



7 Brew Coffee

\$2,000,000 | 6.00% CAP

1700 W Church St., Livingston, TX 77351 (Houston MSA)

- ✓ **Brand-New, 15-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Year, Plus (3) 5-Year Options to Renew
- ✓ **Rare Oversized 1.1 Acre Pad Site** to a High Performing Walmart Supercenter (Top 50 Most Visited Walmart in Texas)
- ✓ **Excellent Access and Visibility on Highway 190** | 29,700+ VPD
- ✓ **Strategically Located** Less than 0.50 Mile from Livingston High School and Angelina College (7,200+ Students)
- ✓ **Central Location on the Primary Retail Corridor in Polk County** | Population of 52,500+

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 over **\$2 million per stand**.





Walmart

\$106,100,000 SALES (2020)
* TOP 10% TEXAS
2.51M VISITORS IN 2022
* TOP 10% NATIONALLY

SITE

Angelina College
6,000 STUDENTS

CHI St. Luke's Health
REGIONAL HOSPITAL
60,000+ ANNUAL PATIENTS

59 US 59
35,961 CPD

190 HIGHWAY 190
29,702 CPD ("18")

190 HIGHWAY 190
29,702 CPD ("18")

"COMING SOON"
McALISTER'S DELI

Chick-fil-A DQ DISCOUNT TIRE BLUEWAVE

"NOW OPEN!"

"NOW OPEN!"

"EXISTING" MEDIAN BREAK

"PROTECTED" LEFT TURN LANE

Logos for Brookshire Brothers, bealls, DOLLAR GENERAL, SONIC, USPS, CVS pharmacy, W, PINE RIDGE ELEMENTARY, H-E-B, LOWE'S, McDonald's, Jack, EXCEPTIONAL EMERGENCY CENTER, URGENT DOC Urgent Care Clinic, ELTAQUITO, AutoZone, MOORE AUTO + SALES, TACO BELL, CHEVRON, MURPHY USA, STARBUCKS COFFEE, PANDE EXPRESS, DOLLAR TREE, CATO, SPORT CLIPS, verizon, and others.

INVESTMENT OVERVIEW

7 BREW LIVINGSTON, TX

File Photo



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\$2,000,000

6.00% CAP

NOI

\$120,000

Building Area

±510 SF

Land Area

±1.12 AC

Year Built

2026

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Brand-New 15-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years plus (3), 5-Year Options to Renew
- ✓ **Rare Oversized 1.12 Acre Pad Site to a High Performing Walmart Supercenter** that sees 2.9MM+ visitors annually and is projected to be a top 10% Walmart in the Country.
- ✓ **Excellent Visibility and Access** on US Highway 190 (W. Church St.) which sees over 29,000 VPD. Subject property also benefits from a protected direct left turn and complete in and out access.
- ✓ **Strategically Located Within 1 Mile of Many Economic Drivers and National Retailers:** Livingston High School and Angelina College in very close proximity with a combined total of over 7,200 students.
- ✓ **Less than 1 Hour North of Houston – Greater Houston Is the Fifth-Most Populous Metropolitan Area in the U.S.** Livingston is the largest city in Polk County and is located along Lake Livingston, a popular tourist destination and the 3rd largest lake in Texas.
- ✓ **Rapidly Growing and High Performing National Tenant -** 7 Brew is the fastest-growing drive-thru coffee chain in the U.S., with 4,000% growth since 2019, 163% year-over-year sales growth in 2024, and 640+ locations across 38 states backed by Blackstone 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 LIVINGSTON, TX

7 Brew Coffee

Lessee: Caffeinated Partners, 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 **600+ 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.



