

# SECURE

NET LEASE



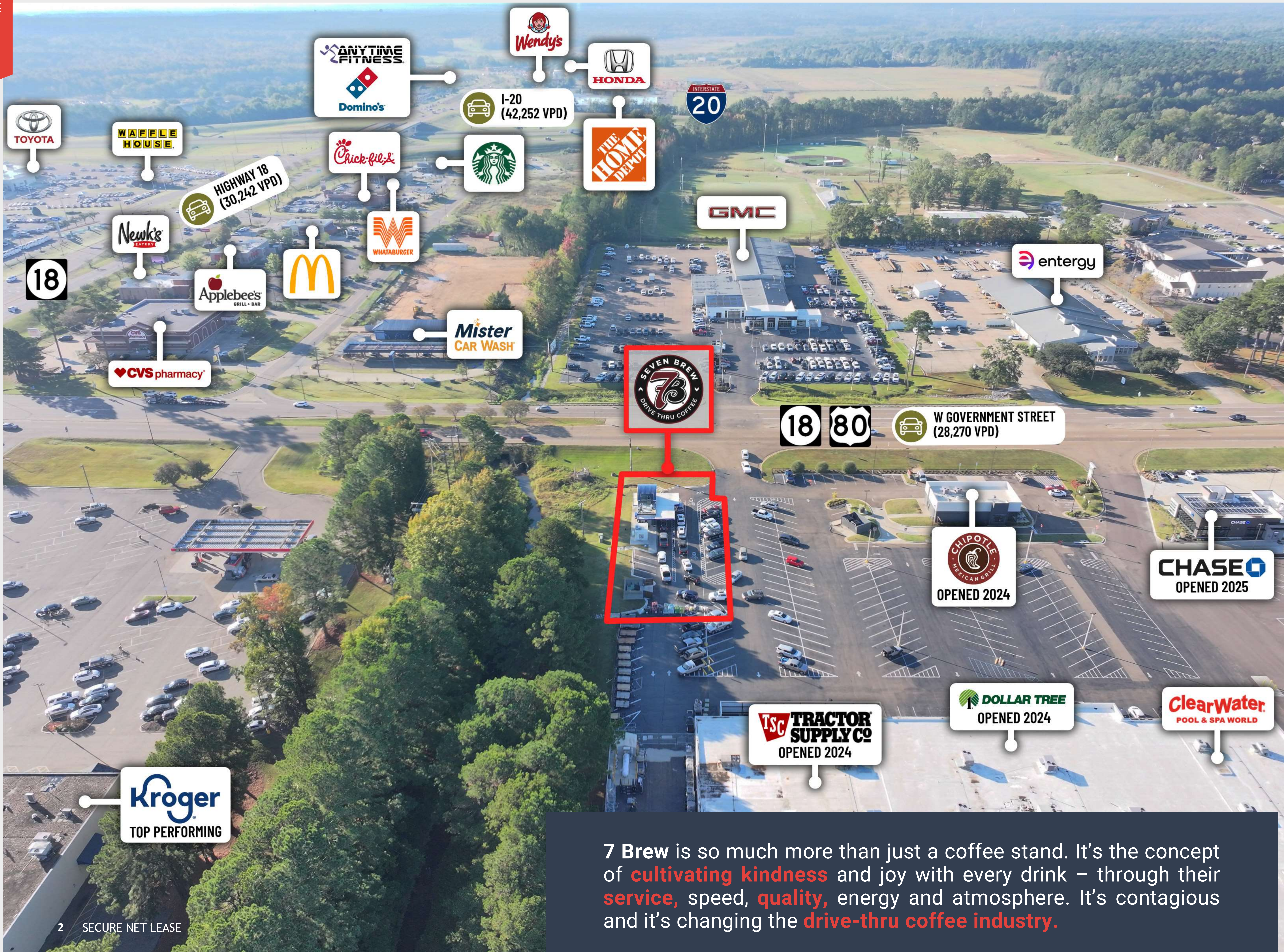
Subject Property

## 7 Brew Coffee

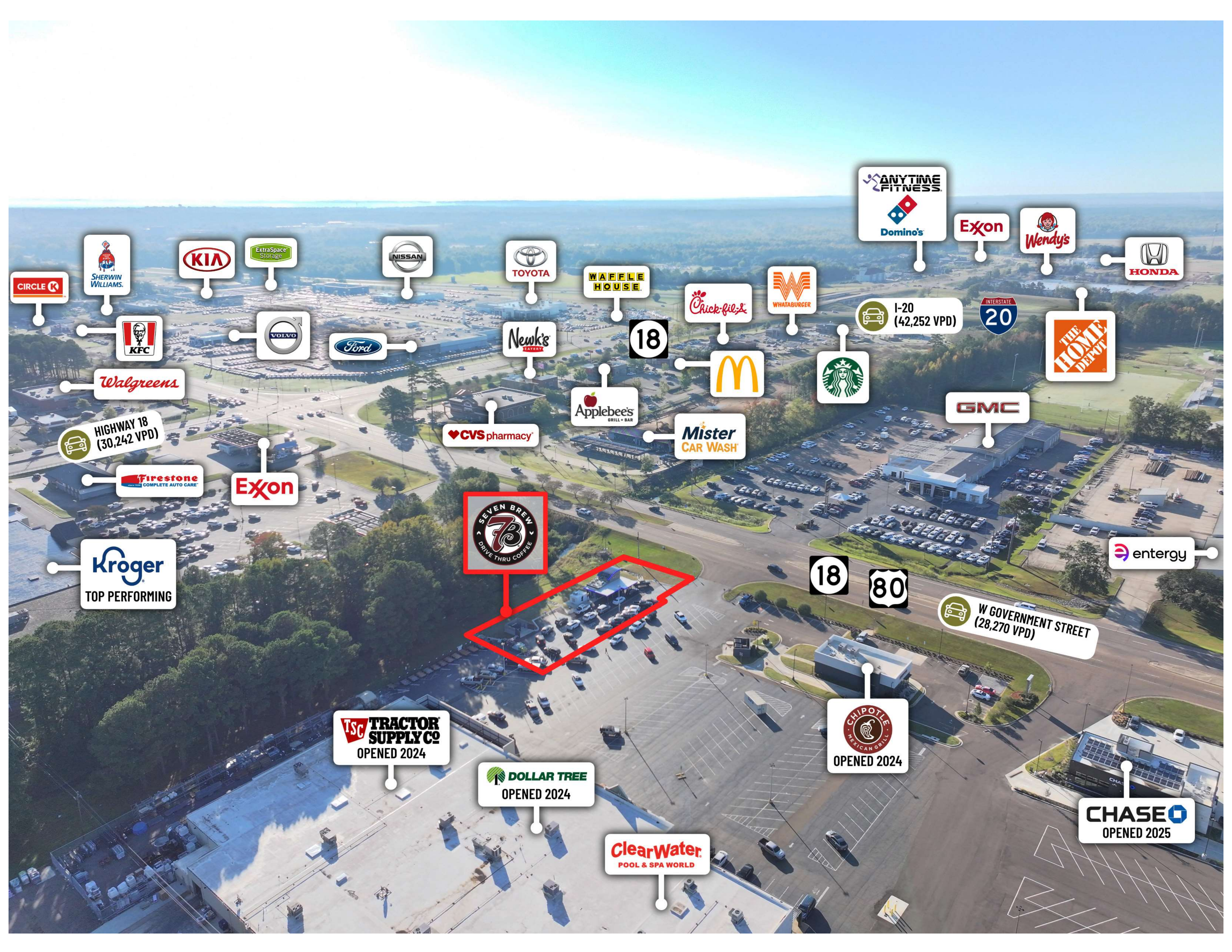
**\$1,704,000 | 6.75% CAP**

5270 US-80, Pearl, MS 39208

- ✓ **New 20-Year Ground Lease** with 10% Rental Increases Every 5 Years, in Primary Term and Options, Plus (4) 5-Year Options to Renew
- ✓ **High-Visibility and Easily Accessible Location** - Along U.S. Route 80/West Government Street (25,500 ± VPD), a major east-west Pearl thoroughfare traversing the entirety of the city and connecting the retail corridor.
- ✓ **High Traffic Retail Corridor Located Near Interstate 20**, one of the major US Interstates which sees over 42,250± VPD.
- ✓ **Less than One Mile from Merit Health Rankin Hospital** - a 134-bed community-oriented hospital and emergency room with more than 300 healthcare professionals.
- ✓ **Dense Retail Area** - Surrounded by national retailers including Walmart Supercenter, Kroger, Chick-Fil-A, Whataburger, McDonald's, and more.



