

# SECURE

NET LEASE



SUBJECT PROPERTY

## 7 Brew Coffee

**\$1,667,000 | 6.00% CAP**

2406 Piedmont Pl, Wichita Falls, TX 76308

- ✓ **Brand New Construction 15-Year NNN Ground Lease | 10% Increases Every 5 Years & (5) 5-Year Options**
- ✓ **High Performing Location with Low Rent | Less than 5% rent to AUV Sales**
- ✓ **Strong Location | Located on a Signalized Hard Corner (26,000+ VPD) on a Large 0.74 Acre Parcel**
- ✓ **Less than 0.5 Mile to Midwestern State University | 5,300+ Students**
- ✓ **Wichita Falls – 102K+ Residents | \$2.44B Retail Sales | Strategic North Texas Hub Between DFW & Oklahoma City**

7 Brew is the **nation's fastest-growing** drive-thru coffee brand, now operating **640+ locations** across **38 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**.

MIDWESTERN STATE UNIVERSITY (5,300 STUDENTS)



NORTH TEXAS STATE HOSPITAL (330 BEDS)



BARWISE MIDDLE SCHOOL (1,102 STUDENTS)



KOHL'S



KEMP BOULEVARD (±26,000 VPD)



PIEDMONT PLACE (±1,583 VPD)



PROTECTED LEFT TURN IN-OUT ACCESS



CITY VIEW  
ELEMENTARY  
SCHOOL  
(531 STUDENTS)

CITY VIEW  
JUNIOR/SENIOR  
HIGH SCHOOL  
(638 STUDENTS)



CROCKETT  
ELEMENTARY  
SCHOOL  
(455 STUDENTS)



ZUNDY  
ELEMENTARY  
SCHOOL  
(556 STUDENTS)

SCOTLAND  
PARK ELEMENTARY  
SCHOOL  
(519 STUDENTS)



WICHITA FALLS  
HIGH SCHOOL  
(1,243 STUDENTS)



KELL W BOULEVARD  
(±40,000 VPD)



KEMP BOULEVARD  
(±26,000 VPD)



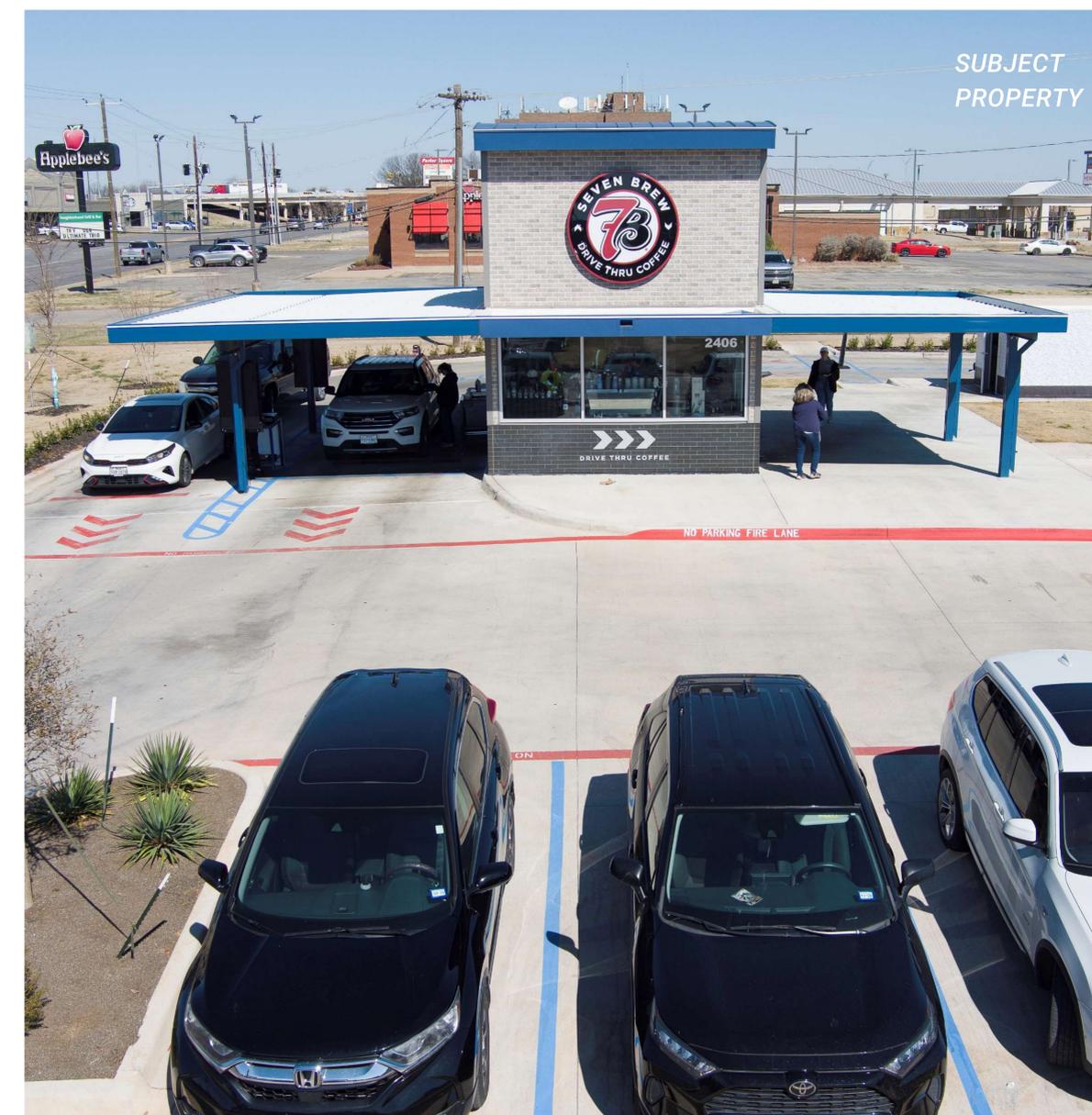
PROTECTED LEFT  
TURN IN-OUT  
ACCESS

PIEDMONT PLACE  
(±1,583 VPD)

