



7 Brew Coffee

\$1,710,000 | 6.00% CAP

6512 NW Cache Rd, Lawton, OK 73505

- ✓ **Brand New Construction** | 15-Year Absolute NNN Lease | 10% Rent Increases Every 5 Years | (4) 5-Year Renewal Options
- ✓ **Premier Lease Guaranty and Operator** | 100 Locations Open and Growing | Huge Sales Performance
- ✓ **Strong Location on a Signalized Hard Corner on 0.61 Acres** That Sees Over 29,000 VPD
- ✓ **High Performing Retail Corridor** | Whataburger, 7-Eleven, and Walgreens Occupy the other Three Corners at the Intersection
- ✓ **Fort Sill & Defense-Driven Economy** | Major Military Presence | 300,000 SF Leidos Expansion | \$70M+ Annual Local Economic Impact

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 has achieved over 4,000% expansion since 2019 with average annual sales of nearly **\$2 million per stand**.





HARBOR FREIGHT
BOOT BARN
LAQUINTA
Olive Garden
LESLIE'S
SALLY.
Bundt
planet fitness

LOWE'S
THE HOME DEPOT
IHOP
Arby's
Starbucks
KFC
Firestone
extended STAY AMERICA
Chicken Express
Quality INN

DOLLAR GENERAL
ANYTIME FITNESS
Advance America

HONDA
GOODYEAR

SHERWIN-WILLIAMS
Applebee's
Enterprise
Popeyes
SONIC

IBC BANK
Casey's

7-ELEVEN

Valero

Pizza Hut
DQ
O'Reilly AUTO PARTS

CHIEFS
GO!

Domino's Pizza

한강 HANGANG
KOREAN RESTAURANT

CAMERON UNIVERSITY
(1,905 STUDENTS)

MAPLEWOOD APARTMENTS
(72 UNITS)

Walmart
Neighborhood Market
DOLLAR GENERAL

LAWTON-FORT SILL REGIONAL AIRPORT

EISENHOWER ELEMENTARY SCHOOL
(390 STUDENTS)

EDISON ELEMENTARY SCHOOL
(437 STUDENTS)

WILLOW WOOD APARTMENTS
(26 UNITS)

EISENHOWER HIGH SCHOOL
(1,087 STUDENTS)

NW 67TH STREET
(13,106 VPD)

NW CACHE ROAD
(16,703 VPD)

Saditty Kitty

WHATABURGER

W

TACO BELL
LATE NIGHT

INVESTMENT OVERVIEW

7 BREW LAWTON, OK



CONTACT FOR DETAILS

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Bob Moorhead
Managing Partner
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OK Broker of Record: Grant McKinney
License #: 120857

\$1,710,000

6.00% CAP

NOI

\$102,600

Building Area

±510 SF

Land Area

±0.61 AC

Year Built

2026

Lease Type

Ground Lease

Occupancy

100%

- ✓ **New Construction, 15-Year Absolute NNN Lease** with 10% Rental Increases Every 5 Years and (4), 5-Year Options to Renew
- ✓ **High-Visibility NW Cache Road Location** – The Property is positioned along NW Cache Road (16,700+ VPD), one of Lawton’s primary east-west commercial thoroughfares, providing convenient access to residential neighborhoods, major employment centers, Fort Sill, and the broader Lawton trade area.
- ✓ **Established National Retail Corridor** – The site benefits from proximity to the NW Cache Road/NW 82nd Street retail node, an expanding commercial destination anchored by national restaurants and retailers including Chick-fil-A, Braum’s, Hutch’s, Walmart Supercenter, Lowe’s, Academy Sports + Outdoors, and multiple quick-service restaurants
- ✓ **Growing West Lawton Commercial Hub** – Located within Lawton’s expanding west-side commercial and industrial corridor, the Property is near major employers including Goodyear, Bar-S Foods, and Republic Paperboard, as well as the future Firehawk Aerospace manufacturing facility.
- ✓ **Fort Sill and Defense-Driven Economy** – Lawton and Comanche County benefit from Fort Sill’s substantial military presence and a strengthening defense-industrial ecosystem. Leidos’ 300,000-square-foot Project New Heights expansion is expected to create more than 130 jobs and generate over \$70 million in annual local economic impact.
- ✓ **Advanced Manufacturing Investment** – Firehawk Aerospace is investing \$45 million in a new hybrid rocket-propulsion manufacturing facility within Lawton’s SW Rail Industrial Park, expected to create approximately 100 high-tech jobs with average annual salaries near \$93,000—supporting long-term household growth and consumer spending in the Lawton market.
- ✓ **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 34 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 LAWTON, OK

