

SECURE
NET LEASE

OPENING AUGUST 3RD, 2026

Subject Property



7 Brew Coffee

\$2,890,000 | 6.75% CAP

100 Braddie Ln, Del Rio, TX 78840

- ✓ Rare Fee Simple 7 Brew Opportunity in Texas | Brand New 15 Year Absolute NNN Lease
- ✓ Excellent Signalized Hard Corner Location | Veterans Blvd & Braddie Dr See Over 34,000+ VPD
- ✓ Premier Retail Corridor at Veterans Blvd | Adjacent to High Performing Walmart Supercenter, Home Depot & Plaza Del Sol Mall
- ✓ Strong Healthcare, Education & Government Demand Drivers | San Felipe Del Rio CISD (9,900+ Students) | Val Verde Regional Medical Center (700+ Employees) | Sul Ross State University
- ✓ Del Rio, TX – Strategic Border Community | 235,000+ Binational Trade Area | 1.1 Million Annual Crossing Pedestrians

7 Brew is the **nation's fastest-growing drive-thru** coffee brand, now operating **777+ locations** across **34 states**. Backed by Blackstone Growth, the company also achieves huge sales of over **\$2 million per stand**.

OPENING AUGUST 3RD, 2026

PLAZA DEL SOL MALL
• 5.13MM VISITORS ANNUALLY
• 92% LEASED

JCPenney ROSS
Marshall's DRESS FOR LESS
HIBBETT SPORTS RACK ROOM SHOES
Applebee's GRILL + BAR

Hawthorn
EXTENDED STAY
BY WYNDHAM

LAQUINTA
BY WYNDHAM

Domino's Pizza

Days Inn
BY WYNDHAM
HOME2
SUITES BY HILTON

WHATABURGER

Pizza
Hut

SUBWAY

BURGER
KING

DISCOUNT
TIRE

PNC

NISSAN

dd's cricket
DISCOUNTS
FAMILY DOLLAR
AutoZone

PANDA EXPRESS
CHINESE CUISINE

THE HOME
DEPOT

VETERANS BOULEVARD
(30,143 VPD)

277

SEVEN BREW
DRIVE THRU COFFEE

SEVEN BREW
DRIVE THRU COFFEE

Arby's
OPENING
SOON

IHOP

Starbucks

6

Wendy's

BRADDIE DRIVE
(4,286 VPD)

LAUGHLIN AIR FORCE BASE
• GENERATES APPROX. \$1.7 BILLION IN
ANNUAL ECONOMIC IMPACT FOR TEXAS
• HOME TO AIR FORCE'S LARGEST
MILITARY PILOT TRAINING OPERATIONS
• SUPPORTS OVER 7,500+ DIRECT AND
INDIRECT JOBS

DEL RIO INTERNATIONAL AIRPORT
• 15,000+ ANNUAL AIRCRAFT OPERATIONS
• \$1.5 BILLION ECONOMIC IMPACT ADJACENT
TO LAUGHLIN AFB

OPENING AUGUST 3RD, 2026

INVESTMENT OVERVIEW

7 BREW DEL RIO, TX



File Photo

CONTACT FOR DETAILS

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\$2,890,000

6.75% CAP

NOI

\$195,000

Building Area

±510 SF

Land Area

±0.62 AC

Year Built

2026

Lease Type

ABSOLUTE NNN

Occupancy

100%

- ✓ **Rare Brand New Fee Simple 15-Year Absolute NNN Lease** with 10% Rent Increases Every 5 Years, In Primary Term & Options, Plus (3), 5-Year Options to Renew
- ✓ **Prime Retail Corridor with Exceptional Visibility & Access** – Positioned at the corner of Braddie Ln & Veterans Blvd (34,400+ VPD), Del Rio’s primary retail corridor, the property captures strong commuter, regional, and cross-border traffic within the city’s dominant commercial district.
- ✓ **Positioned Within Del Rio’s Premier Retail Hub** – Adjacent to Walmart Supercenter, Home Depot, and Plaza Del Sol Mall, and surrounded by national retailers including Chick-fil-A, Starbucks, Panda Express, Chili’s, IHOP, Marshalls, Ross Dress for Less, JCPenney, Planet Fitness, and AutoZone, reinforcing the corridor as Del Rio’s primary shopping destination.
- ✓ **Strong Daily Demand from Healthcare, Education & Government** – Near San Felipe Del Rio CISD (9,900+ students), Val Verde Regional Medical Center (700+ employees), Sul Ross State University–Del Rio, and major government employers, creating consistent daily traffic from students, healthcare professionals, and public-sector employees.
- ✓ **Limited Competition Supports Long-Term Performance** – As one of the area’s only modern specialty drive-thru coffee concepts, 7 Brew benefits from limited direct competition in a geographically isolated market with strong regional consumer draw.
- ✓ **Del Rio, TX: Strategic Border Community** – Home to 50,000+ residents and serving as the economic center of Val Verde County, Del Rio benefits from its position along the U.S.–Mexico border, strong military presence, international trade, and direct access to San Antonio (≈150 miles) and the Texas–Mexico corridor.
- ✓ **Rapidly Growing National Coffee Brand** – 7 Brew is one of the fastest-growing drive-thru coffee concepts in the United States, operating 777+ locations across 38 states with industry-leading sales growth and an efficient dual-lane drive-thru model designed for high-volume commuter corridors.