# INVESTMENT OVERVIEW

7 BREW COFFEE WICHITA FALLS, TX

SUBJECT  
PROPERTY



## CONTACT FOR DETAILS

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# \$1,667,000

## 6.00% CAP

NOI

\$100,000

Building Area

±510 SF

Land Area

±0.74 AC

Year Built

2026

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Brand New Construction, 15-Year NNN Ground Lease** with 10% Every 5 Years, In Primary Terms & (5) 5-Year Options to Renew
- ✓ **Strong Location on a Signalized Hard Corner** - Situated at the intersection of Piedmont Pl & Kemp Blvd (26,000+ VPD) just off U.S. 277 (40,000+ VPD), one of Wichita Falls' primary commercial spines connecting the city to Abilene and Oklahoma.
- ✓ **Less than 0.5 Mile To Midwestern State University (5,300+ Students)** - Located just minutes from Midwestern State University (MSU Texas) (approx. 5,324 students, record freshman classes in 2024 & 2025), positioning the property directly within the university's daily traffic flow. The site benefits from repeat visits driven by students, faculty, staff, campus events, and growing on-campus housing occupancy.
- ✓ **Premier Operator for 7 Brew Coffee** - 7 Crew Enterprises is the 2<sup>nd</sup> Largest operator for 7 Brew in the country with over 70 Locations open and counting. They are strategically implementing a low rent model for all of their locations ensuring their long-term growth and stability.
- ✓ **Near Sheppard Air Force Base (\$734+ Million Economic Impact)** - Wichita Falls is home to Sheppard Air Force Base, supporting more than 6,400 direct employees, 6,100+ average daily students, and generating an estimated \$734+ million annual economic impact. The base creates durable, recession-resistant retail demand from military personnel, civilian employees, trainees, and dependents.
- ✓ **High Performing Retail & Entertainment Corridor** - Surrounded by nationally recognized retailers including Walmart, Sam's Club, Home Depot, Academy, ALDI, PetSmart, Starbucks, Sonic, Subway, Jason's Deli, and more. Adjacent demand drivers such as Cinemark 14, Urban Air Adventure Park, Crunch Fitness, and regional medical and service users reinforce this corridor as one of Wichita Falls' most active consumer destinations.
- ✓ **Wichita Falls, TX: Strategic North Texas Regional Hub** - A city of 102,000+ residents, strategically positioned between Dallas-Fort Worth and Oklahoma City, with direct connectivity via I-44, U.S. 287, U.S. 277, and U.S. 82. The city generates approximately \$2.44 billion in annual retail sales and \$422+ million in food service sales, reflecting strong local spending power and sustained support for drive-thru concepts.

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 COFFEE WICHITA FALLS, TX

## 7 Brew Coffee

**Lessee:** 7Crew Enterprises, LLC  
**Guarantor:** 7Crew Enterprises, LLC

7 Brew Coffee is a high-growth, drive-thru-only beverage retailer and one of the fastest-expanding concepts in the specialty coffee sector. Since its founding in 2017, the brand has scaled rapidly to hundreds of locations operating and in development nationwide, supported by institutional capital and an aggressive expansion strategy. 7 Brew now has over **640+ locations nationwide** and is on track to have 1,000 locations in the next year.

The company's streamlined business model has driven strong unit-level sales performances. In 2024 average mature franchised unit stores sales was \$2.041M, while **median sales were \$2.061M.**

7 Brew has claimed in recent their recent FDD to have about 2,500 future stands under development agreements - accomplishing 283 additional stores in the year 2025.

With strong brand momentum, a scalable prototype, and continued nationwide expansion, 7 Brew represents a dynamic, growth-oriented tenant within the quick-service retail sector.