7 Brew is so much more than just a coffee stand. It's the concept of **cultivating kindness** and joy with every drink – through their **service**, speed, **quality**, energy and atmosphere. It's contagious and it's changing the **drive-thru coffee industry**.



## INVESTMENT OVERVIEW

7 BREW PEARL, MS

File Photo



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**MS Broker of Record: Stephen Noyola**

**License #: B-24229**

# \$1,704,000

## 6.75% CAP

NOI

\$115,000

- ✓ **New 20-Year Ground Lease** with 10% Rental Increases Every 5 Years, in Primary Term and Options, Plus (4) 5-Year Options to Renew

Building Area

±510 SF

- ✓ **High-Visibility and Easily Accessible Location** - Situated along U.S. Route 80/West Government Street (25,500 VPD), a major east-west Pearl thoroughfare traversing the entirety of the city and connecting the retail corridor. It is also just north of I-20, allowing the site to capture significant commuter traffic (61,800 VPD).

Land Area

±0.36 AC

- ✓ **Subject Property Greatly Benefits from its Three Mile Proximity from Jackson-Medgar Wiley Evers International Airport** - This is the #1 airport in the state of Mississippi with approximately 78% more passengers than the next busiest Mississippi airport (1.2 million passengers per year).

Year Built

2023

- ✓ **Less than One Mile from Merit Health Rankin Hospital** - a 134-bed community-oriented hospital and emergency room with more than 300 healthcare professionals on staff. They have been named one of the Best Places to Work in Mississippi.

Lease Type

Ground Lease

- ✓ **Nearly 70,000 People Live Within 5 Miles of the Property** and the average household income is \$104,159, providing a large and reliable customer base for the site.

Occupancy

100%

- ✓ **Located Near Many National Credit Tenants**, including Walmart Supercenter, Kroger, CVS, Chick-Fil-A, Whataburger, Starbucks, McDonald's, Walgreens, Murphy USA, Office, Depot, Firestone, Mister Car Wash, & more.

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 PEARL, MS

# 7 Brew Coffee

**Lessee:** Brew Crew MS, LLC

**Guarantor:** Brew Crew MS, LLC

AVERAGE UNIT  
VOLUME (AUV)

**\$2.4 M**

LOCATIONS

**420+**



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

**7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. The dream came alive with their first “stand” in Rogers, AR in 2017 and their 7 original coffees.**

Today, they serve a wide array of **specialty coffees**, smoothies, chillers, teas, and exclusive 7 Energy, a premium energy drink that can be infused with over **20,000 flavor** combinations. 7 Brew cultivates kindness and joy with every drink – through their **service, speed**, quality, energy and atmosphere.

7-Brew is a **drive-through coffee** concept that offers no interior seating. Customers typically order from their vehicles – face to face with the order taker. Some locations with high pedestrian traffic areas have walk-up windows. The product is **amazing and customizable**, but the real **attraction** to this brand is the way these units are operated, and the people working there.

Brew Crew is the **biggest franchisee** in the 7 Brew system with over 50 locations. Brew Crew was honored to be the very first 7 Brew Franchisee to open a non-corporately operated stand. The group was awarded **Franchisee of the Year** in 2023, with a **system-best AUV of \$2.4 million**.



## IN THE NEWS

7 BREW PEARL, MS

# Blackstone Announces Growth Investment in 7 Brew

FEBRUARY 14, 2024 (BLACKSTONE)

**Blackstone (NYSE:BX) today announced that Blackstone Growth and affiliated funds (collectively “Blackstone”) have made a growth equity investment in 7 Brew Coffee, the next generation drive-thru beverage business. Blackstone’s investment seeks to help enable 7 Brew to accelerate its already-rapid expansion across the U.S., in collaboration with its premier franchise partners.**

Since 7 Brew began operating its first coffee “stand” in Rogers, Arkansas in 2017, the company has been **committed to serving custom drinks** (more than 20,000 different combinations) while cultivating **kindness and joy** with every drink. Today, 7 Brew is a leading franchisor recognized as QSR Magazine’s “Breakout Brand of 2023.”