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 DEL RIO, TX

7 Brew Coffee



7brew.com

Lessee: TEXAS COFFEE STORES, LLC
Guarantor: TEXAS COFFEE STORES, 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.

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.



777

LOCATIONS



38

STATES



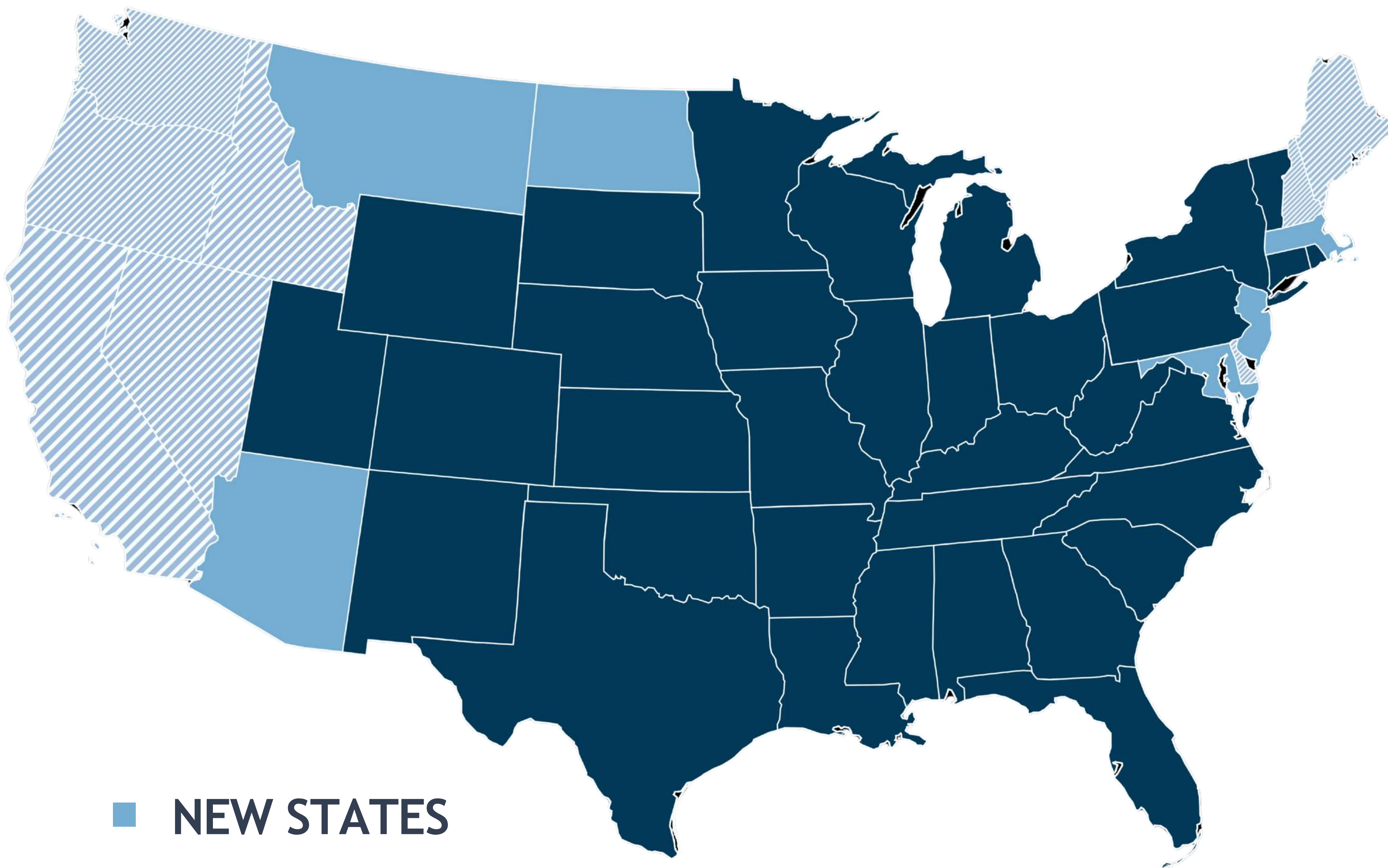
\$502M

2024 REVENUE



EST. \$2.6M

AUV SALES



- NEW STATES
- COMING SOON
- CURRENT STATES

TEXAS COFFEE STORES, LLC

TEXAS COFFEE STORES, LLC is an experienced 7 Brew franchise operator focused on developing and operating high-performing drive-thru coffee locations throughout Texas. As both the operator of the business and the guarantor of the lease, the company is directly invested in the long-term success of each location. Through a commitment to operational excellence, exceptional customer service, and the proven 7 Brew business model, TEXAS COFFEE STORES, LLC has established itself as a reliable and growth-oriented franchisee with one of the nation’s fastest growing concepts.