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



900
LOCATIONS



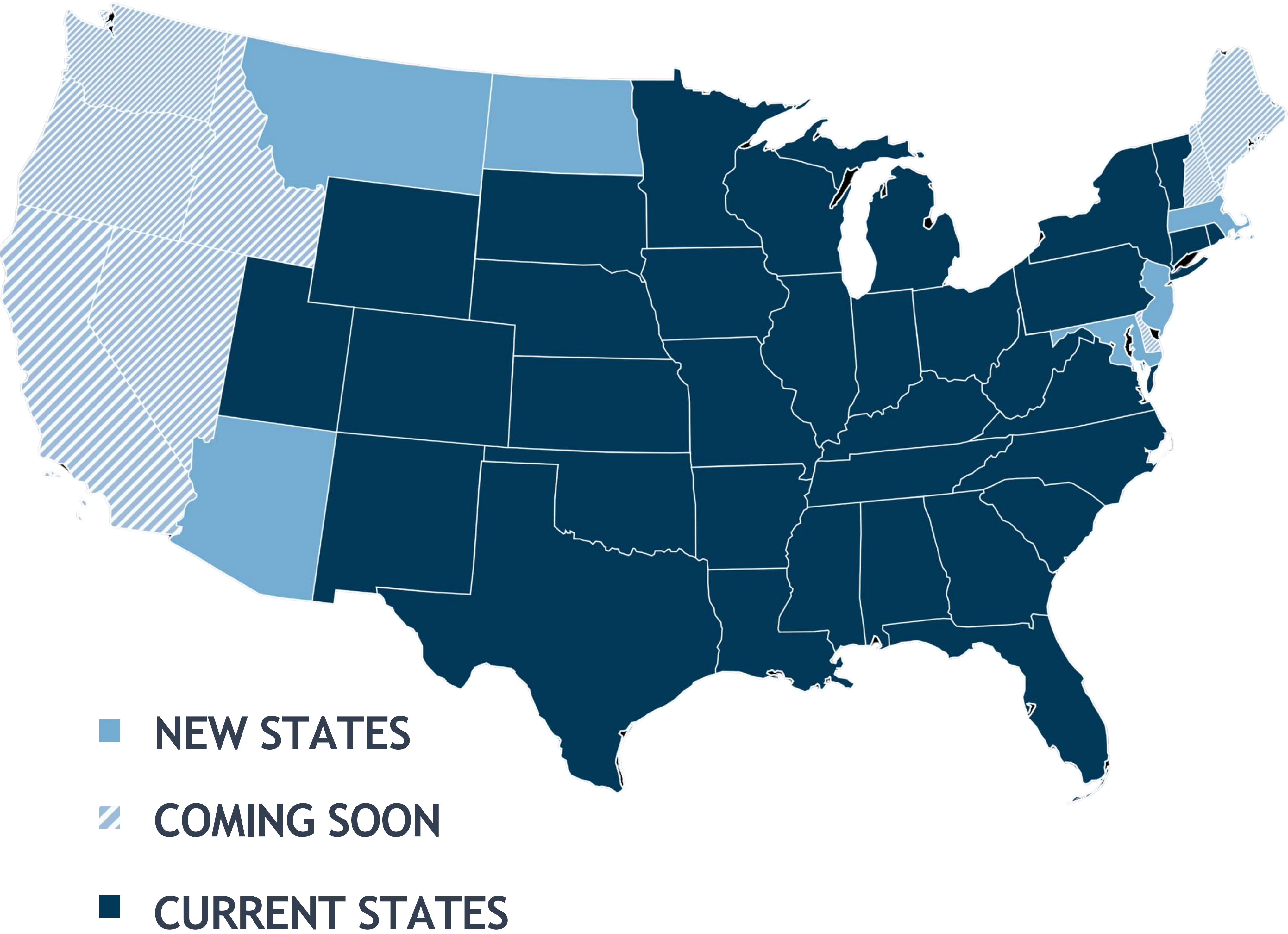
38
STATES



\$502M
2024 REVENUE



EST. \$2.5M
AUV SALES



TENANT OVERVIEW

7 BREW LAWTON, OK

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 80 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**

**95+
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 LAWTON, OK

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 LAWTON, OK

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	May 2026
Lease Expiration	May 2041
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$102,600.00
Annual Rent YRS 6-10	\$112,860.00
Annual Rent YRS 11-15	\$124,146.00
Option 1	\$136,560.60
Option 2	\$150,216.66
Option 3	\$165,238.33
Option 4	\$181,762.16

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.





REPUBLIC
Paperboard Company LLC

Silver-Line Plastics

GOODYEAR
ERGON
Asphalt & Emulsions

HOMELAND
DARBYS'
BIG FURNITURE
WING STOP

ACE