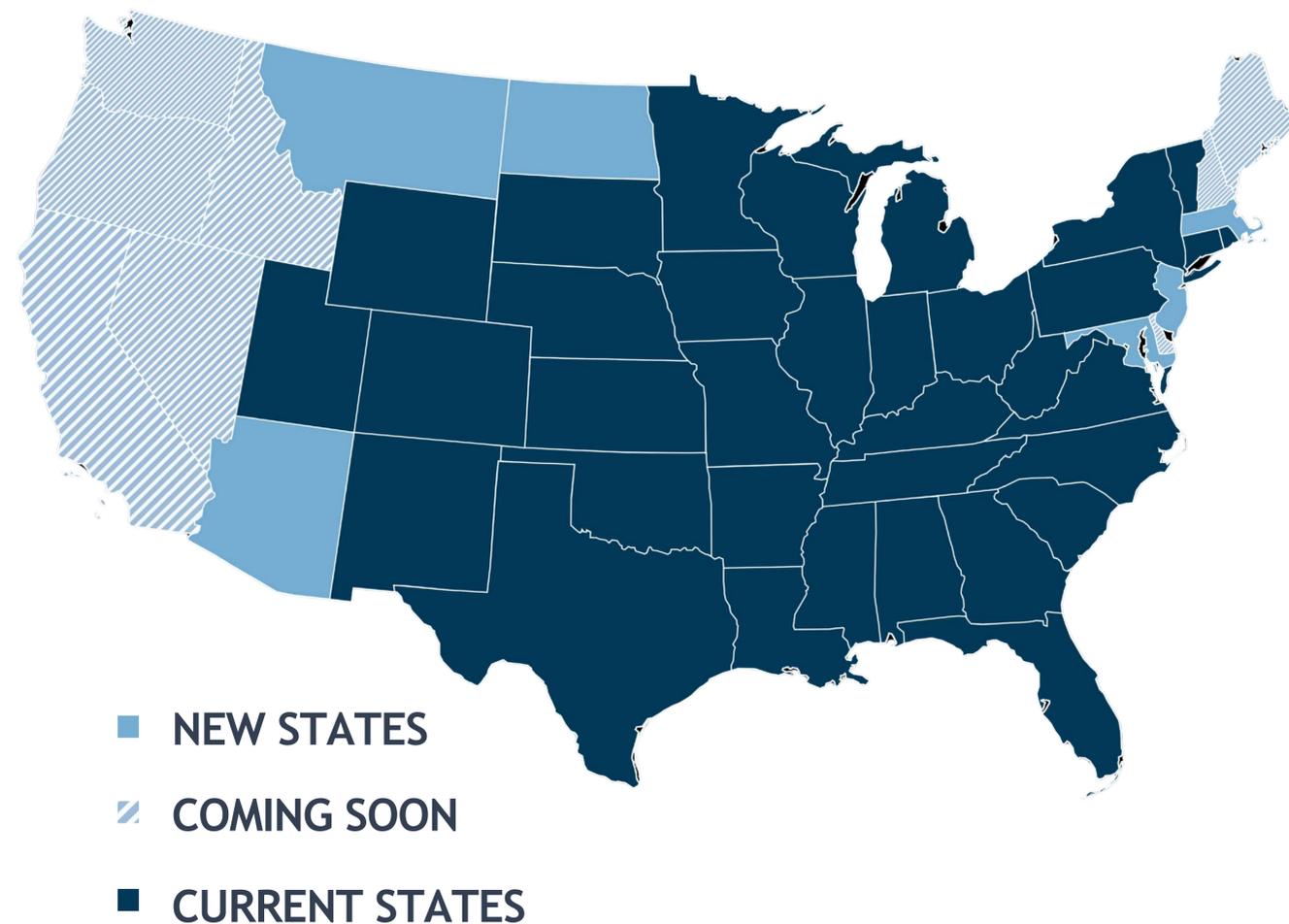


[7brew.com](http://7brew.com)



FILE PHOTO

			
<b>647</b>	<b>38</b>	<b>\$502M</b>	<b>\$2.041M</b>
LOCATIONS	STATES	2024 REVENUE	AUV SALES



## TENANT OVERVIEW

7 BREW COFFEE WICHITA FALLS, TX

# 7 CREW ENTERPRISES



7Crew Enterprises is franchise group built for the purpose of developing 7Brew coffee stands throughout Texas, Oklahoma, New Mexico and Florida. With over 70 current locations and counting, they have consistently found success through cultivating kindness through service, speed, quality, energy, and atmosphere. The 2nd largest 7Brew operator's strategic low-rent approach has allowed them to create a healthy rent-to-sales operating ratio - allowing them to sustain consistent growth and long-term success.

**2ND LARGEST  
7 BREW  
OPERATOR**

**70+  
OPEN UNITS**

**RIGHTS TO  
250+  
LOCATIONS**

**TERRITORIES  
TEXAS, OKLAHOMA,  
FLORIDA + NEW MEXICO**

**4,000+  
EMPLOYEES**

# FEP

## FRANCHISE EQUITY PARTNERS

Franchise Equity Partners (FEP) is a New York-based private investment firm providing capital to U.S. franchise businesses. Since 2021, FEP has specialized in long-term, passive, minority investments to support the growth, succession and estate planning for owner-operators across the nation. With the backing of HPS Investment Partners (valued at \$179 Billion), FEP has made many successful investments in companies like Valvoline, IMO Car Washes, and Penske.

Franchise Equity Partner acquired a majority stake in 7Crew in September 2025. In addition to their existing 7Brew stores, FEP and 7Crew will develop another 200-plus stores. FEP brings not only capital, but also deep operational expertise, long-term vision and commitment to accelerate development across Texas, Florida, Oklahoma and New Mexico - expanding their footprint while strengthening their ability to deliver the people-first drive-thru experience that defines 7Brew.

**\$3.9B  
IN REVENUES**

**BACKED BY  
\$179 BILLION COMPANY**

**783+  
STORE FRONTS**

**33  
STATES**

## IN THE NEWS

7 BREW COFFEE WICHITA FALLS, 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



### Franchise Equity Partners Invests in Second Largest 7 Brew Franchisee

SEPTEMBER 16, 2025 (PR NEWSWIRE)

**FEP Invests in 7 Crew, Signs Development Deal for Over 200 7 Brew Drive-Thru Coffee Stands Across Texas, Florida, Oklahoma, and New Mexico.**

Franchise Equity Partners (FEP), a private investment firm on a mission to create **long-term partnerships** with quality **franchisees and franchisors**, today announced the acquisition of a majority stake in 7 Crew, the second-largest franchise owner of 7 Brew **Drive-Thru Coffee**, the next generation **drive-thru beverage business**. As part of the agreement, FEP will continue to execute 7 Crew's existing development agreement with 7 Brew, which includes opening more than **200 new stands** in addition to the **50** currently operating.

FEP has taken a highly selective approach to investing in the quick-service restaurant (QSR) sector. After evaluating numerous opportunities, 7 Brew stood out as a differentiated, category-defining brand.

7 Brew is the **fastest-growing coffee brand** in the U.S., with unit growth from 14 in 2021 to over 460 in 2025, strong same-store sales, and superior unit economics. 7 Crew, the system's **second-largest franchisee**, combines scale, prime territory, and a proven development engine with an experienced leadership team, providing a model for **accelerated growth**.

"We are thrilled to have FEP join the 7 Brew family," said John Davidson, CEO of 7 Brew Drive-Thru Coffee. "We truly look forward to the new partnership."

"From the beginning, it was clear that 7 Brew and 7 Crew align perfectly with our **strategy of investing** in outstanding operators of category-defining brands," said David O'Donnell, Managing Director, Head of Investments at FEP. "We're thrilled to partner with Kendra and her team as we help scale 7 Crew's development to more than **200 new stands** over the next five years."

