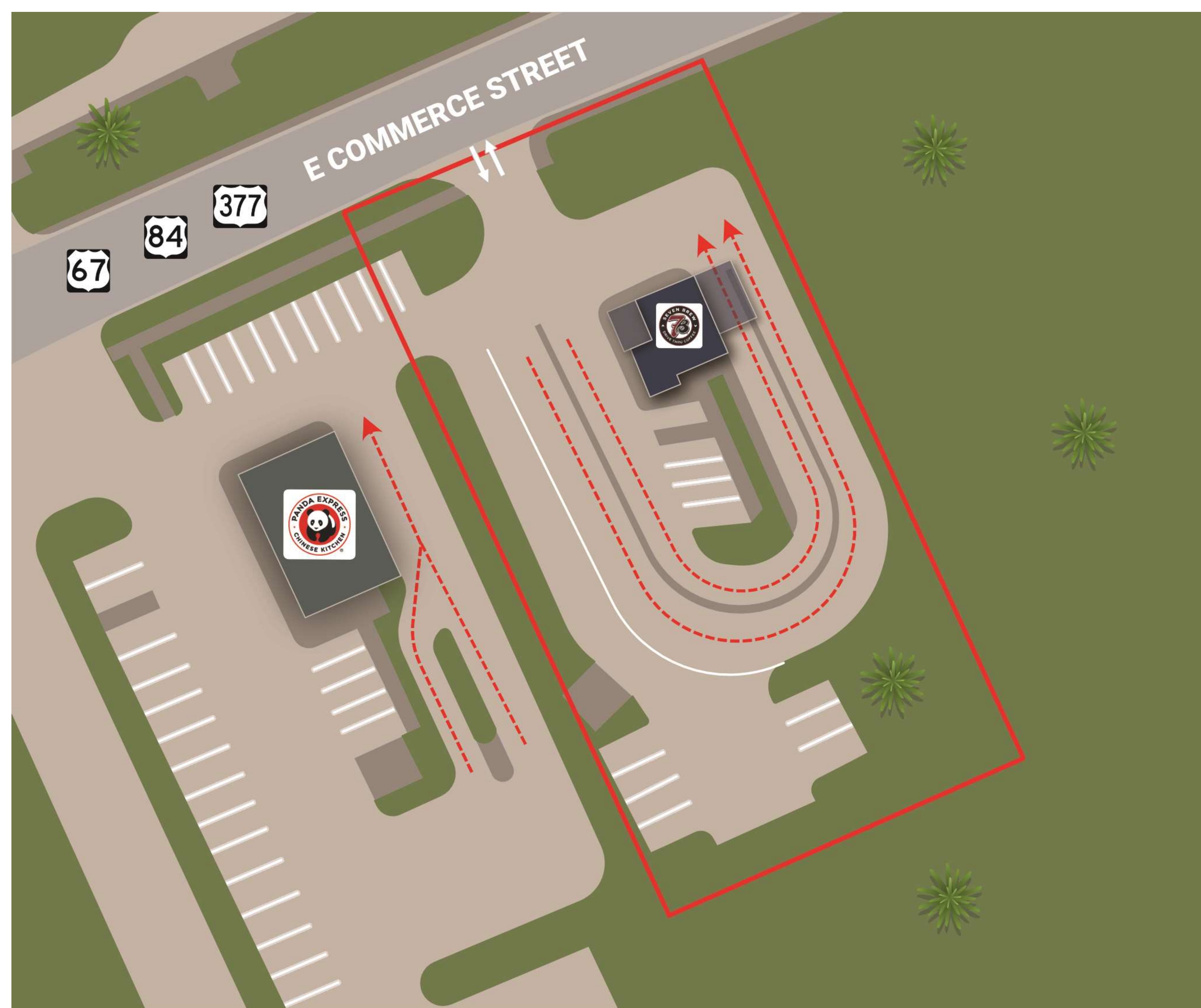


Land Area

±1.021 AC

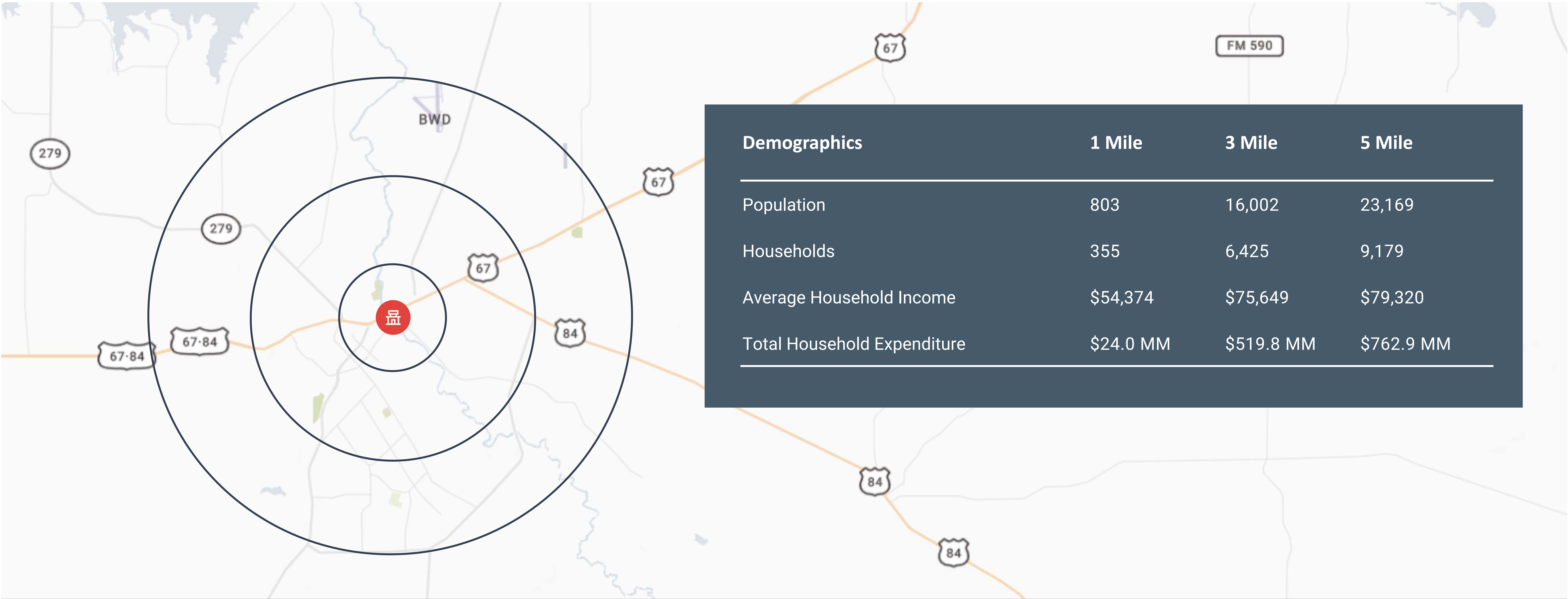
NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- Tractor Supply
- T.J. Maxx
- ALDI
- Bealls
- Hobby Lobby
- Regal
- Planet Fitness
- Hibbett Sports



LOCATION OVERVIEW

7 BREW BROWNWOOD, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Hendrick Medical Center – Brownwood
2.

Hendrick Clinic & Specialty Services
3.

Howard Payne University
4.

Victory Life Academy
5.