The helpful place.

MEMORIAL
HEALTH SYSTEM

OUTBACK
STEAKHOUSE

Wayne's
DRIVE INN

DOLLAR TREE

AutoZone

Integrity
Urgent Care

Walgreens

Valero

7-ELEVEN

WHATABURGER

TACO
BELL

SEVEN BREW
DRIVE THRU COFFEE

GRAMZ
FITNESS

Little Caesars
SUPERCUTS
REAL SMART HAIR

Saditty Kitty

NW 67TH STREET
(13,106 VPD)

NW CACHE ROAD
(16,703 VPD)

WILLOW WOOD
APARTMENTS
(26 UNITS)

한강 HANGANG
KOREAN RESTAURANT



COPPERSTONE POINT
(102 UNITS)



HUGH BISH
ELEMENTARY SCHOOL
(276 STUDENTS)



NW 67TH STREET
±13,106 VPD

NW QUANAH PARKE TRAILWAY
±13,071 VPD



CROSBY PARK
ELEMENTARY SCHOOL
(284 STUDENTS)



BISON RIDGE
APARTMENTS
(216 UNITS)



NW CACHE ROAD
±16,703 VPD



SUBJECT PROPERTY
6512 NW CACHE RD.



BROCKLAND
ELEMENTARY SCHOOL

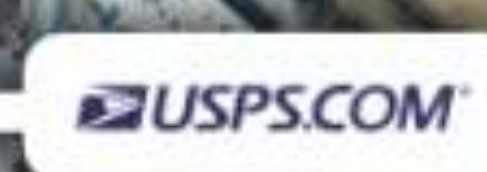
EDISON
ELEMENTARY SCHOOL
(437 STUDENTS)

WOODLAND HILLS
ELEMENTARY SCHOOL
(381 STUDENTS)

SUMMIT RIDGE
APARTMENTS
(168 UNITS)

CROSSROADS
AT WESTCHESTER
(40 UNITS)

EISENHOWER
MIDDLE SCHOOL
(1,087 STUDENTS)