EXPLORE ARTICLE



# LEASE OVERVIEW

7 BREW COFFEE WICHITA FALLS, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Renew
Rent Commencement	June 2026
Lease Expiration	June 2041
Lease Type	Abs NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$100,000.00
Annual Rent YRS 6-10	\$110,000.00
Annual Rent YRS 11-15	\$121,000.00
Option 1	\$133,100.00
Option 2	\$146,410.00
Option 3	\$161,051.00
Option 4	\$177,156.10
Option 5	\$194,871.71

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.



WICHITA FALLS  
HIGH SCHOOL  
(1,243 STUDENTS)

FRANKLIN  
ELEMENTARY SCHOOL  
(438 STUDENTS)

KELL W BOULEVARD  
±40,000 VPD

WENONAH AVE EXPANSION  
• EXPECTED COST: \$3.7MM  
• GOAL IS TO RELIEVE TRAFFIC ON LAWRENCE DR  
• CONSTRUCTION EXPECTED START FEB 2026

**SUBJECT PROPERTY**  
2406 PIEDMONT PL.

HUNTER'S CROSSING  
(228 UNITS)

PIEDMONT PLACE  
±1,583 VPD

KEMP BOULEVARD  
±26,000 VPD

S WENONAH AVENUE  
±101 VPD

MIDWESTERN STATE UNIVERSITY  
• 5,300+ STUDENTS, 750+ STAFF  
• 255 AC CAMPUS

WATERFORD GLEN  
APARTMENT  
HOMES  
(364 UNITS)

BARWISE  
MIDDLE SCHOOL  
(1,102 STUDENTS)

CUNNINGHAM  
ELEMENTARY SCHOOL  
(455 STUDENTS)

BEN MILAM  
ELEMENTARY  
(12,868 STUDENTS)

Academy Sports+Outdoors | Office DEPOT | OfficeMax

HomeGoods | OLD NAVY

CAVENDER'S | ULTA

PET SMART | crumbl

Michael's | FIREHOUSE SUBS

five BEL'W | AT&T

LOWE'S

TEXAS HOLDINGS

COURTYARD BY HARRIOTT

Jack in the box

TJ-maxx | ROSS DRESS FOR LESS

MATTRESS FIRM | Olive Garden | Chick-fil-A | Schlotzsky's ITS A HOOTFUL | Chili's