**John Davidson, CEO of 7 Brew, said, “We are on a strong growth trajectory thanks to our outstanding team, the Brew Crew, and are so excited to have found in Blackstone a true partner who understands our culture and whose global reach and incredible resources will enable us to reach this next stage of growth. Blackstone brings everything we are looking for to help serve our customers and support our franchisees – industry and market knowledge, franchisee relationships, data science, operations and real estate expertise.”**

Todd Hirsch and Katie Storer of Blackstone said, “7 Brew’s **impressive growth** to date is a testament to its strong team and franchisee partnerships. We are excited to partner with this business that **is redefining the out-of-home coffee experience**, by marrying a personal, human-centric customer service experience with premium products and exceptional efficiency.”

Brian Cornyn of Blackstone said, “This investment illustrates Blackstone’s thematic focus on investing in **strong franchise businesses** alongside highly skilled operators. We are proud to bring Blackstone’s experience and global resources to fuel 7 Brew’s next stage of growth.”

EXPLORE ARTICLE



# Emerging Franchise 7 Brew Wants to Change the Drive-thru Coffee Experience

LAURA MICHAELS, FEBRUARY 14, 2023 (FRANCHISE TIMES)

**Larry Wilson summed up how 7 Brew stands out from its giant coffee company competitors this way: “It’s Chick-fil-A marrying Starbucks and having a child.”**

“It’s the kindness of Chick-fil-A and ordering and **delivering directly** to the vehicle. We’re physically bringing the coffee to you,” he continued. That service and what he said is **tangible positive energy**, coupled with an almost **singular focus** on beverages (the only food items are muffin tops), sold him on the model in a big way.

**We believe the drive-thru category is ripe for reinvention and rapid growth and we’re well positioned to disrupt and lead,”** Liautaud said in a statement at the time.

Wilson, also the founder of healthy fast-casual franchise CoreLife Eatery, and business partner Brandon Sebald plan to develop **212 locations** of the drive-thru coffee concept under their Brew Crew LLC. The franchisees have **11 stores** open in Arkansas, Missouri, Kentucky and Tennessee, and Sebald said they’re opening a new unit every two weeks on average, with the expectation of **26 total** this year.

“I knew from day one as a customer it was special,” said Sebald, who lives in Fayetteville, Arkansas, where 7 Brew is based. “Then I got behind the curtain. You see the **positive energy**, which is hard to find today, that positive customer experience. The minute I stepped into a stand, I called Larry and said, you’ve gotta get in on this.”

EXPLORE ARTICLE



# LEASE OVERVIEW

7 BREW PEARL, MS

Initial Lease Term	20-Years, Plus (4) 5-Year Options to Renew
Rent Commencement	December 2023
Lease Expiration	December 2043
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$115,000.00
Annual Rent YRS 6-10	\$126,500.00
Annual Rent YRS 11-15	\$139,150.00
Annual Rent YRS 16-20	\$153,065.00
Option 1	\$168,371.50
Option 2	\$185,208.65
Option 3	\$203,729.52
Option 4	\$224,102.47

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.



JACKSON-MEDGAR WILEY EVERS INTERNATIONAL AIRPORT



**SUBJECT PROPERTY**  
5270 US-80.



AIRPORT ROAD S  
±28,715 VPD

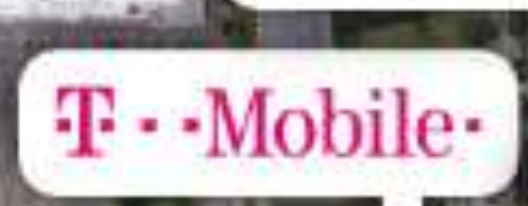


CROSSGATES BOULEVARD  
±33,173 VPD



18 80

W GOVERNMENT STREET  
±28,270 VPD



HALLMARK GARDENS APARTMENT



BRANDON PUBLIC LIBRARY



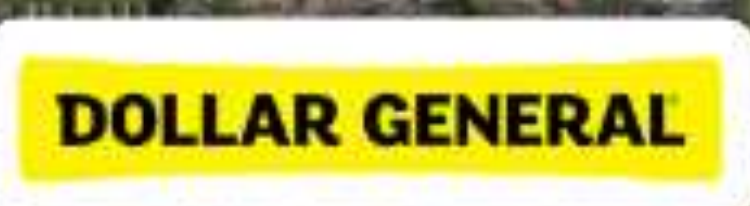
INTERSTATE 20  
±61,800 VPD



ROUSE ELEMENTARY SCHOOL  
(751 STUDENTS)  
WINDSOR LAKE  
(273 UNITS)