16
OPEN UNITS

RIGHTS TO
50+
LOCATIONS

EXCELLENT
FINANCIALS
*Contact Broker for
Additional Information

IN THE NEWS

7 BREW DEL RIO, TX

7 Brew on pace to reach 1,000 units this year in challenge to Dutch Bros

JULIE LITTMAN, JUNE 12, 2026 (RESTAURANT DIVE)

7 Brew has opened its 777th drive-thru stand in San Antonio, Texas, the coffee company said in a Thursday press release.

The chain has opened roughly 177 units so far this year after ending 2025 with over 600 locations, per its franchise disclosure document. The chain has opened 562 coffeehouses since the start of 2022, when it had 40 units.

7 Brew will continue its meteoric rise with 437 franchised outlets projected to open this year. At that rate, the drive-thru coffee brand will surpass 1,000 units by the end of 2026.

7 Brew has opened its 777th drive-thru stand in San Antonio, Texas, and is on pace to surpass 1,000 units by year-end 2026, putting it on par with Dutch Bros.

This unit growth will put 7 Brew on par with Dutch Bros, which is also quickly growing across the U.S. Dutch Bros ended the first quarter of 2026 with 1,177 units, and expects to open at least 185 units this year.

7 Brew is also posting high average unit volumes at over \$2.6 million for 2025 compared to Dutch Bros' systemwide AUV of nearly \$2.2 million for Q1. The coffee has attracted interest from private equity and large, multi-unit franchisees. Last year, Flynn Group committed to a 160-unit deal and Franchise Equity Partners bought a majority stake in 7 Crew, 7 Brew's second largest franchisee.

EXPLORE ARTICLE

7 Brew's Rapid Rise: Fastest-growing coffee chain in the U.S.

SHIRA PETRACK, DECEMBER 31, 2025 (THE ANCHOR)

7 Brew's expansion has fueled a surge in overall traffic to the chain, while average visits per location have also grown significantly. The chain is growing significantly faster than its peers and successfully carving out its own space in the drive-thru sector.

7 Brew Coffee may be the fastest-growing coffee chain in the US right now. The chain surged from just 14 locations at the start of 2022 to around 500 locations by October 2025. And average visits per location also increased significantly – indicating that despite the breakneck expansion, the drive-thru brand still has significant runway left to grow.

Placer.ai data confirms 7 Brew Coffee may be the fastest-growing coffee chain in the U.S., surging from 14 locations in 2022 to 500+ by late 2025 while per-location visit counts also increased.

The chain's hypergrowth has been fueled by significant capital, including an equity investment from Blackstone in 2024 and a massive franchise agreement with the Flynn Group to develop an additional 160 stores. With a modular building model that allows for rapid deployment, 7 Brew is positioned to aggressively challenge major drive-thru competitors like Dutch Bros and Scooter's Coffee.

7 Brew's success can also be linked to a broader rise in drive-thru-centric coffee concepts. The chart below illustrates the shifting category dynamics in recent years as leading drive-thru coffee chains – with Dutch Bros in the lead – commanding a growing share of overall coffee visits since 2019.

EXPLORE ARTICLE

LEASE OVERVIEW

7 BREW DEL RIO, TX

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Renew
Rent Commencement	August 2026
Lease Expiration	August 2041
Lease Type	Absolute NNN Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$195,000.00
Annual Rent YRS 6-10	\$214,500.00
Annual Rent YRS 11-15	\$235,950.00
Option 1	\$259,545.00
Option 2	\$285,499.50
Option 3	\$314,049.45

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.



File Photo



BUENA VISTA
DISC GOLF COURSE

DEL RIO
LIONS PARK

dd's
DISCOUNTS

FAMILY DOLLAR

AutoZone

cricket

T

PANDA EXPRESS

VETERANS BOULEVARD
±30,143 VPD

CHEVROLET

planet
fitness

THE HOME
DEPOT

U-HAUL

MURPHY
USA

CAT
GameStop

petsense
by Tractor Supply

Walmart
Supercenter

2.5MM ANNUAL VISITORS

DOLLAR TREE

HARBOR FREIGHT

OLLIE'S

SMOOTHIE KING

SUBJECT PROPERTY
100 BRADDIE LN.