KOHL'S

HIBBETT ZALES

BOOT BARN

CHASE

TARGET

Pizza Hut

petco

LAQUINTA BY WYNDHAM

extended STAY AMERICA

Domino's Pizza

FARMERS INSURANCE

Cheddar's SCRATCH KITCHEN

Firestone COMPLETE AUTO CARE

WHATADUNGER

DOLLAR GENERAL

HARBOR FREIGHT

planet fitness

Burlington

Freddy's STEAKHOUSE

BRAUM'S

BUFFALO WILD WINGS

Jason Mizer

BEST BUY

RED LOBSTER

BRAUM'S

Domino's Pizza

TACO BELL

PAPA JOHN'S

Starbucks

U-HAUL

DQ

UrbanAir

Chick-fil-A EXPRESS

WELLS FARGO

CINEMARK

Applebee's GRILL + BAR

Jason's deli

CRUNCH

McDonald's

AutoZone

SHIPLEY DONUTS

EINSTEIN BROS BAGELS

Marcos PIZZA

Wendy's

Chick-fil-A

82

277

sam's club

THE HOME DEPOT

Walmart Supercenter

McALISTER'S

LOWE'S

TEXAS HOLDINGS

COURTYARD BY HARRIOTT

Jack in the box

TJ-maxx | ROSS DRESS FOR LESS

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BRAUM'S

Domino's Pizza

TACO BELL

PAPA JOHN'S

Starbucks

U-HAUL

DQ

UrbanAir

Chick-fil-A EXPRESS

WELLS FARGO

CINEMARK

Applebee's GRILL + BAR

Jason's deli

CRUNCH

McDonald's

AutoZone

SHIPLEY DONUTS

EINSTEIN BROS BAGELS

Marcos PIZZA

Wendy's

Chick-fil-A

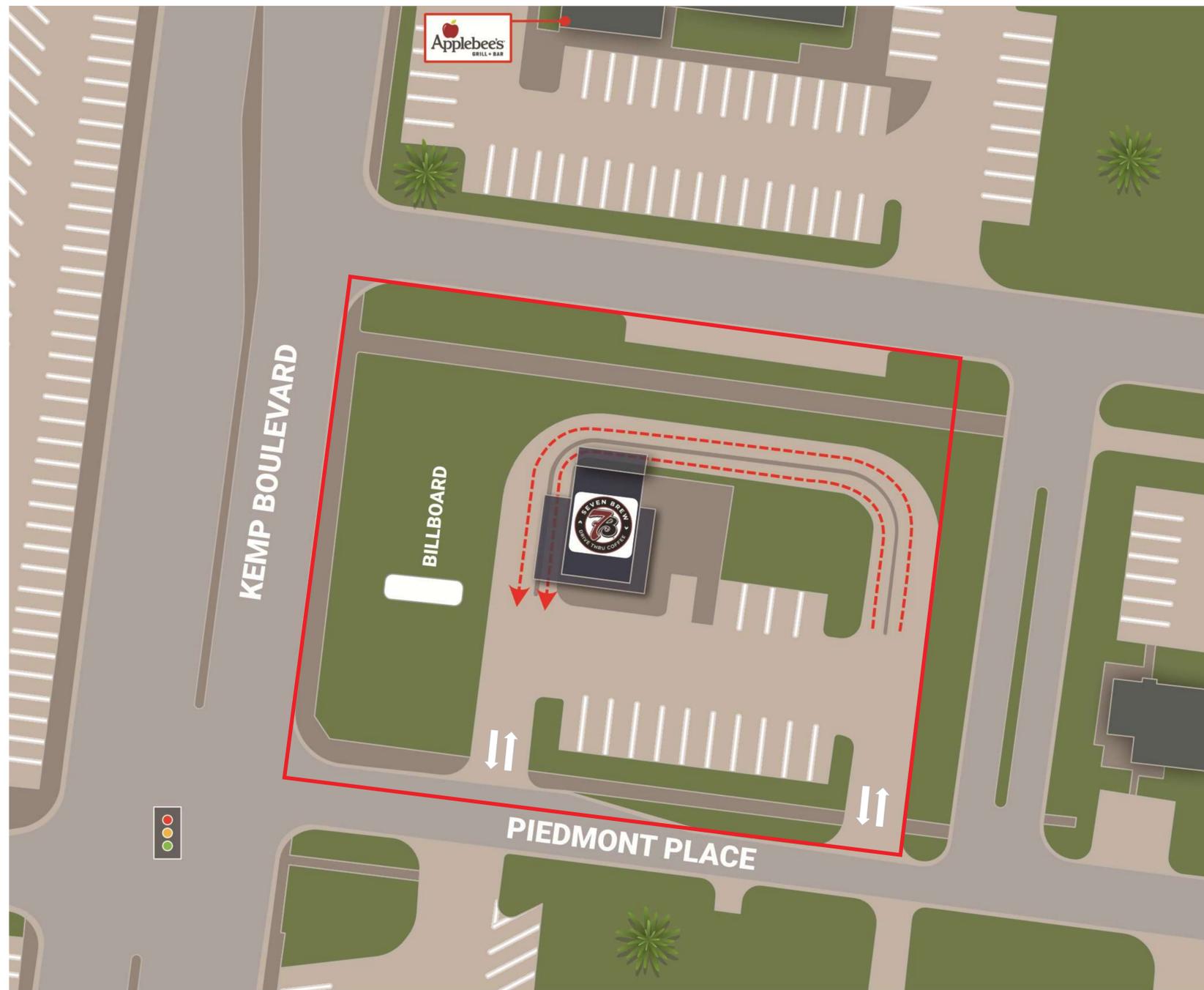
# SITE OVERVIEW

7 BREW COFFEE WICHITA FALLS, TX

	Year Built		2026
	Building Area		±510 SF
	Land Area		±0.74 AC

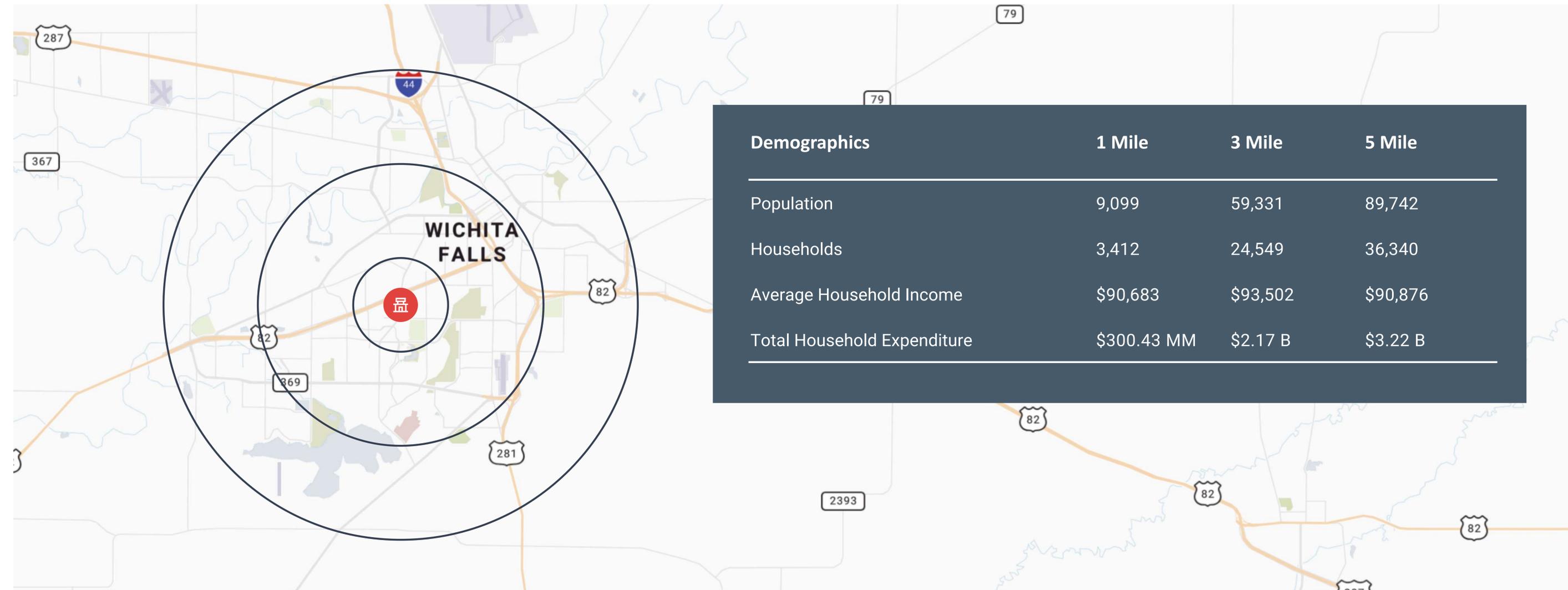
## NEIGHBORING RETAILERS

- Walmart Supercenter
- Sam's Club
- The Home Depot
- Planet Fitness
- Academy Sports + Outdoors
- Office Depot
- Crunch Fitness
- Cinemark
- Best Buy
- Burlington