SITE OVERVIEW

7 BREW LAWTON, OK



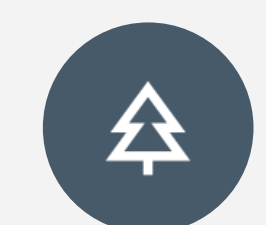
Year Built

2026



Building Area

±510 SF

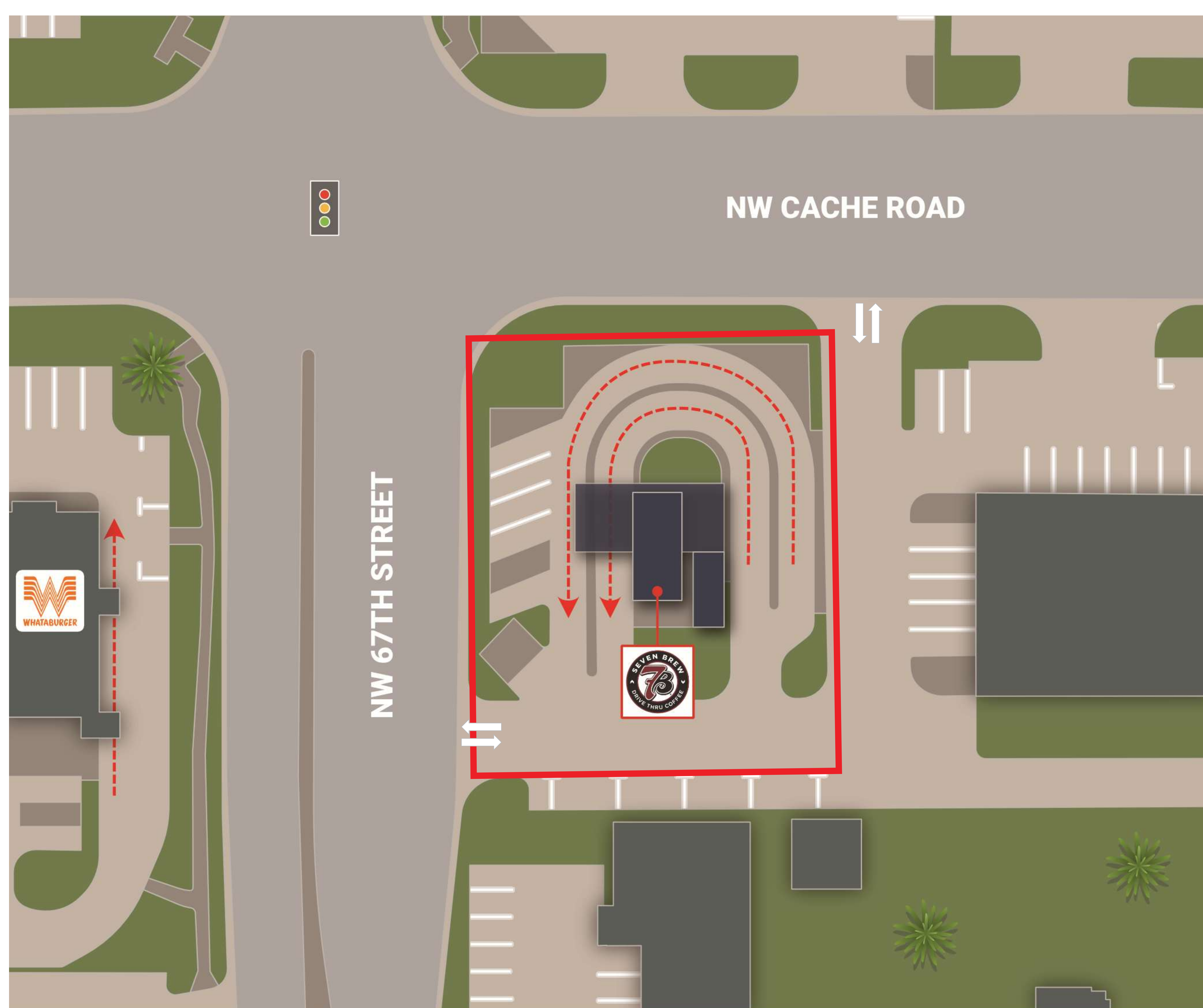


Land Area

±0.61 AC

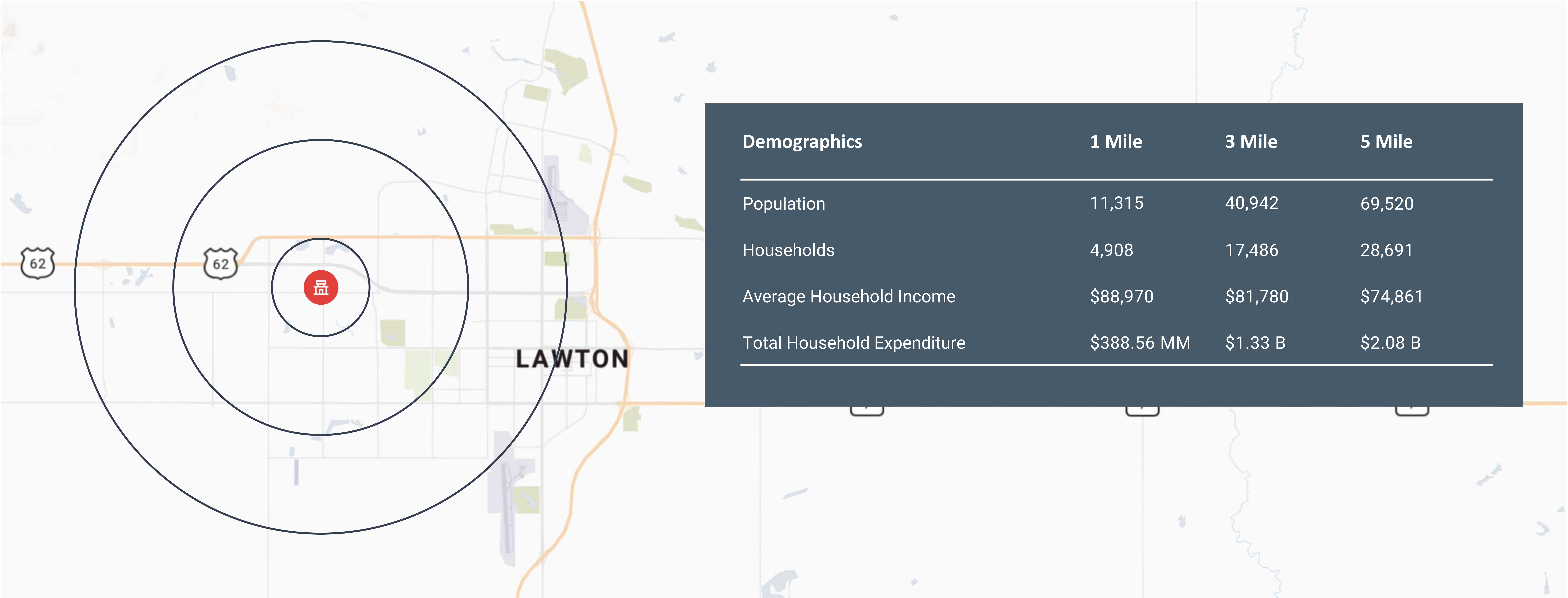
NEIGHBORING RETAILERS

- Walmart Super Center
- AMC
- Target
- T.J. Maxx
- Academy Sports
- Old Navy
- AtWoods
- Outback Steakhouse
- Whataburger
- Tractor Supply



LOCATION OVERVIEW

7 BREW LAWTON, OK



STATE OF OKLAHOMA ECONOMIC DRIVERS (EMPLOYEES)

1.

Walmart Associates Inc.(37,500)
2.

Amazon (14,000)
3.

INTEGRIS Health, Inc (11,400)
4.

Saint Francis Hospital (8,200)
5.

Hobby Lobby Stores, Inc. (8,200)
6.

Chickasaw Nation (6,400)
7.

Mercy Health (6,200)
8.

Choctaw Nation of Oklahoma (5,900)
9.

Braum’s, Inc. (5,900)
10.

American Airlines (5,200)

LOCATION OVERVIEW

7 BREW LAWTON, OK

Lawton
Oklahoma



90,500+

Population



\$54,433

Median Household Income



Residents in the City of
Lawton

90,000+

Residents in Comanche
County, Oklahoma

121,000+

Lawton is the largest city in western Oklahoma and the county seat of Comanche County, serving as the region’s primary retail, employment, healthcare, education, and governmental hub.

With a population of more than 90,000 residents, Lawton anchors the Lawton – Fort Sill market and benefits from its strategic position along Interstate 44, which connects the community with Oklahoma City, Wichita Falls, and North Texas.