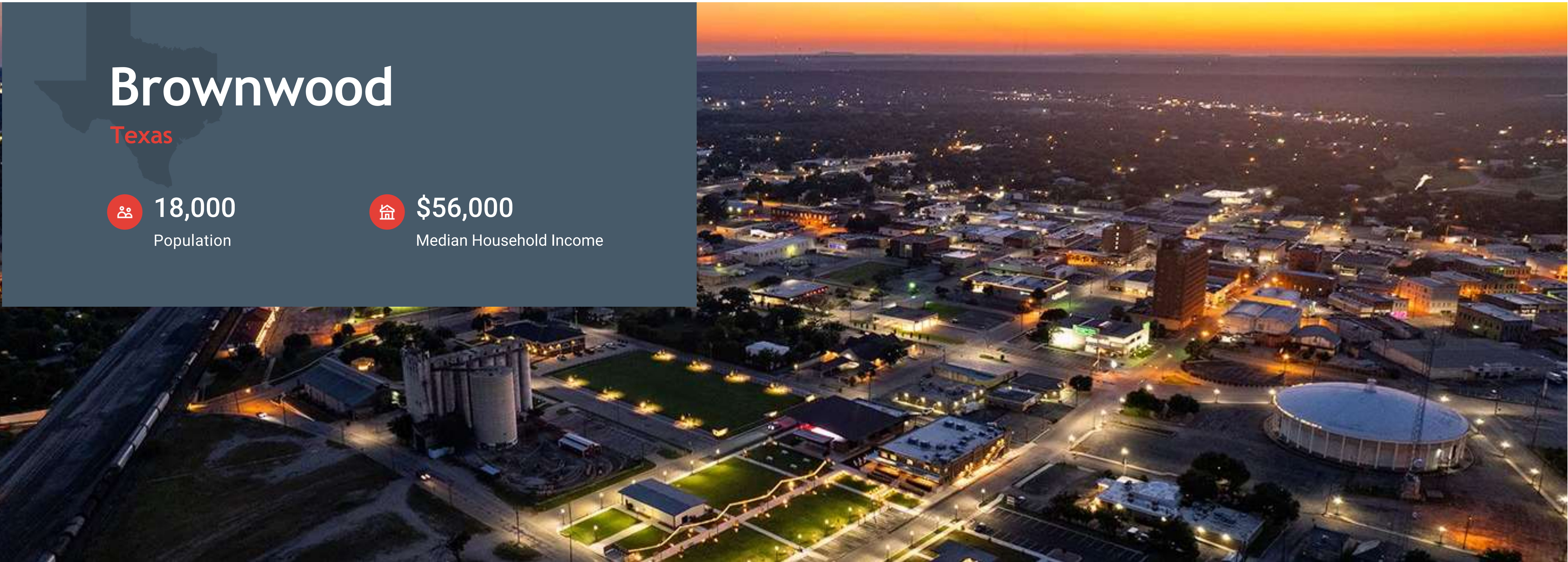
Superior Essex, Kohler, 3M
6.

BMDD – Brownwood Municipal Development District
7.

Lake Brownwood State Park

LOCATION OVERVIEW

7 BREW BROWNWOOD, TX



Brownwood
Texas

 **18,000**
Population

 **\$56,000**
Median Household Income

Located in Between
Abilene & Austin

**Central Texas
Location**

Economic and
Cultural Hub of
Brown County

Hub

Brownwood serves as the economic and cultural hub of Brown County, functioning as a regional trade center for surrounding rural communities.

Strategically located between Abilene and Austin, the city benefits from major highway access and proximity to Brownwood Regional Airport, making it a vital commercial and service destination in Central Texas.

Brownwood serves as the retail, education, and healthcare hub of Central Texas, offering long-term community stability and growth potential.

Downtown Brownwood is undergoing transformative revitalization across a 102-block zone, with public investment in infrastructure, zoning, and façade improvements designed to attract private development and enhance community

walkability. The Brownwood Municipal Development District (BMDD) leverages a ½-cent sales tax to fund economic development, public-private partnerships, and business incentive programs. Brownwood’s balanced economy—anchored by healthcare, higher education, manufacturing, and retail—supports a stable labor base and long-term growth trajectory.

Recent years have seen an impressive surge in civic renewal and private reinvestment. The award-winning Brownwood Downtown Plan, recognized by the American Planning Association Texas Chapter, has guided \$17.8 million in projects, including streetscape upgrades, façade restorations, and infrastructure improvements aimed at enhancing pedestrian connectivity and small business vitality. The BMDD has advanced four major downtown redevelopment projects representing over \$2.5 million in direct private investment within summer 2025 alone, illustrating strong confidence from local entrepreneurs and outside investors. Projects like the restoration of historic commercial buildings and the forthcoming “Shops on Commerce” retail development reflect the city’s ongoing transformation into a regional destination of commerce and culture.

IN THE NEWS

7 BREW BROWNWOOD, TX

Success Stories - Hendrick Medical Center Brownwood

2025 (BROWNWOOD BUSINESS)

Anchored by healthcare and higher-education institutions ensuring consistent employment and daytime population.