475



18

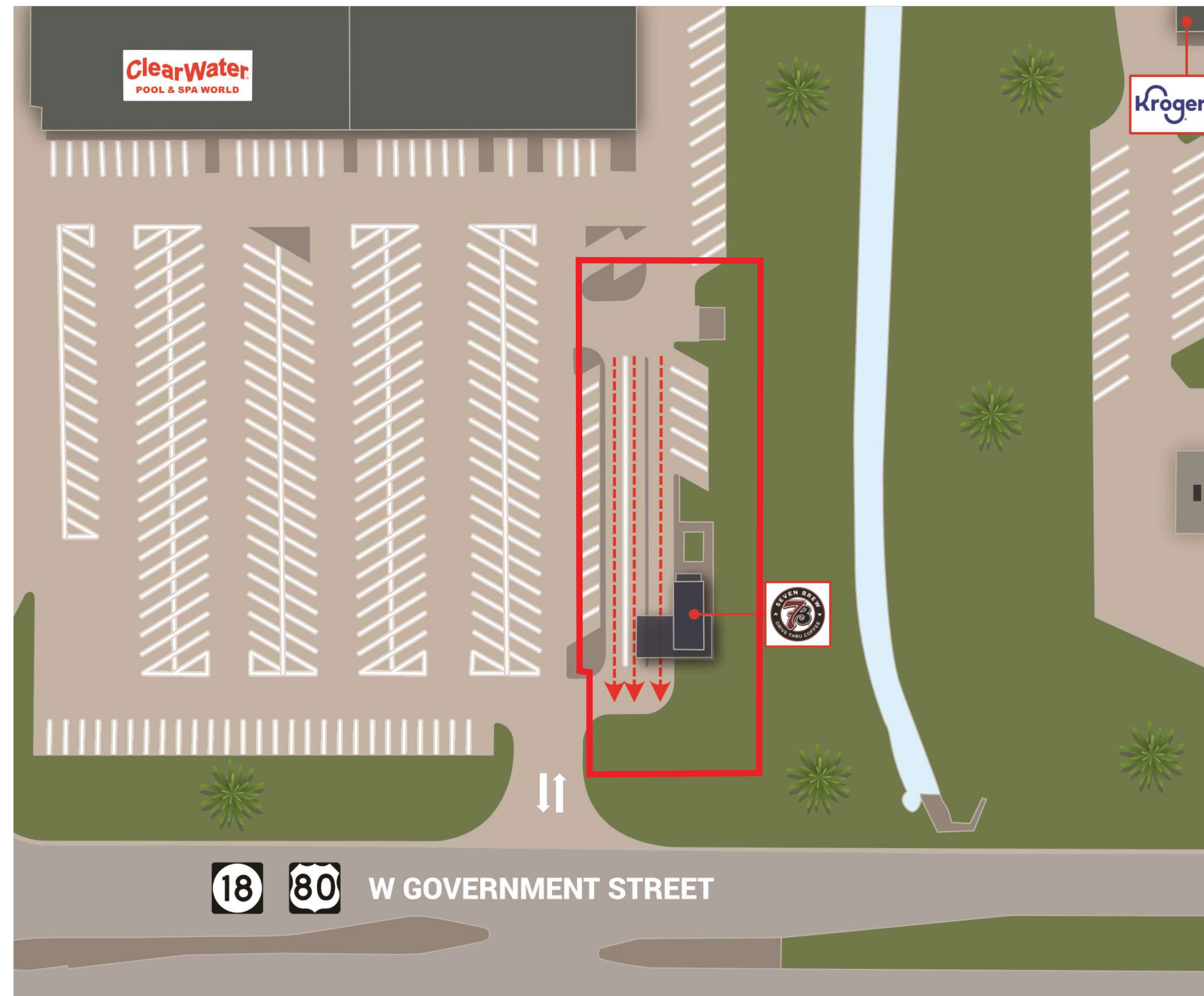
±18,595 VPD



# SITE OVERVIEW

7 BREW PEARL, MS

	Year Built		2023
	Building Area		±510 SF
	Land Area		±0.36 AC



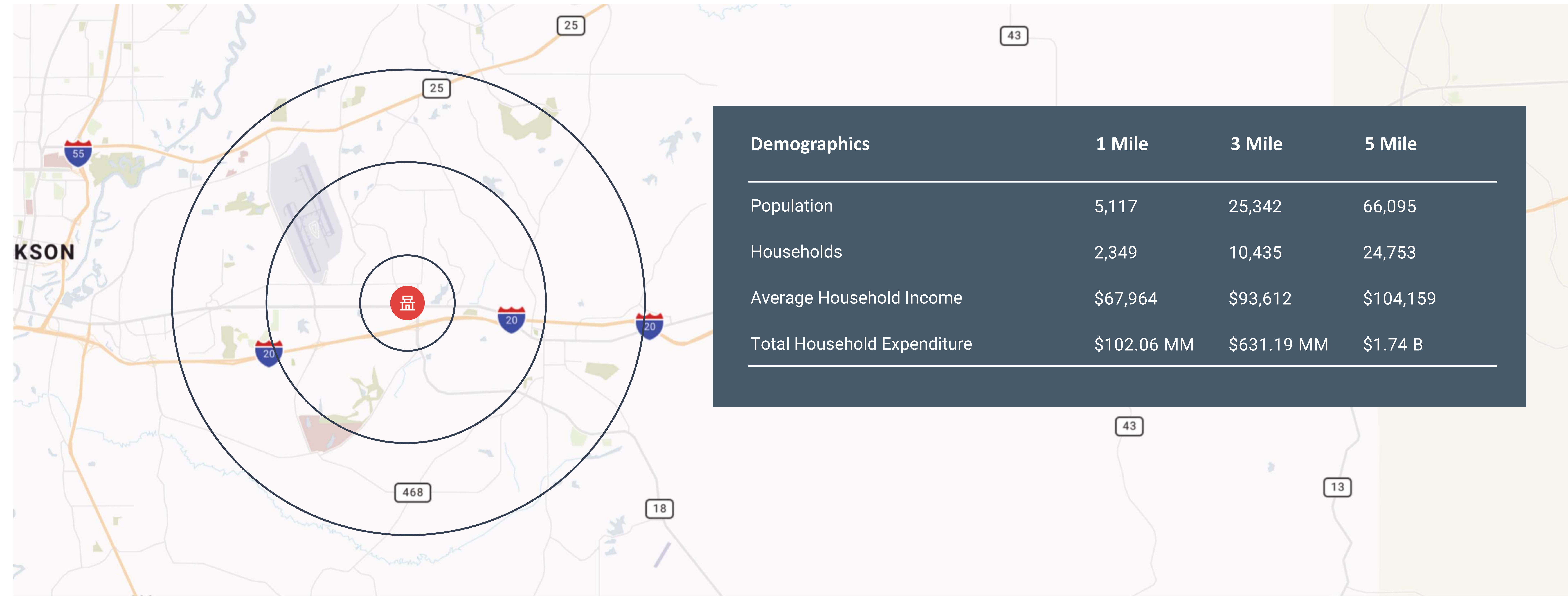
## NEIGHBORING RETAILERS

- Kroger
- Walmart Supercenter
- Big Lots!
- Hibbett Sports
- Planet Fitness
- The Home Depot
- Dollar Tree
- Ollie's Bargain Outlet
- Waffle House
- Anytime Fitness



# LOCATION OVERVIEW

7 BREW PEARL, MS



## Jackson, MS Economic Drivers (NUMBER OF EMPLOYEES)

1. State of Mississippi (27,775)
2. University of Mississippi (9,000)
3. American Studios, Inc. (5,000)
4. Jackson Public School District (4,200)
5. Entergy Operations, Inc. (3,600)
6. Baptist Health Systems (3,000)
7. Trustmark Corporation (2,797)
8. St. Dominic Health Services (2,500)
9. City of Jackson, Mississippi (2,100)
10. Jackson State University (2,000)

# LOCATION OVERVIEW

7 BREW PEARL, MS

## Pearl

Mississippi

27,682

County Population

\$54,615

Median Household Income

The Pearl Public School District is Prestigiously "A" Rated by the Mississippi Department of Education

**"A" RATED**

Flowood is a Suburb of Jackson, the State's Capital

**3 MILES FROM JACKSON**

**The City of Pearl is nestled along four transportation arteries in Mississippi: Interstate 55, Interstate 20, U.S. Highway 80, and U.S. Highway 49.**

The city's location also provides easy access to national and international destinations with the Jackson-Evers International Airport in the backyard.