SEVEN BREW
LOVE THRU COFFEE

Wendy's

McALISTER'S

Holiday Inn
Fairfield

Hampton

PLAZA DEL SOL MALL
• 5.13MM VISITORS ANNUALLY

JC Penney

ROSS
DRESS FOR LESS

Marshall's

ULTA
BEAUTY

HIBBETT

RACK ROOM
SHOES

Applebee's

SANTA MARIA
PROPERTIES
(14 UNITS)

DR. LONNIE GREEN
ELEMENTARY SCHOOL
(591 STUDENTS)

THE COTTAGES
AT LA VISTA
(76 UNITS)

EARLY COLLEGE
HIGH SCHOOL
(472 STUDENTS)

FAIRWAY
APARTMENTS
(50 UNITS)

RIO MANOR
APARTMENTS
(60 UNITS)

SUL ROSS STATE
UNIVERSITY RGC
DEL RIO CAMPUS

DEL RIO
HIGH SCHOOL
(2,447 STUDENTS)

DEL RIO
FRESHMAN SCHOOL

IRENE CARDWELL
ELEMENTARY SCHOOL
(452 STUDENTS)



SUBWAY

DISCOUNT
TIRE

BURGER
KING

Pizza
Hut

stripes
Chevron

EconoLodge

277

90

CHURCH'S
TRAIL SERVICE

metro
by T-Mobile

GOODYEAR

stripes

HYUNDAI

DQ

TACO
BELL

McDonald's

Aaron's
Easy. Beautiful. Affordable.

DOLLAR GENERAL

KFC

ASHLEY

LONG JOHN
SILVER'S

SONIC

LAUGHLIN AIR FORCE BASE
• GENERATES APPROX. \$1.7 BILLION IN
ANNUAL ECONOMIC IMPACT FOR TEXAS
• HOME TO AIR FORCE'S LARGEST
MILITARY PILOT TRAINING OPERATIONS
• SUPPORTS OVER 7,500+ DIRECT AND
INDIRECT JOBS

DEL RIO INTERNATIONAL AIRPORT
• 15,000+ ANNUAL AIRCRAFT
OPERATIONS
• \$1.5 BILLION ECONOMIC IMPACT
ADJACENT TO LAUGHLIN AFB

WILLOW WOOD
APARTMENTS
(56 UNITS)

DESERT VILLAGE
APARTMENTS
(40 UNITS)

VAL VERDE REGIONAL
MEDICAL CENTER
(93 BEDS)