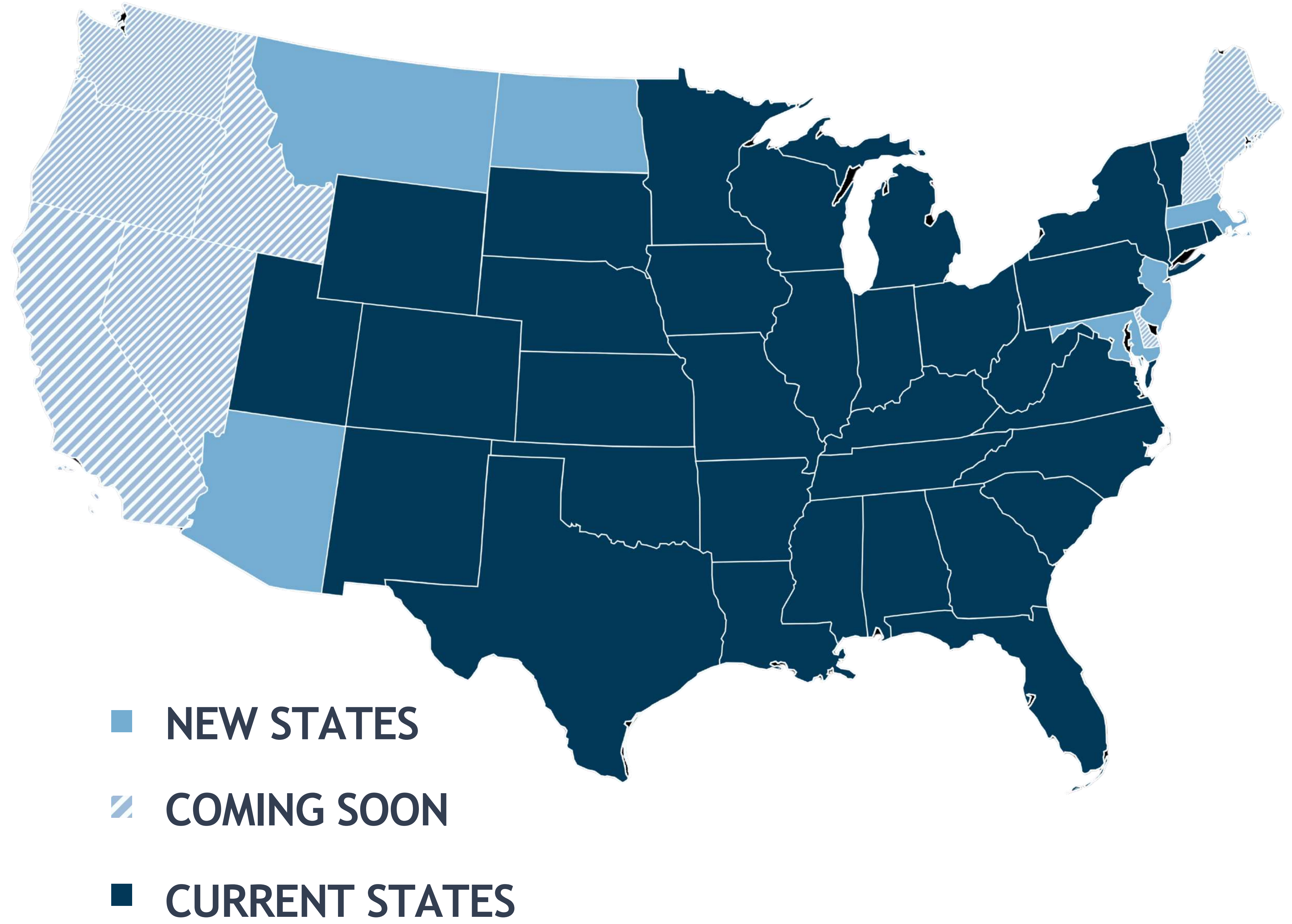
7brew.com



About Caffeinated Partners

Extremely experienced multi-unit franchisee of 7 Brew. They have over 36 years of operating experience owning and managing over 400 units in 10 states of brands like Wingstop, Subway, Massage Envy, and others. They have the rights to have 45 7 Brew locations in the Houston MSA.