**Pearl is apart of Rankin County, one of the fastest growing counties in Mississippi. Rankin County is the 4th-most populous county in Mississippi and is part of the Jackson Metropolitan Statistical Area.**

With a 2023 population of 27,682, it is the 11th largest city in Mississippi. Since being incorporated in 1973, Pearl has always worked hard for its residents, businesses, and visitors.

Pearl continues to shine as the "Jewel of the Crossroads". Pearl, Mississippi is located 3 miles SE of Jackson, Mississippi and 160 miles N of New Orleans, Louisiana. It is in Rankin County and part of the Jackson metro area. When it comes to working, Pearl has a strong, business-friendly community with diverse employment opportunities. From retail to dining, hotels, and manufacturing, as well as higher education and state offices, Pearl has it all. The Pearl Chamber of Commerce is recognized as a centerpiece for business promotion and economic development. When doing business in Pearl, one is not only reaching the city's citizens but the entire metro Jackson area, as well as thousands of travelers every day. Pearl has state-of-the-art parks and recreation re-development ongoing, tremendous shopping opportunities all over the city including Bass Pro Shops, Sam's, and the Outlets of Mississippi. The Mississippi Braves, the AA franchise of the mighty Atlanta Braves, have called Trustmark Park and Pearl their home since 2005.

## IN THE NEWS

7 BREW PEARL, MS

### \$30 million development coming to downtown Jackson

CALEB SALERS, SEPTEMBER 28, 2023 (SUPER TALK)

The Jackson Yards, a 10-acre, development in the heart of downtown Jackson, was announced by A3 Consulting alongside the Hinds County Development Authority and other business leaders on Wednesday. Anchoring The Jackson Yards will be the Metro Booming Training Academy — a next-generation trade school — new businesses, and affordable housing at 201 N. Green Ave.

**Metro Booming Training** Academy will feature ASE auto and diesel, construction, food and beverage training, and the only **forklift operations** certification in the city.

“As Jackson continues to evolve new business opportunities and reinvigorate the historic downtown area, we realized an increasing demand for a leading-edge trade school that will inspire the next generation workforce,” A3 Consulting founder Richard Bradley said.

New retail additions from the project will include U-Do-It Auto Garage, an auto and diesel service facility, and work logistics. Phase two of the **350,000-square-foot** development will begin an affordable housing project.

“Metro Booming Training Academy was launched to meet that need, creating thousands of in-demand jobs across Jackson, the state, and nationwide. The Jackson Yards will fuel the engines of **economic and workforce** development and revitalization — a gateway to prosperity.”

The training academy is housed in a newly renovated, **\$500,000** warehouse with eight bays, training equipment, classrooms, meeting rooms, and offices.

More than **375 students** will participate in the training academy’s first year, and the goal is to enroll more than **2,800 students** in the next five years.

EXPLORE ARTICLE



### Mississippi: The Magnolia State Blooms

RONESHIA THOMAS, AUGUST 23, 2023 (BUSINESS FACILITIES)

With one of the lowest corporate tax rates in the U.S., Mississippi offers low business costs, a talented workforce, and a competitive climate for innovation. This collaborative system has fostered growth in all industries including automotive and aerospace manufacturing as well as the emerging blue economy.

With the **available airspace** and infrastructure to support it, the aerospace industry has been thriving in the Magnolia State. NASA’s Stennis Space Center has been located in Mississippi for **six decades** and has played a **major role** in the innovation and expansion of the industry.

Mississippi is known for a friendly business climate which makes it easier for manufacturers to settle into the state. Being the powerhouse behind the Mississippi economy, the manufacturing industry employs over 140,000 people across the state. Advanced manufacturing companies choose Mississippi because of its highly skilled workforce, innovative technology, and productivity.

Mississippi has an expansive portfolio of resources and advantages for the aerospace industry, such as the Aerospace Initiative Incentives Program and its proximity to major military installations. Mississippi has **80 privately and publicly** owned **airports**.

With continued investment from aerial manufacturers, such as Hush Aerospace, GE Aviation, and Airbus Helicopters, the aerospace industry will continue to soar in Mississippi.