SITE OVERVIEW

7 BREW DEL RIO, TX



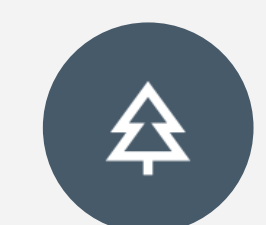
Year Built

2026



Building Area

±510 SF

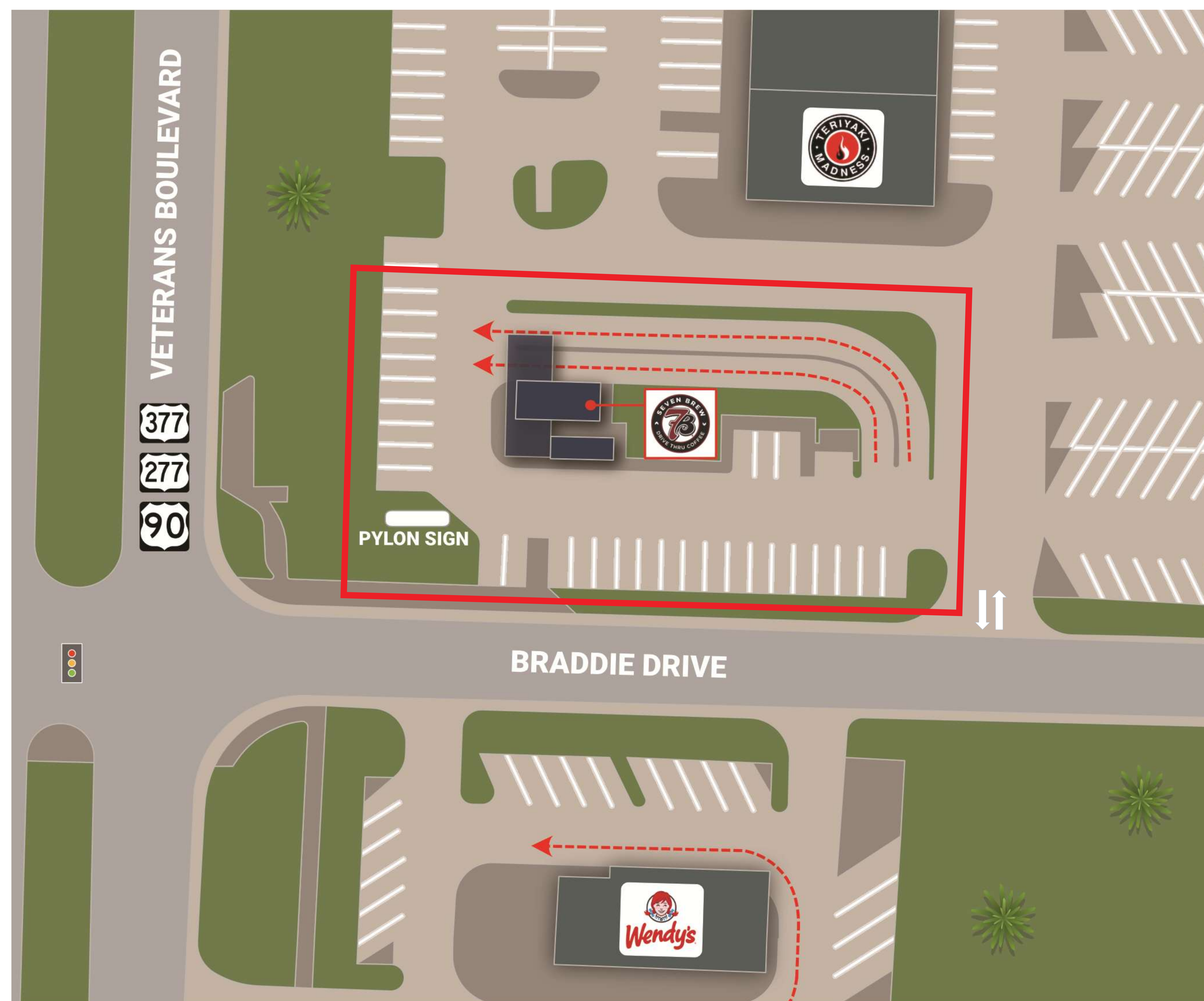


Land Area

±0.62 AC

NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- JCPenney
- Marshalls
- Ollie's Bargain Outlet
- Ross Dress for Less
- Hibbett Sports
- Harbor Freight
- Planet Fitness
- Dollar Tree



DEMAND GENERATORS

7 BREW DEL RIO, TX

Laughlin Air Force Base & Ciudad Acuña Trade Area

Key Drivers of Jobs & Logistics Growth

Laughlin Air Force Base

- Major regional economic driver and largest employer in Val Verde County
- Annual economic output: approximately \$1.73 billion
- Regional GDP contribution: about \$1.03 billion
- Employment impact:
 - 3,043 direct jobs (military, civilian, and contracted)
 - 7,533 total jobs supported through multiplier effects
- Disposable income generated: roughly \$438 million annually
- Consistent source of population, demand for housing, retail, and local services
- Serves as a primary pilot training hub, attracting personnel and visitors year-round