			
642	38	\$502M	\$2.041M
LOCATIONS	STATES	2024 REVENUE	AUV SALES



IN THE NEWS

7 BREW LIVINGSTON, 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 LIVINGSTON, TX

Initial Lease Term	15 Year, Plus (3), 5-Year Options to Renew
Rent Commencement	June 22, 2026 (Est)
Lease Expiration	June 22, 2041 (Est)
Lease Type	Abs NNN Ground Lease
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$120,000.00
Annual Rent YRS 6-10	\$132,000.00
Annual Rent YRS 11-15	\$145,200.00
Option 1	\$159,720.00
Option 2	\$175,692.00
Option 3	\$193,261.20

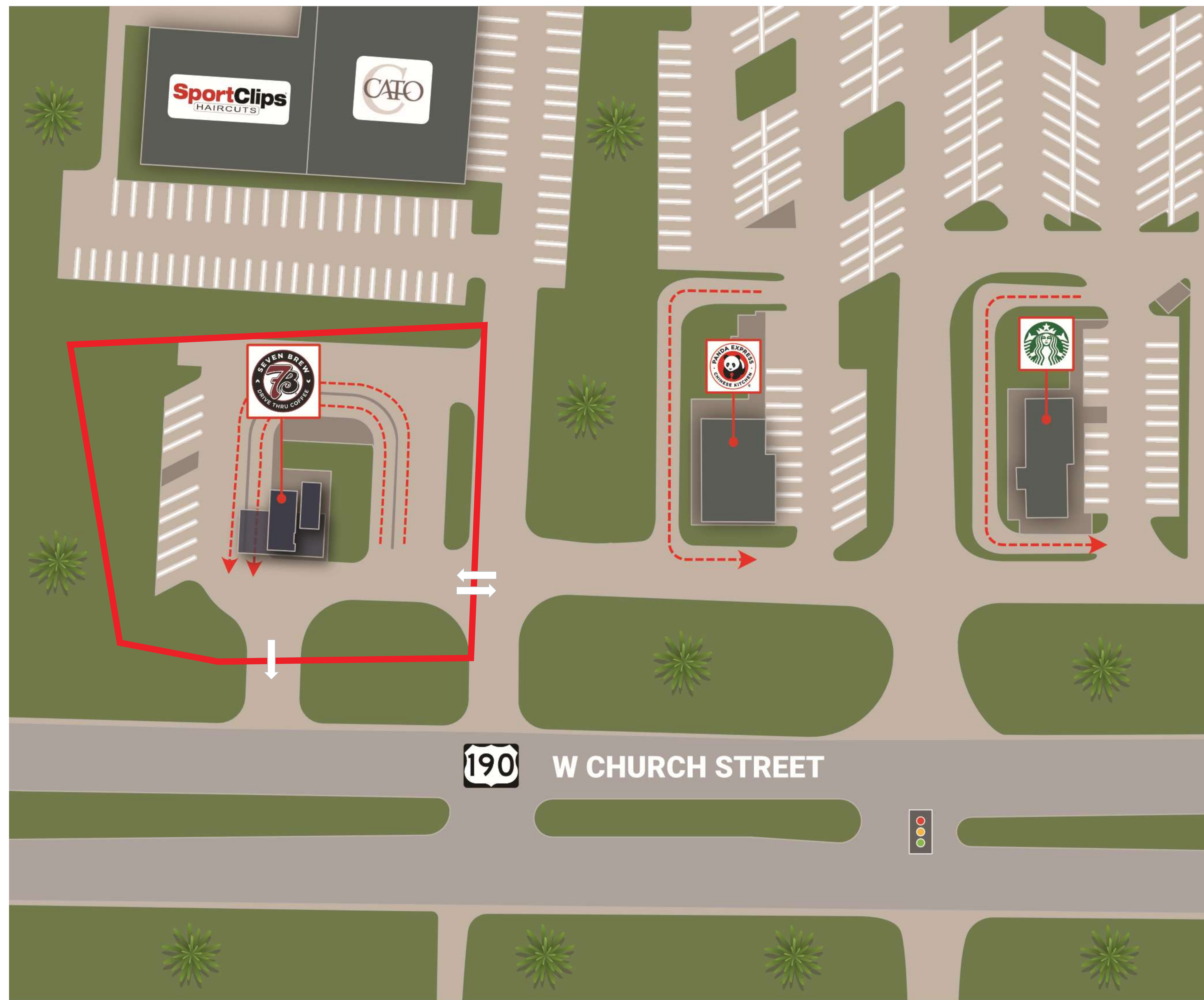
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



SITE OVERVIEW

7 BREW LIVINGSTON, TX

	Year Built		2026
	Building Area		±510 SF
	Land Area		±1.12 AC



NEIGHBORING RETAILERS

- Walmart Supercenter
- Lowe's
- H-E-B
- Panda Express
- Starbucks
- McDonald's
- Chick-Fil-A
- Taco Bell
- Murphy USA
- AutoZone



LOCATION OVERVIEW

7 BREW LIVINGSTON, TX

Livingston Texas

 49,372+
Population

 \$52,826
Median Household Income



Lake Livingston-2nd Largest
Lake in Texas

2ND LARGEST

Lake Livingston is an
important tourist attraction
and an economic asset to
the city

**TOURIST
ATTRACTION**

Livingston is the county seat of Polk County in Upper East Texas at the junction of US Highways 190 and 59.