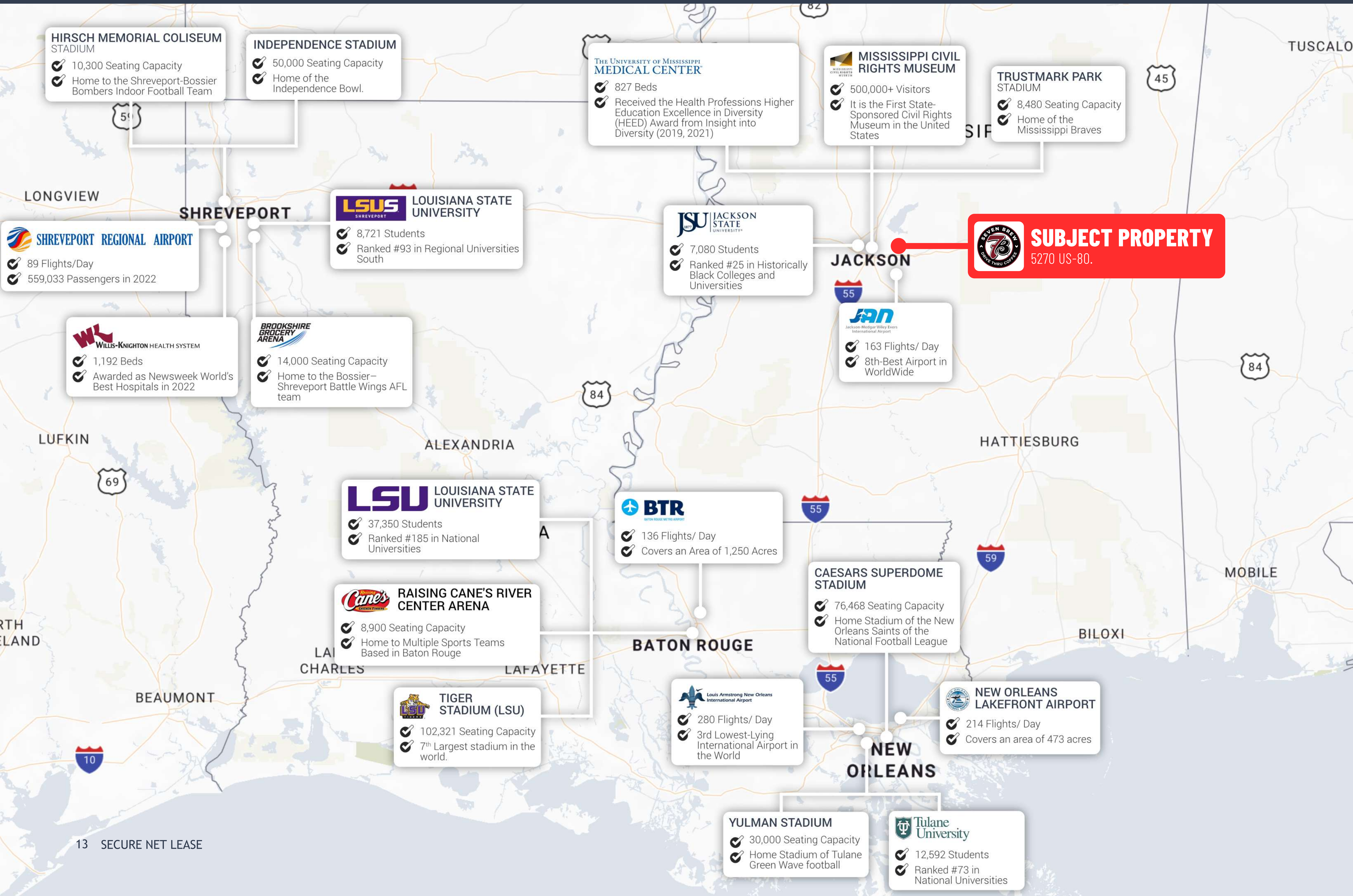
Investments from manufacturing companies have helped boost the state’s economy, including a corporate investment of **\$2.5 billion** by Steel Dynamics in the Golden Triangle Region, which is currently the **largest in the state’s history**.

EXPLORE ARTICLE



# JACKSON MSA

7 BREW PEARL, MS



**7 BREW PEARL DRIVE THRU CORNER**

**SUBJECT PROPERTY**

5270 US-80.

CALL FOR ADDITIONAL INFORMATION

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**Office**

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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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