Brownwood’s institutional foundation is driven by Hendrick Medical Center Brownwood and nearby colleges that create stability across the workforce and economy. Their shared investment in healthcare, education, and training supports thousands of jobs and steady consumer spending. This collaboration fuels workforce growth and strengthens the city’s long-term economic base.

EXPLORE ARTICLE



City of Brownwood Downtown Master Plan Receives National Planning Award

JUNE 25, 2025 (BROWNWOODNEWS.COM)

Award-winning Master Plan guiding infrastructure reinvestment & private revitalization.

Brownwood’s Downtown Master Plan has guided a successful transformation through new streetscapes, building restorations, and community-centered design. Strategic infrastructure reinvestment has encouraged private development, drawing new businesses and cultural attractions to the city center. The initiative strengthens downtown’s identity as a vibrant, walkable destination.

EXPLORE ARTICLE



Brownwood Building Improvement Incentive Program (BIIP)

OCTOBER 1, 2023 (BROWNWOOD BUSINESS)

BMDD’s BIIP provides matching funds for façade and building upgrades to spur commercial investment.

The Building Improvement Incentive Program (BIIP) encourages modernization and reinvestment throughout Brownwood’s business districts. By offering matching funds for exterior improvements, the program helps preserve historic character while enhancing visual appeal. This ongoing initiative has supported dozens of projects, increasing property values and revitalizing local commerce.

EXPLORE ARTICLE



Community-Driven 8-County Regional Hub

2025 (BROWNWOOD BUSINESS)

Draws customers from an 8-county trade area with 123,000+ retail trade population.

As the retail and service center for Central Texas, Brownwood attracts steady consumer traffic from an eight-county trade area. The city’s prime location, accessible highways, and diverse retail mix support both national brands and local businesses. Continued population growth and investment keep Brownwood positioned as a thriving hub for regional commerce.

EXPLORE ARTICLE



Revitalizing Downtown Brownwood: A Visionary Plan for Economic and Cultural Growth

AUGUST 26, 2024 (FREESE & NICHOLS)

The City of Brownwood Downtown Plan is a comprehensive strategy designed to enhance ongoing revitalization efforts in Downtown Brownwood.

Covering 102 blocks along US 377, this plan focuses on the design of building forms, streets, and public spaces to create an innovative yet realistic vision for the area. Brownwood’s Downtown Plan stands out as an innovative blueprint, rooted in two decades of implementation.

EXPLORE ARTICLE



Lake Brownwood State Park - Legacy on the Lake

AUGUST 20, 2025 (TEXAS PARKS & WILDLIFE)

Access to Lake Brownwood and regional parks enhances quality of life and tourism draw.

Lake Brownwood State Park provides year-round recreation with fishing, hiking, boating, and camping opportunities that showcase the region’s natural beauty. The park attracts visitors from across Texas and supports both tourism and local wellness. Its scenic setting and outdoor amenities strengthen Brownwood’s identity as a vibrant, active, and family-oriented community.

EXPLORE ARTICLE



Data-Driven Summit Unveils Strong Local Economy

2025 (BROWNWOOD BUSINESS)

3.6% unemployment rate with steady job creation and industrial expansion.

Brownwood’s economy reflects strong employment trends with one of the region’s lowest unemployment rates. Ongoing industrial growth and small business expansion continue to create new opportunities. Supported by workforce training and business development programs, the city’s labor market remains competitive and well-positioned for sustainable economic advancement.

EXPLORE ARTICLE



City Council Project Priority Workshop Focuses on Downtown and Citywide Capital Projects

May 6, 2025 (CITY OF BROWNWOOD)

Ongoing upgrades across utilities, roadways, and airport facilities support long-term capacity.