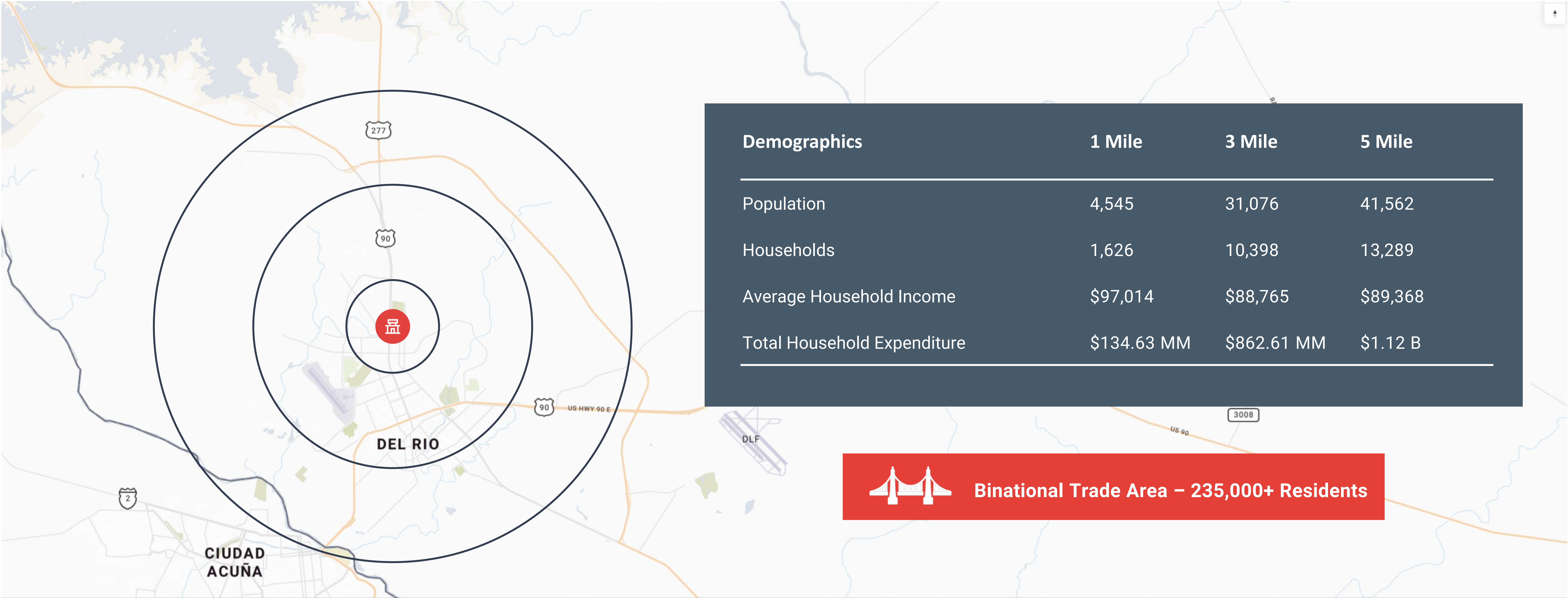
Ciudad Acuña Trade Area

- Binational market directly linked to Del Rio, TX, via the Del Río–Ciudad Acuña International Bridge
- Bridge operates 24/7 for vehicles and pedestrians
- Annual crossing volume:
 - ~1.1 million vehicles
 - ~194,000 pedestrians
 - Daily average: ~3,000 vehicles + ~530 pedestrians (~3,500–4,000 total northbound crossings per day)
- Many Acuña residents hold Border Crossing Cards (Laser Visas) allowing frequent short visits for shopping and services
- Strong cross-border commerce: supports Del Rio's retail, dining, and service sectors
- Together, Del Rio and Ciudad Acuña form an integrated regional trade area, combining U.S. and Mexican consumer activity



LOCATION OVERVIEW

7 BREW DEL RIO, TX



VAL VERDE COUNTY ECONOMIC DRIVERS (EMPLOYEES)

- 1. Laughlin Air Force Base (3,715)
- 2. Government Agencies (3,043)
- 3. San Felipe Del Rio CISD (1,500)
- 4. Retail (1,453)
- 5. VV Regional Medical Center (1,216)
- 6. City of Del Rio (600)

EXPANDED BINATIONAL TRADE AREA

Del Rio benefits from cross-border consumer traffic from Ciudad Acuña, Mexico, creating an expanded retail trade area exceeding **235,000 residents**.

LOCATION OVERVIEW

7 BREW DEL RIO, TX



Del Rio

Texas



52,000

County Population



\$66,158

Median Household Income

BINATIONAL TRADE AREA

Del Rio benefits from consistent consumer traffic from Ciudad Acuña (200,000+ population), expanding the retail trade area well beyond the local market.



\$1B+

ANNUAL ECONOMIC IMPACT

30K+

VPD | US HWY 90 / VETERANS BLVD CORRIDOR

Del Rio, Texas is a city located in Val Verde County along the U.S.–Mexico border, directly across from Ciudad Acuña, Coahuila.

It serves as the economic and governmental center of the county and is the anchor of the Del Rio Micropolitan Statistical Area.

Del Rio anchors a 52,000+ person micropolitan area and serves as the primary retail and service hub for all of Val Verde County. Additionally, its proximity to Ciudad Acuña expands the effective trade area to more than 235,000 residents through consistent cross-border consumer activity.

With a population of approximately 34,000 residents and over 52,000 countywide,

Del Rio benefits from a stable economic base supported by military operations, international trade, healthcare, and government employment. The city’s proximity to Laughlin Air Force Base—one of the largest pilot training installations in the world—provides a consistent employment base and federal investment that supports the local economy.

Additionally, Del Rio’s strategic border location facilitates cross-border commerce through the Del Rio–Ciudad Acuña International Bridge, further strengthening retail and restaurant demand.

IN THE NEWS

7 BREW DEL RIO, TX

Southwest Texas College Aviation Program Poised for Major Expansion

JOEL LANGTON, FEBRUARY 17, 2026 (830TIMES) (830times.com)

Southwest Texas College’s aviation maintenance program in Del Rio is preparing for a major eing federal approval to operate in a much larger facility on the Del Rio International Airport flightline.

The FAA-approved hangar expansion positions the program to scale enrollment and broaden training capacity tied to regional aviation and defense workforce demand. With Laughlin Air Force Base nearby, the growth supports pipeline development for skilled maintenance roles, strengthens local job placement, and reinforces Del Rio’s economic base through higher-wage technical careers and increased education infrastructure investment.

EXPLORE ARTICLE



IBWC Engineer Discusses Proposed Amistad Dam Fix

KAREN GLEASON, FEBRUARY 27, 2025 (830TIMES) (830times.com)

Engineers for the International Boundary and Water Commission say they have come up with a fix for sinkholes near the Amistad Dam that led to the dam’s rating as “potentially unsafe,” but the fix has yet to be fully funded.

The proposed remediation plan for Amistad Dam outlines a multi-year engineering scope that would stabilize critical regional water infrastructure and reduce long-term operational risk. With design and construction sequencing tied to binational funding commitments, the project represents a major capital catalyst for Val Verde County, supporting construction employment, vendor activity, and longer-term confidence in the area’s core infrastructure that underpins population and business stability.

EXPLORE ARTICLE



Del Rio's Economic Momentum to Continue in 2025: What to Expect

DECEMBER 2024 (FACEBOOK)

With 2024 concluded, the Del Rio economy is poised for continued growth as it embarks on the new year, particularly in the construction sector, as three significant projects are scheduled to begin this year.