It is located about 70 miles north of Houston and 65 miles south of Nacogdoches. Polk County is the gateway between the Texas Forest Country and Texas Gulf Coast Area, providing fishing, hunting, outdoor activities, antiques, hometown restaurants and much more.

Naskila Gaming is Texas' newest and closest destination for gaming entertainment and is located just 15 minutes east of Livingston.

In the midst of the Big Thicket forest in Polk County lies Texas' oldest Indian Reservation, home of the Alabama-Coushatta Tribe of Texas.

Nearby Lake Livingston is the second largest lake located within the borders of Texas. It has over 450 miles of shoreline and 90,000 acres of surface area. Additional attractions include the Polk County Memorial Museum, Heritage Park and the Historic Main Street District for a glimpse into the area's rich and varied history. Naskila Gaming boasts over 30,000 sq. ft. gaming facility. Lumbering, ranching and the production of gas and oil continue to drive the local economy. Over the past ten years, Livingston has experienced a diversification of the economic base with the construction by the Texas Department of Criminal Justice of a 2,850 bed prison unit five miles outside Livingston. The unit employs approximately 835 people. Additionally, much new growth in the region has focused on the health-care industry as well as retiree and senior-care related industry and small businesses. With a state-of-the-art hospital located on the U. S 59 Highway Bypass, development of numerous new medical office buildings, nursing homes, assisted living and independent living retirement facilities, and an active-adult over-55 residential subdivision, Livingston will continue to experience a growing senior population in the area.

LOCATION OVERVIEW

7 BREW LIVINGSTON, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Livingston Independent School Dist. (550)
2. Walmart Super Center (384)
3. CHI St Luke's Health (323)
4. Polk County (300)
5. IAH Detention Facility (179)
6. Lowe's Home Improvement (140)
7. Sam Houston Electric Coop (128)
8. The Bradford at Brookside (98)
9. HEB Pantry Foods (97)
10. First National Bank (62)

IN THE NEWS

7 BREW LIVINGSTON, TX

Study finds Naskila Casino injects \$212 million into local economy

MARCH 13, 2023 (BLUEBONNET NEWS)

The total economic benefit of Naskila Casino continues to grow, with the facility injecting \$212 million into the Polk County economy in 2022, according to a new report commissioned by the Texas Forest Country Partnership

“This economic impact and these jobs would simply not exist without Naskila. Because **95 percent** of Naskila’s customers come from outside of Polk County, and more than **80 percent** come from outside the region, Naskila is an **economic engine** that benefits every stakeholder in the region,” the study says.

The study by the economic analysis firm TXP found that Naskila — the electronic bingo facility run by the Alabama-Coushatta Tribe of Texas on its Reservation near Livingston — is responsible for 825 permanent local jobs with a collective payroll of \$22.5 million, including 400 jobs at the casino.

This is the third time that the Texas Forest Country Partnership has commissioned a study of Naskila’s impact. The amount of economic activity that Naskila generates has grown from **\$140 million** in 2018 and **\$170 million** in 2020 to \$212 million today. During that same period, the number of jobs supported by Naskila has increased from **550 to 700 to 825**.

“We are grateful that our guests, our employees and our neighbors in Deep East Texas have allowed the impact of Naskila Casino to **continue to grow**,” said Ricky Sylestine, Chairman of the Alabama-Coushatta Tribe of Texas Tribal Council. “This facility helps sustain our Tribe and our region.”

Beyond the benefits to those **directly employed**, revenues from Naskila provide funding on the Reservation for scholarships, additional housing, as well as supporting a health clinic, day care center, and retail shops that serve the Tribe and the surrounding community.