Lawton is western Oklahoma’s principal commercial hub, supported by a 90,000+-resident city population, a 121,000+-resident Comanche County population, and the major economic influence of Fort Sill.

The local economy is anchored by Fort Sill, one of the nation’s premier U.S. Army installations and a major regional employment and training center.

Fort Sill supports a significant active-duty, civilian, contractor, student, and military-family population, creating a recurring customer base for retail, service, healthcare, and housing-oriented businesses throughout Lawton and Comanche County. The installation also strengthens demand from defense, technology, engineering, logistics, and contractor-related employers. Lawton’s economy is further diversified by advanced manufacturing, aerospace and defense, food processing, distribution, healthcare, education, and retail. Major private-sector employers include Goodyear Tire & Rubber, Bar-S Foods, IPEX, Republic Paperboard, Firehawk Aerospace, PepsiCo, and Fisher59. Goodyear operates its largest tire-production facility in Lawton, employing approximately 2,559 people, while the FISTA Innovation Park supports technology and defense-oriented companies serving the military and broader aerospace sector.

Comanche County, Oklahoma

Comanche County is among Oklahoma’s most populous counties, with approximately 121,000 residents, and Lawton represents its commercial center. The county’s economic base is closely tied to Fort Sill, regional healthcare, public-sector employment, manufacturing, education, and agriculture. Lawton’s role as the county seat and the dominant population center concentrates retail activity, essential services, dining, entertainment, and professional services within the city, drawing consumers from surrounding rural communities across southwest Oklahoma.

IN THE NEWS

7 BREW LAWTON, OK

Leidos Breaks Ground on Major Defense Expansion in Lawton

AUGUST 12, 2026 (CITY OF LAWTON)

Leidos broke ground on Project New Heights, a two-facility defense expansion expected to add more than 130 high-skilled jobs and generate more than \$70 million in annual local economic impact.

The project will establish approximately 300,000 square feet of new defense-industrial space: a 200,000-square-foot Prototype Integration Facility at FISTA Innovation Park and a 100,000-square-foot depot support facility near Lawton-Fort Sill Regional Airport. The operations will support advanced manufacturing, systems integration, testing, modernization and sustainment programs. Leidos also expects continued workforce growth in its Lawton cyber-information-services operation, creating STEM-focused careers. The City called the project Lawton’s largest economic-development effort in payroll dollars in nearly 50 years.

EXPLORE ARTICLE

Groundbreaking for Firehawk Aerospace Facility Kicks Off in Lawton

APRIL 16, 2026 (LAWTON-FORT SILL ECONOMIC DEVELOPMENT CORPORATION)

Firehawk Aerospace broke ground on a 40,000-square-foot rocket-fuel manufacturing facility in Lawton, advancing a \$45 million aerospace investment in the SW Rail Industrial Park.

The planned facility will sit on 160 acres within Lawton’s SW Rail Industrial Park and manufacture hybrid rocket-propulsion fuel. The project expands the city’s defense-and-aerospace manufacturing cluster, leveraging Lawton’s proximity to Fort Sill, available industrial land and regional workforce resources. The \$45 million investment adds construction activity, specialized manufacturing potential and a nationally relevant technology user to the local industrial base. It also strengthens the broader FISTA Innovation Park and defense-sector ecosystem that supports high-value job creation in the Lawton-Fort Sill market.

EXPLORE ARTICLE

Lawton City Council Approves \$33M for New Youth Sports Complex

JULY 15, 2026 (KSWO 7NEWS)

Lawton City Council approved more than \$33 million for construction of a new youth sports complex, a major quality-of-life and visitor-economy investment.

The approved funding package advances a new youth sports complex that can expand Lawton’s ability to host local and regional athletic events. Sports facilities generate recurring activity for hotels, restaurants, retailers and service businesses while providing a community amenity for current and future households. Council also authorized approximately \$3.4 million to continue engineering on an alternate water-supply project, signaling continued investment in both recreation and long-term infrastructure resilience. Together, these initiatives support Lawton’s quality-of-life offering and broader efforts to attract residents, employers and visitors.