The update highlights a near-term construction pipeline driven by major public and private initiatives tied to Amistad Dam remediation, Laughlin Air Force Base facilities work, and regional energy infrastructure. Collectively, these projects support a sustained influx of workers and contractors, lifting demand for lodging, food service, retail, and housing. This multi-project backdrop reinforces Del Rio’s outlook for continued commercial activity and investment-supported consumption growth.

EXPLORE ARTICLE



Major High-Tech Economic Project Proposed for Val Verde County

FEBRUARY 2025 (FACEBOOK)

A Florida-based company has plans to build a high-tech smart city in Val Verde County near Comstock, Texas, promising renewable energy, high-speed digital infrastructure, and blockchain-based governance in what would be the first project of its kind in rural Texas.

The proposed concept emphasizes large-scale clean energy generation, advanced broadband connectivity, and technology-oriented land uses that could diversify the county’s economic profile. If advanced through entitlement and financing, the project would expand the region’s development narrative beyond traditional drivers, signaling long-term potential for new employment categories and supplier ecosystems. The announcement also underscores increasing interest in Val Verde County for infrastructure-ready, high-growth industry uses.

EXPLORE ARTICLE



Rocker Siete Properties Marketed for Renewable Energy, Battery Storage, and Data Center Development

(WESTANDSWOPERANCHES.COM) (West and Swope Ranches)

Unlock the potential of this strategically located property, perfectly suited for renewable energy or technology infrastructure projects.

The listing markets a large-acreage site in Val Verde County with transmission access, nearby substation and battery storage activity, and proximity to Del Rio’s commercial services and transportation routes. Site attributes—including developable terrain, utility adjacency, and scalable expansion potential—align with Texas-wide demand for energy infrastructure and data-centered uses. The offering reinforces the area’s positioning for utility-scale development and higher-value industrial and technology investment.

EXPLORE ARTICLE



Fairfield by Marriott Inn & Suites Del Rio Opens

(AMERICANSOUTHWEST.NET) (American Southwest)

On the north side of the city, surrounded by shops and restaurants, also close to open, undeveloped countryside to the east.

The site’s Del Rio hotel pipeline reflects expanding lodging capacity on the city’s north-side commercial corridor, including new limited-service openings that support both visitor and project-driven workforce stays. Additional room supply near retail and dining clusters is consistent with rising demand tied to regional infrastructure activity and Laughlin Air Force Base operations. New hospitality investment strengthens the trade area’s ability to absorb economic surges while supporting service-sector employment and tax base growth.

EXPLORE ARTICLE



Construction on Del Rio's Newest Retail Center, The Ranch

DEL RIO BUSINESS BULLETIN, DECEMBER 14, 2025 (FACEBOOK)

Construction on Del Rio's newest retail center development, The Ranch, remains on schedule for an early 2026 opening.

The Ranch retail center adds incremental storefront capacity within a growing commercial node near established traffic drivers, reinforcing confidence in the Veterans Boulevard corridor. Continued buildout alongside nearby national and regional operators signals strengthening consumer demand and a more resilient retail ecosystem supported by major construction and base-related employment. The project contributes to localized job creation and enhances daily-needs retail options, supporting overall trade-area convenience and spending retention.

EXPLORE ARTICLE



Laughlin AFB Exchange Celebrates Grand Reopening of Renovated BX

APRIL 16, 2025 (DVIDS) (DVIDS)

LAUGHLIN AFB – The Department of Defense’s largest retailer has transformed the shopping experience for military shoppers in the Del Rio, Texas area with the reopening of the Army & Air Force Exchange Service’s Laughlin AFB BX.