EXPLORE ARTICLE



Texas economy grows faster than nation for five consecutive quarters

BETHANY BLANKLEY, JANUARY 03, 2024 (THE CENTER SQUARE)

The Texas economy grew at a much faster rate than nearly all U.S. states in the third quarter in 2023.

Texas also surpassed national growth rates in all categories and grew faster than the nation for **five quarters** in a row, according to U.S. Bureau of Economic Analysis data. Real gross domestic product (GDP) **increased in all 50 states** and the District of Columbia in the third quarter of 2023, with Texas leading the pack in nearly all categories.

Real GDP — the value of all goods and services produced — grew in Texas at an **annual rate of 7.7%**, well ahead of the U.S., which **grew at 4.9%**. Only Kansas had a higher percentage of 9.7%.

Led all states in nearly all categories

In all other categories analyzed, Texas dominated.

Current-dollar GDP increased in all **50 states** and the District of Columbia in the third quarter with Texas reporting the highest percent **change of 12.8%**.

Current-dollar personal income **increased in 49 states** and the District of Columbia in the third quarter with Texas once again reporting the greatest percent change of 5.2%. By comparison, current-dollar personal income increased **\$195.3 billion**, or 3.5%, nationally, at an annual rate, according to the data.

Earnings increased in all 50 states and the District of Columbia, growing 5.9% nationally, with Texas reporting the **highest percent** change of 8.3%.

Property income increased in all 50 states and the District of Columbia, growing 1.5% nationally, with Texas reporting the greatest percentage **increase of 3%**.

EXPLORE ARTICLE



METRO AREA

7 BREW LIVINGSTON, TX



SUBJECT PROPERTY
1700 W. CHURCH ST.

ST. JOSEPH HEALTH MADISON HOSPITAL

- 25-Beds
- The Hospital is designated as a Level III Support Stroke Facility by the Texas Department of State Health Services

MUSTANG STADIUM

- 4500 Seating Capacity
- Home team for Madisonville Mustangs



TEXAS A&M UNIVERSITY

- 76,633 Students
- Ranked #51 in National Universities

KYLE FIELD STADIUM

- 102,733 Seating Capacity
- Home to the Texas A&M Aggies Football Team



HERMANN PARK CONSERVANCY

- Over 6 Million Visitors Annually
- It includes Houston Zoo, Miller Outdoor Theatre, the Houston Museum of Natural Science, and the Hermann Park Golf Course




RICE UNIVERSITY

- 8,556 Students
- Ranked #18 in National Universities

TMC TEXAS MEDICAL CENTER

- Texas Medical Center offered over 9,200 total patient beds
- Hosts 10 million patient encounters annually



TEXAS SOUTHERN UNIVERSITY

- 8,469 Students
- Ranked #392-434 in National Universities



GEORGE BUSH INTERCONTINENTAL AIRPORT

- 48,448,545 Annual Passengers in 2024
- It is 15th busiest in the U.S. for Total Passenger Traffic



Baker Hughes

- 57,000 Employees
- One of the World's Largest Oil Field Services Companies



TOYOTA CENTER

- 19,000 Seating Capacity
- Home to the Houston Rockets of the National Basketball Association




DAIKIN PARK STADIUM

- 41,168 Seating Capacity
- Home to Houston Astros (MLB)



Enterprise Products Partners L.P.

- 7,000 Employees
- Ranked No. 105 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue



PLAINS

- Revenue \$57.342 Billion (2022)
- Storage Capacity for about 75 Million Barrels of Crude Oil



nrg stadium

- 72,220 Seating Capacity
- Home of the National Football League's Houston Texans




PORT OF HOUSTON INTERNATIONAL PORT

- One of the world's largest port
- Owns and operates the eight public facilities along the 52-mile Houston Ship Channel




UNIVERSITY OF HOUSTON

- 46,676 Students
- Ranked #144 in National Universities



WILLIAM P. HOBBY AIRPORT

- 14,612,605 Annual Passengers in 2024
- 202,037 Aircraft operations in 2024



MOODY GARDENS

- 2 Million Visitor per year
- It is an Educational Tourist Destination, with a golf course and hotel

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

7 BREW LIVINGSTON, 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.