EXPLORE ARTICLE

Ribbon-Cutting Held for New Best Buy in Lawton

MAY 29, 2026 (KSWO 7NEWS)

Lawton welcomed a new Best Buy location, adding a national electronics retailer to the city’s commercial mix.

The opening represents a new national retail investment in the Lawton trade area and expands local access to electronics, appliances, technology services and related consumer goods. The new store broadens the city’s retail offering and helps retain discretionary spending within the community. For a regional shopping hub serving Comanche County, Fort Sill personnel and surrounding southwest Oklahoma communities, the arrival of a major retailer is a positive signal of consumer demand and retailer confidence. The opening also contributes new jobs and increased traffic for surrounding commercial businesses.

EXPLORE ARTICLE

Lawton Council Launches RISE Initiative to Redevelop Blighted Areas and Vacant Lots

AUGUST 26, 2026 (SOUTHWEST OKLAHOMA NEWS)

Lawton City Council took the first step on the RISE initiative, a redevelopment program aimed at revitalizing blighted neighborhoods and vacant lots to help meet housing demand.

The Revitalize, Invest, Strengthen and Expand initiative targets reinvestment in established Lawton neighborhoods and underutilized sites. City and economic-development leaders linked the effort to success recruiting industry, jobs and commercial development, noting that new employment will increase demand for local and regional housing. By encouraging infill and redevelopment, the program can support stronger neighborhoods, expand the city’s housing supply and create opportunities for construction and small-business activity. The initiative complements Lawton’s job-creation strategy by addressing a critical quality-of-life and workforce-housing need.

EXPLORE ARTICLE

Lawton City Council Reviews Updated Stormwater Master Plan

JUNE 8, 2026 (KSWO 7NEWS)

Lawton’s updated Stormwater Master Plan identifies more than \$200 million in priority flood-mitigation projects to address drainage and infrastructure needs citywide.

The proposed multiyear plan provides a blueprint for addressing flood-prone areas, drainage capacity and structural risk as Lawton grows. Capital planning for stormwater infrastructure can improve development readiness, protect properties and support safer access throughout commercial and residential districts. The plan gives the City a prioritized framework for phasing investments and pursuing funding for critical drainage work. Paired with other street, utility and water-supply initiatives, the program demonstrates a proactive focus on resilient public infrastructure needed to support long-term economic development and community investment.

EXPLORE ARTICLE

Fort Sill Geothermal Project to Upgrade More Than 1,700 Homes

SEPTEMBER 23, 2026 (OKLAHOMA ENERGY TODAY)

A \$63 million geothermal project at Fort Sill is expected to reduce energy costs by nearly 60% across more than 1,700 military homes.

The Army’s large-scale residential geothermal upgrade will install heat-pump systems in more than 1,700 Fort Sill homes, supporting substantial energy savings and modernizing military housing. The project represents an important federal capital investment in the Lawton-Fort Sill area and reinforces the post’s long-term residential infrastructure. Fort Sill is a central economic anchor for Lawton and Comanche County, supporting military and civilian employment, local housing demand and year-round spending. The investment also supports construction activity and can improve the quality and sustainability of housing available to military families.

EXPLORE ARTICLE

Comanche County Begins Bridge-Replacement Program Along Cache Road

JUNE 1, 2026 (COMANCHE COUNTY DISTRICT 3)