# LOCATION OVERVIEW

7 BREW COFFEE WICHITA FALLS, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. U.S. Air Force (4,250)
- 2. United Regional (2,305)
- 3. Wichita Falls ISD (1,854)
- 4. Midwestern State University (1,354)
- 5. City of Wichita Falls (1,223)
- 6. Walmart (1,069)
- 7. The State of Texas (970)
- 8. James V. Allred Unit Prison (939)
- 9. United Supermarkets (823)
- 10. Work Services Corporation (791)
- 11. Sealed Air Cryovac (750)
- 12. Burkburnett School District (681)
- 13. Howmet Aerospace (600)
- 14. Vitro (506)
- 15. Wichita County (493)

# LOCATION OVERVIEW

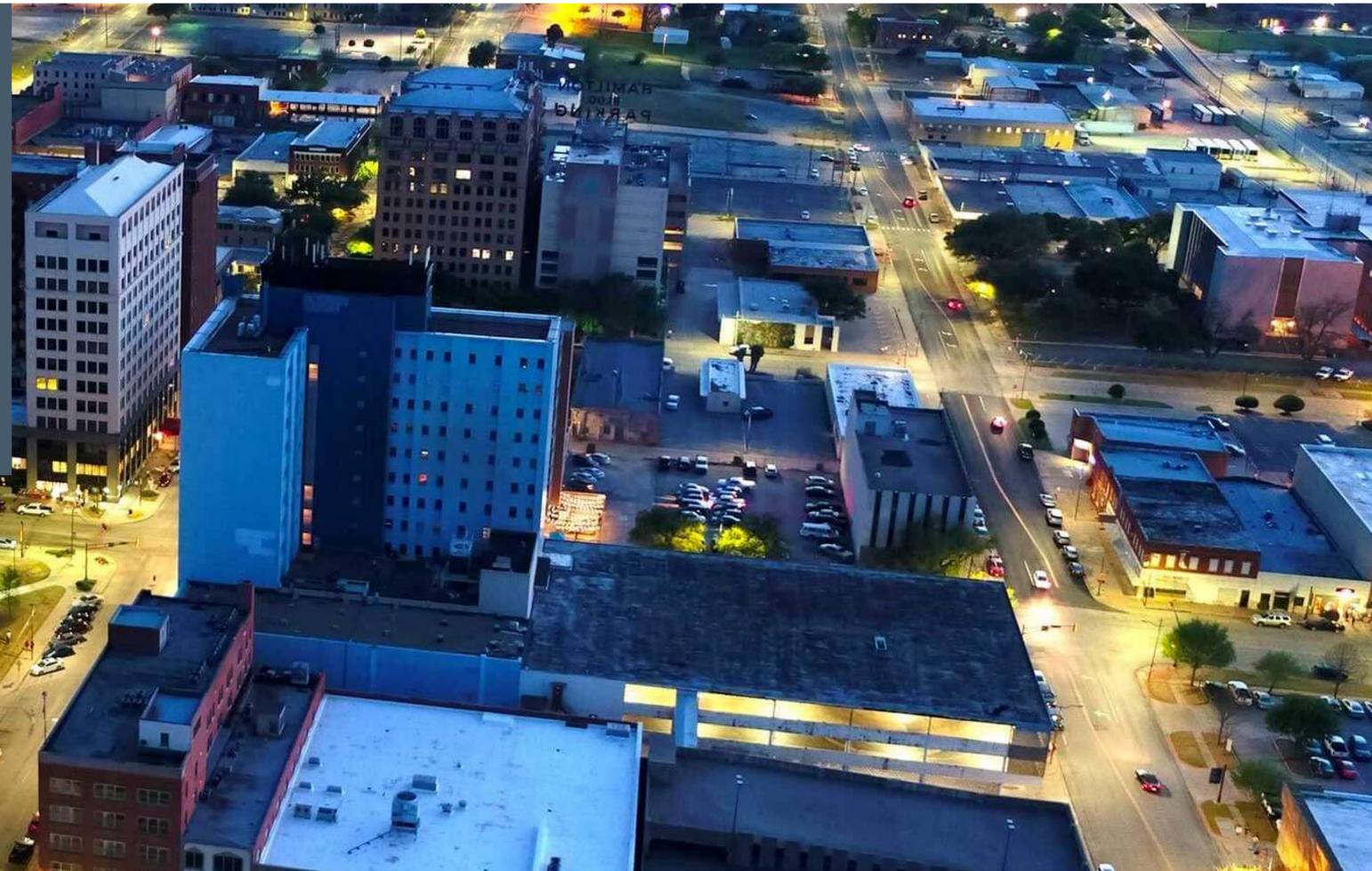
7 BREW COFFEE WICHITA FALLS, TX

## Wichita Falls

Texas

 102,372  
Population

 \$58,568  
Median Household Income



Located between DFW  
and Oklahoma City

**STRATEGIC  
REGIONAL HUB**

Anchored by Sheppard  
AFB, Midwestern State  
University, and More

**DIVERSE, STABLE  
ECONOMY**

**Wichita Falls, Texas, is a thriving North Texas city positioned strategically between the Dallas–Fort Worth Metroplex and Oklahoma City, serving as a key regional hub for commerce, healthcare, and education.**

With a population of over 102,000 residents and a strong connection to Interstate 44 and U.S. Highways 287, 277, and 82, the city offers easy access to major markets while maintaining a cost-effective business environment that draws both national retailers and expanding local enterprises.