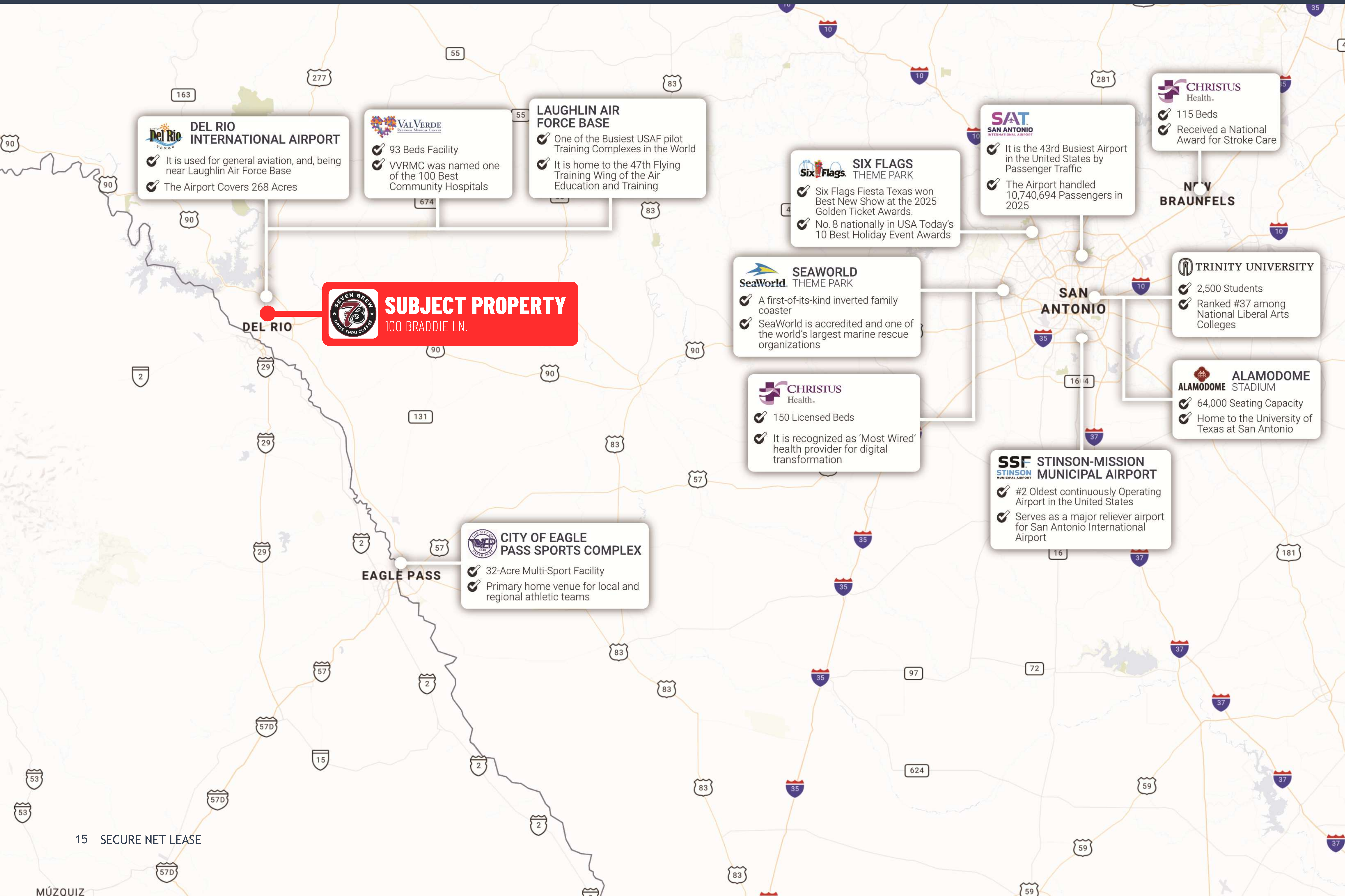
The renovated Base Exchange represents a meaningful quality-of-life and service enhancement for the installation’s active-duty personnel, families, and civilian workforce, supporting retention and day-to-day on-base commerce. Facility upgrades typically align with broader base investment and operational continuity, which can translate into steadier regional spending and supplier activity. For the Del Rio trade area, strengthened base amenities reinforce Laughlin AFB’s role as a primary economic anchor with durable payroll and consumer demand.

EXPLORE ARTICLE



METRO AREA

7 BREW DEL RIO, TX



DEL RIO INTERNATIONAL AIRPORT

- It is used for general aviation, and, being near Laughlin Air Force Base
- The Airport Covers 268 Acres

VALVERDE
Regional Medical Center

- 93 Beds Facility
- VVRMC was named one of the 100 Best Community Hospitals

LAUGHLIN AIR FORCE BASE

- One of the Busiest USAF pilot Training Complexes in the World
- It is home to the 47th Flying Training Wing of the Air Education and Training

SIX FLAGS
THEME PARK

- Six Flags Fiesta Texas won Best New Show at the 2025 Golden Ticket Awards.
- No. 8 nationally in USA Today's 10 Best Holiday Event Awards

SAT
SAN ANTONIO INTERNATIONAL AIRPORT

- It is the 43rd Busiest Airport in the United States by Passenger Traffic
- The Airport handled 10,740,694 Passengers in 2025

CHRISTUS
Health.

- 115 Beds
- Received a National Award for Stroke Care

TRINITY UNIVERSITY

- 2,500 Students
- Ranked #37 among National Liberal Arts Colleges

ALAMODOME
STADIUM

- 64,000 Seating Capacity
- Home to the University of Texas at San Antonio

SSF
STINSON-MISSION MUNICIPAL AIRPORT

- #2 Oldest continuously Operating Airport in the United States
- Serves as a major reliever airport for San Antonio International Airport

SEAWORLD
THEME PARK

- A first-of-its-kind inverted family coaster
- SeaWorld is accredited and one of the world's largest marine rescue organizations

CHRISTUS
Health.

- 150 Licensed Beds
- It is recognized as 'Most Wired' health provider for digital transformation

CITY OF EAGLE PASS
SPORTS COMPLEX

- 32-Acre Multi-Sport Facility
- Primary home venue for local and regional athletic teams

SUBJECT PROPERTY
100 BRADDIE LN.

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

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Managing Partner
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TEXAS DISCLAIMER

7 BREW DEL RIO, 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.