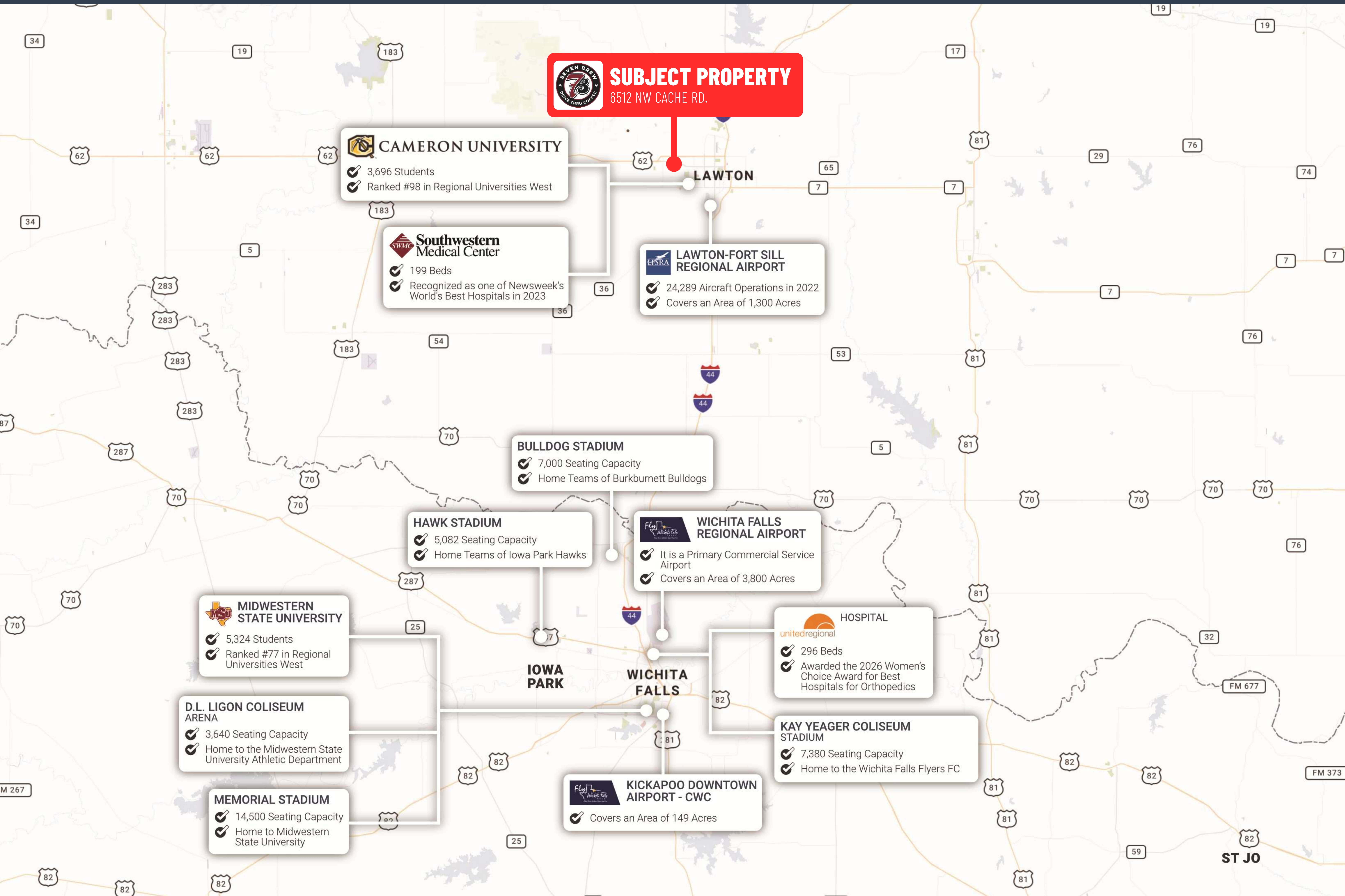
Comanche County began replacing two bridges on Cache Road, an important project to improve roadway safety and reliability near Cache and the Lawton-Fort Sill area.

The project replaces the West Cache Creek Truss Bridge, approximately 401 feet long, and the 165-foot Rock Creek span along County Road EW-165/Cache Road. The work is scheduled for roughly 240 calendar days and reflects the County’s ongoing commitment to maintaining critical rural and regional road infrastructure. Modern, reliable bridges strengthen access for commuters, commercial vehicles, residents and visitors while improving connections between Lawton, Cache, Fort Sill and surrounding Comanche County communities. Infrastructure investment of this type supports continued development and economic mobility across the regional trade area..

EXPLORE ARTICLE

METRO AREA

7 BREW LAWTON, OK



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

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Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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kvarni@securenetlease.com

Bob Moorhead

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bob@securenetlease.com