**Home to Sheppard Air Force Base, one of the largest and most active training installations in the U.S. Air Force, supporting more than 20,000 military and civilian personnel annually**

The city's economy benefits from its diverse base — including advanced

manufacturing, energy production, aerospace, and a robust service sector — anchored by key employers such as Sheppard Air Force Base, the largest training base in the Air Education and Training Command. Wichita Falls is also home to Midwestern State University, contributing to a well-educated workforce and steady demand for retail, dining, and housing. Business investment is actively supported by the Wichita Falls Economic Development Corporation, which prioritizes growth and infrastructure improvements throughout the community. Residents enjoy an exceptional quality of life supported by low living costs, scenic parks and trails, and a growing arts and entertainment scene. From the revitalized downtown district to major retail destinations like Sikes Senter Mall and Kell Boulevard corridor, Wichita Falls continues to experience healthy consumer activity and retail development momentum, making it an attractive location for both investors and operators.

# IN THE NEWS

## 7 BREW COFFEE WICHITA FALLS, TX

### Wichita Falls Approves Land Sale for Hyperscale Data Center Campus

SEPT 22, 2025 (OK ENERGY TODAY)

Wichita Falls leaders have approved the sale of more than 225 acres in the Wichita Falls Business Park for a massive hyperscale data center campus expected to bring a multi-billion-dollar investment to the city.

The buyer, Texas Data Center Campus LLC, plans to develop a large-scale facility with construction anticipated to begin as early as 2026, positioning Wichita Falls as a competitive site in the fast-growing data infrastructure sector. The project represents one of the largest private investments in the city's history and is expected to generate high-wage jobs, expand the tax base, and catalyze additional infrastructure improvements in the business park.

EXPLORE ARTICLE



### Multiple Data Center Projects in Pipeline for Wichita Falls

SEPT 22, 2025 (OK ENERGY TODAY)

City economic development officials say the new hyperscale project could be just the beginning, with as many as 11 additional data center projects already in the Wichita Falls pipeline.

Officials note that prior zoning changes have positioned the city to accommodate several million square feet of future data center space, reflecting sustained developer interest. The growing pipeline signals long-term capital inflows, expanded construction activity, and increased demand for housing, retail, and services tied to a larger skilled workforce.

EXPLORE ARTICLE



### Falls Future 2.0 Sets Five-Year Roadmap for Wichita Falls Growth

2020 (WICHITA FALLS CHAMBER)

Falls Future 2.0 lays out a data-driven, five-year economic development strategy to grow jobs, attract investment, and enhance quality of life in Wichita Falls.

The plan centers on talent development, economic diversification, quality of place, and inclusive growth, aligning public and private stakeholders around measurable objectives. Targeted business recruitment, support for existing employers, and coordinated corridor and downtown revitalization efforts provide a structured framework designed to strengthen long-term population and employment growth.

EXPLORE ARTICLE



### Clayton Homes and Pamlico Air Announce Major Investments in Wichita Falls

2020 (WICHITA FALLS CHAMBER)

Recent wins such as Clayton Homes and Pamlico Air are bringing roughly \$50 million in new investment and more than 550 jobs to the Wichita Falls area.

The projects demonstrate the city's ability to attract national manufacturers seeking cost-effective locations with workforce support and infrastructure readiness. These additions expand the region's base in manufacturing and aerospace, increasing household incomes and reinforcing daytime population levels that support surrounding retail and service corridors.

EXPLORE ARTICLE



### Wichita Falls Invests in Business Park and Infrastructure Upgrades

2020 (CITY OF WICHITA FALLS / WICHITA FALLS CHAMBER)

Targeted improvements to Wichita Falls Business Park and a citywide focus on "Provide Quality Infrastructure" are central planks of the community's long-term growth strategy.

Planned enhancements include roadway widening, water and sewer extensions, and site improvements within key employment centers. These investments expand shovel-ready capacity, strengthen utility reliability, and enhance accessibility, reinforcing the long-term competitiveness of adjacent commercial and retail properties.

EXPLORE ARTICLE



### Sheppard Air Force Base Delivers Multi-Billion-Dollar Impact to Texas Economy

MAY 19, 2024 (TEXAS COMPTROLLER OF PUBLIC ACCOUNTS)

A new economic impact analysis finds that Sheppard Air Force Base supports more than 22,000 direct and indirect jobs and generates over \$4.6 billion in annual economic activity for Texas.

The installation serves as a major military training center with significant payroll, contracting, and procurement activity that benefits Wichita Falls and surrounding communities. Ongoing efforts to secure additional missions and investment underscore the base's long-term stability and its role in sustaining regional housing, retail, and service demand.

EXPLORE ARTICLE



### Downtown Wichita Falls Momentum Builds as Revitalization Efforts Advance

2020 (WICHITA FALLS CHAMBER)

Downtown Wichita Falls is regaining pre-pandemic momentum as new investment, events, and placemaking initiatives breathe fresh life into the city's urban core.

Economic development materials outline tools such as potential Public Improvement Districts, redevelopment incentives, and storefront activation strategies aimed at increasing walkability and mixed-use activity. Strengthening downtown's vitality enhances overall market appeal and supports discretionary spending patterns across key retail corridors.

EXPLORE ARTICLE



### Texas Economic Outlook Highlights Gains in the Wichita Falls Metro

JAN 15, 2026 (TEXAS REAL ESTATE RESEARCH CENTER, TEXAS A&M)

The latest Texas Economic Outlook notes that the Wichita Falls metropolitan area is among the metros seeing sizeable gains alongside larger markets such as Austin.