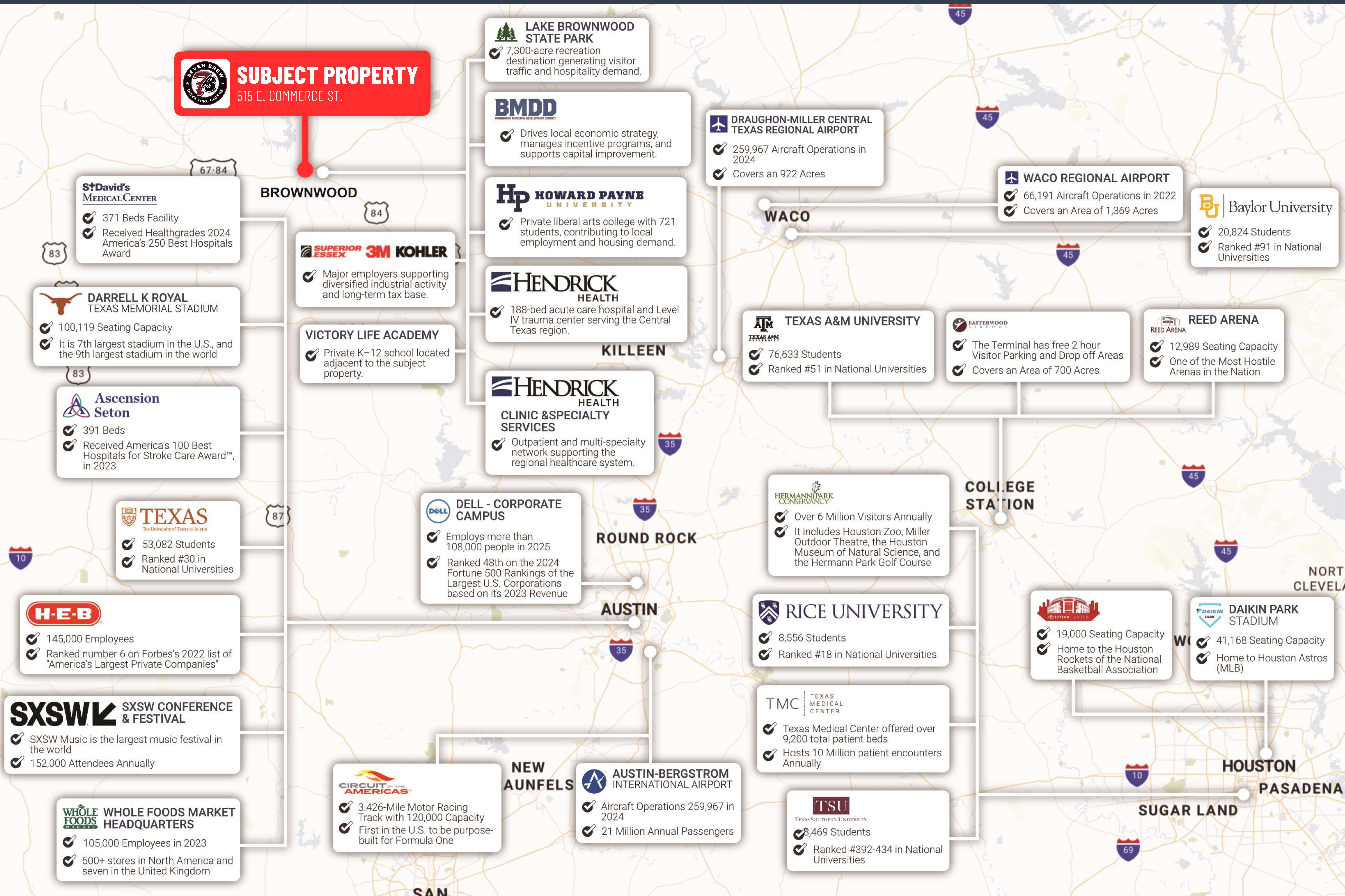
Brownwood continues to modernize its infrastructure to support business growth and community development. Major investments include roadway improvements, upgraded utilities, and enhancements at the regional airport. These projects improve accessibility and reliability across the city, ensuring long-term capacity for economic expansion and residential quality of life.

EXPLORE ARTICLE



METRO AREA

7 BREW BROWNWOOD, 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

John Packwood

Vice President
(424) 301-6383

jpackwood@securenetlease.com

Harrison Cooper

Broker Associate
(214) 466-9575

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Bob Moorhead

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TEXAS DISCLAIMER

7 BREW BROWNWOOD, 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.