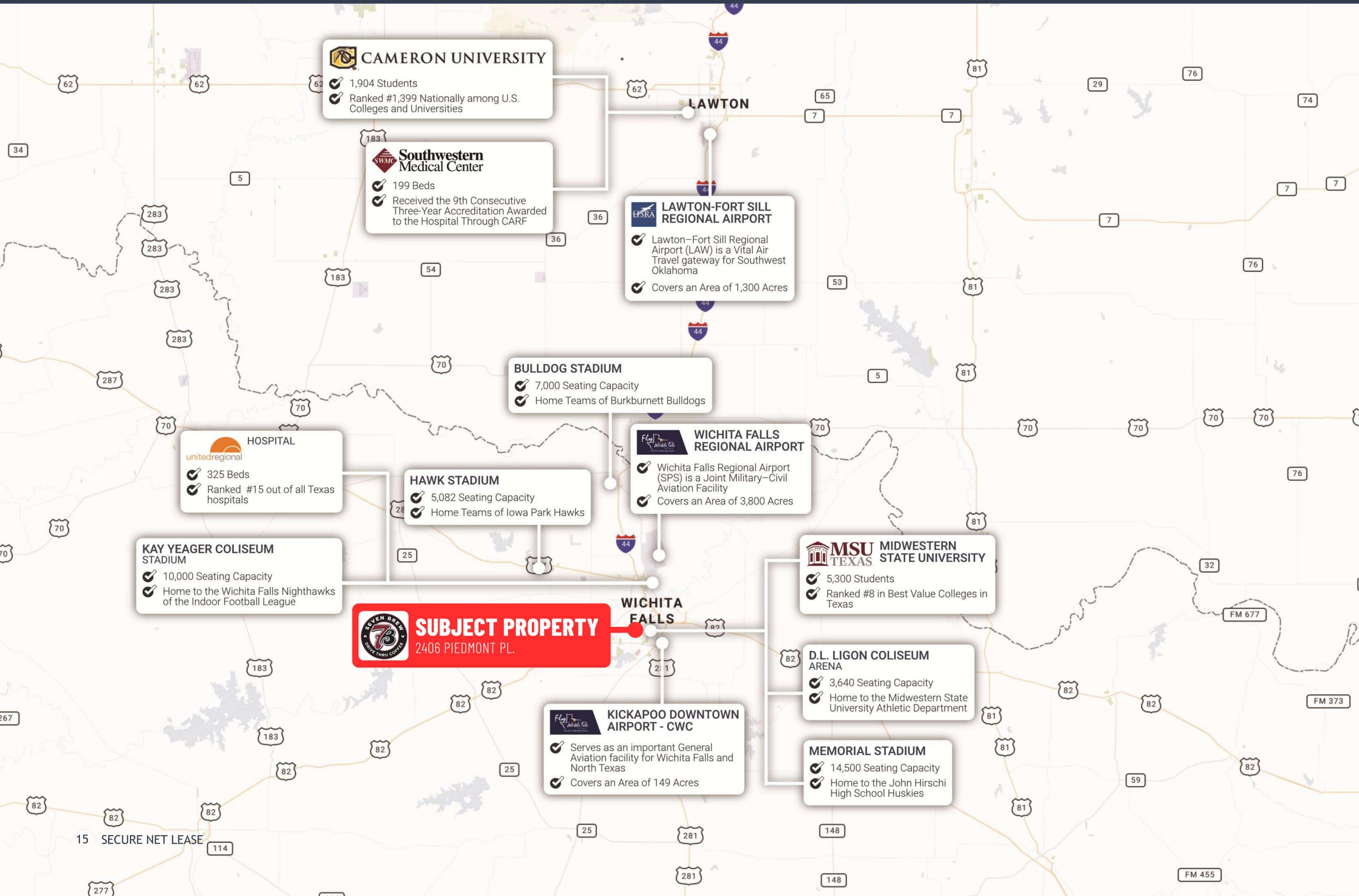
The report cites improving labor conditions, business expansion activity, and growth in advanced manufacturing and services as drivers of regional momentum. This relative outperformance within Texas reinforces Wichita Falls' positioning as a stable and expanding trade area supportive of neighborhood-oriented retail and single-tenant investments.

EXPLORE ARTICLE



# METRO AREA

7 BREW COFFEE WICHITA FALLS, TX



**CAMERON UNIVERSITY**

- ✓ 1,904 Students
- ✓ Ranked #1,399 Nationally among U.S. Colleges and Universities

**Southwestern Medical Center**

- ✓ 199 Beds
- ✓ Received the 9th Consecutive Three-Year Accreditation Awarded to the Hospital Through CARF

**LAWTON-FORT SILL REGIONAL AIRPORT**

- ✓ Lawton-Fort Sill Regional Airport (LAW) is a Vital Air Travel gateway for Southwest Oklahoma
- ✓ Covers an Area of 1,300 Acres

**BULLDOG STADIUM**

- ✓ 7,000 Seating Capacity
- ✓ Home Teams of Burkburnett Bulldogs

**WICHITA FALLS REGIONAL AIRPORT**

- ✓ Wichita Falls Regional Airport (SPS) is a Joint Military-Civil Aviation Facility
- ✓ Covers an Area of 3,800 Acres

**HOSPITAL**

- ✓ 325 Beds
- ✓ Ranked #15 out of all Texas hospitals

**HAWK STADIUM**

- ✓ 5,082 Seating Capacity
- ✓ Home Teams of Iowa Park Hawks

**KAY YEAGER COLISEUM STADIUM**

- ✓ 10,000 Seating Capacity
- ✓ Home to the Wichita Falls Nighthawks of the Indoor Football League

**MSU MIDWESTERN STATE UNIVERSITY**

- ✓ 5,300 Students
- ✓ Ranked #8 in Best Value Colleges in Texas

**SUBJECT PROPERTY**  
2406 PIEDMONT PL.

**D.L. LIGON COLISEUM ARENA**

- ✓ 3,640 Seating Capacity
- ✓ Home to the Midwestern State University Athletic Department

**KICKAPOO DOWNTOWN AIRPORT - CWC**

- ✓ Serves as an important General Aviation facility for Wichita Falls and North Texas
- ✓ Covers an Area of 149 Acres

**MEMORIAL STADIUM**

- ✓ 14,500 Seating Capacity
- ✓ Home to the John Hirschi High School Huskies

15 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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### 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

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**Bob Moorhead**

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# TEXAS DISCLAIMER

7 BREW COFFEE WICHITA FALLS, 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.