

SECURE
NET LEASE

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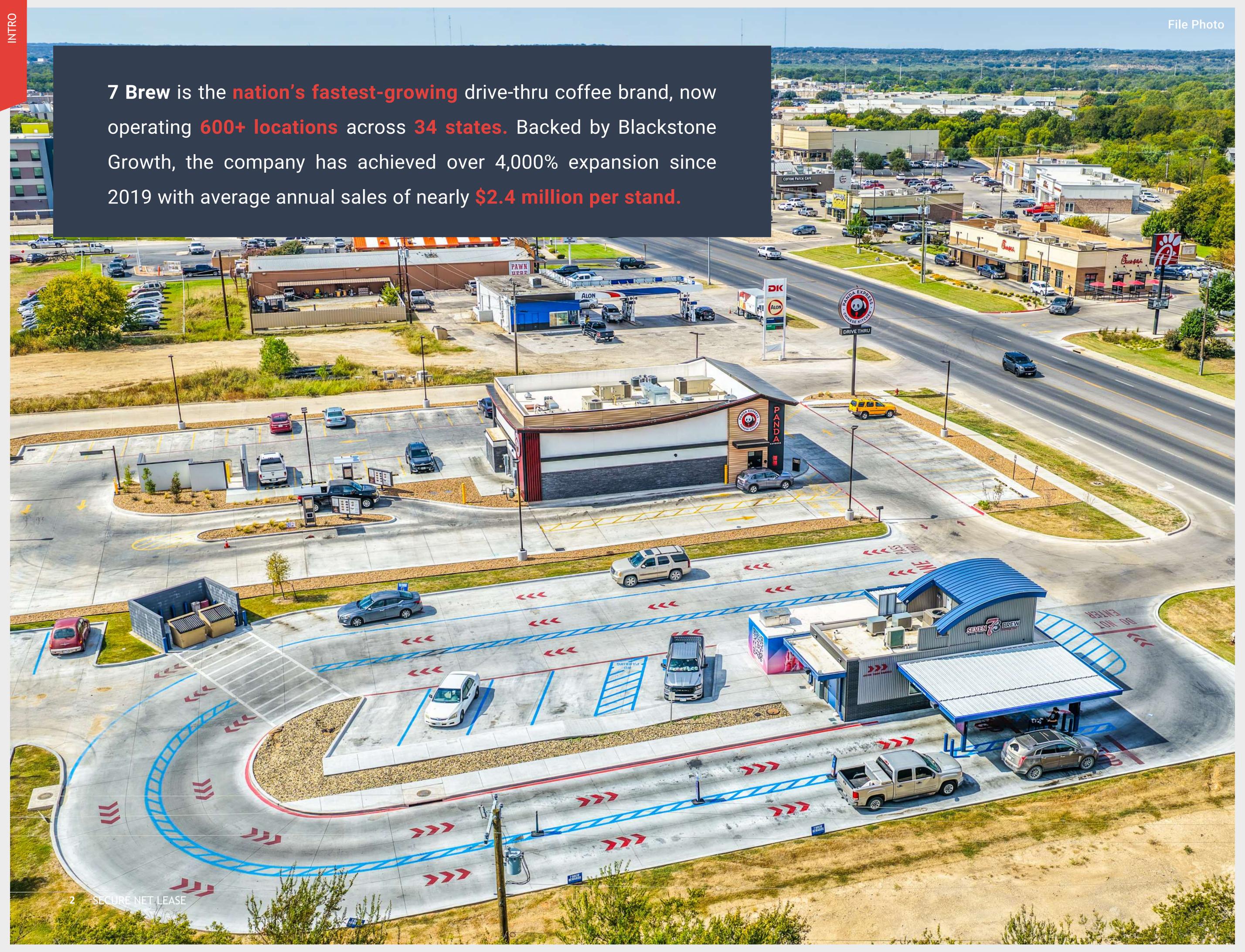
7 Brew | Costco Pad Site

\$1,667,000 | 6.00% CAP

6411 West Hwy 158, Midland, TX 79707

- ✓ **Signalized Costco-Anchored Hard Corner** At Hwy 158 & SH 191
- ✓ **Adjacent To Texas' Largest Costco** With Sam's Club, H-E-B, Lowe's, Academy, And National QSR Tenants
- ✓ **71,000+ VPD Intersection** With Direct Access To Loop 250 And I-20
- ✓ **Minutes From Chevron And Occidental Headquarters** With Planned Zoo Development Nearby
- ✓ **Midland Ranked #1 Fastest-Growing Mid-Sized U.S. City** Driven By Permian Basin Energy Sector

7 Brew is the **nation's fastest-growing** drive-thru coffee brand, now operating **600+ locations** across **34 states**. Backed by Blackstone Growth, the company has achieved over 4,000% expansion since 2019 with average annual sales of nearly **\$2.4 million per stand**.



INVESTMENT OVERVIEW

7 BREW MIDLAND, TX



File Photo

CONTACT FOR DETAILS

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\$1,667,000

6.00% CAP

NOI

\$100,000

Building Area

±510 SF

Land Area

±0.41 AC

Year Built

2026

Lease Type

NNN Ground Lease

Occupancy

100%

- ✓ **Premier Costco-Anchored Retail Intersection** - The subject property is located at the signalized corner of Highway 158 and SH 191, one of the most retail-dense and heavily trafficked intersections in any tertiary Texas market. This intersection serves as a primary retail gateway for Midland and the broader Permian Basin, capturing strong commuter, regional, and destination-driven traffic throughout all dayparts.
- ✓ **Unmatched National Retail Density** - The property is directly adjacent to the largest Costco in Texas, a \$50 million development anchoring a rapidly expanding national retail corridor. Surrounding retailers include Sam's Club, H-E-B, Chase Bank, McDonald's, Panda Express, Whataburger, AutoZone, and Valvoline, creating sustained daily visitation, cross-shopping activity, and long-term real estate durability.
- ✓ **Exceptional Traffic Counts & Regional Connectivity** - The intersection of Highway 158 and SH 191 carries over 71,000 vehicles per day with immediate access to Loop 250 and Interstate 20, providing strong regional connectivity and long-term site visibility.
- ✓ **High-Income Employment Anchors & Future Growth Catalysts** - The site benefits from proximity to Chevron and Occidental Petroleum headquarters, supporting a high-income daytime population. A planned zoo development in immediate proximity further enhances long-term traffic, visibility, and consumer demand.
- ✓ **Top-Ranked Growth Market** - Midland has been ranked the #1 fastest-growing mid-sized city in the U.S., driven by the strength of the Permian Basin energy sector and continued infrastructure and retail investment.
- ✓ **Rapidly Growing 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 420+ locations across 34 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.

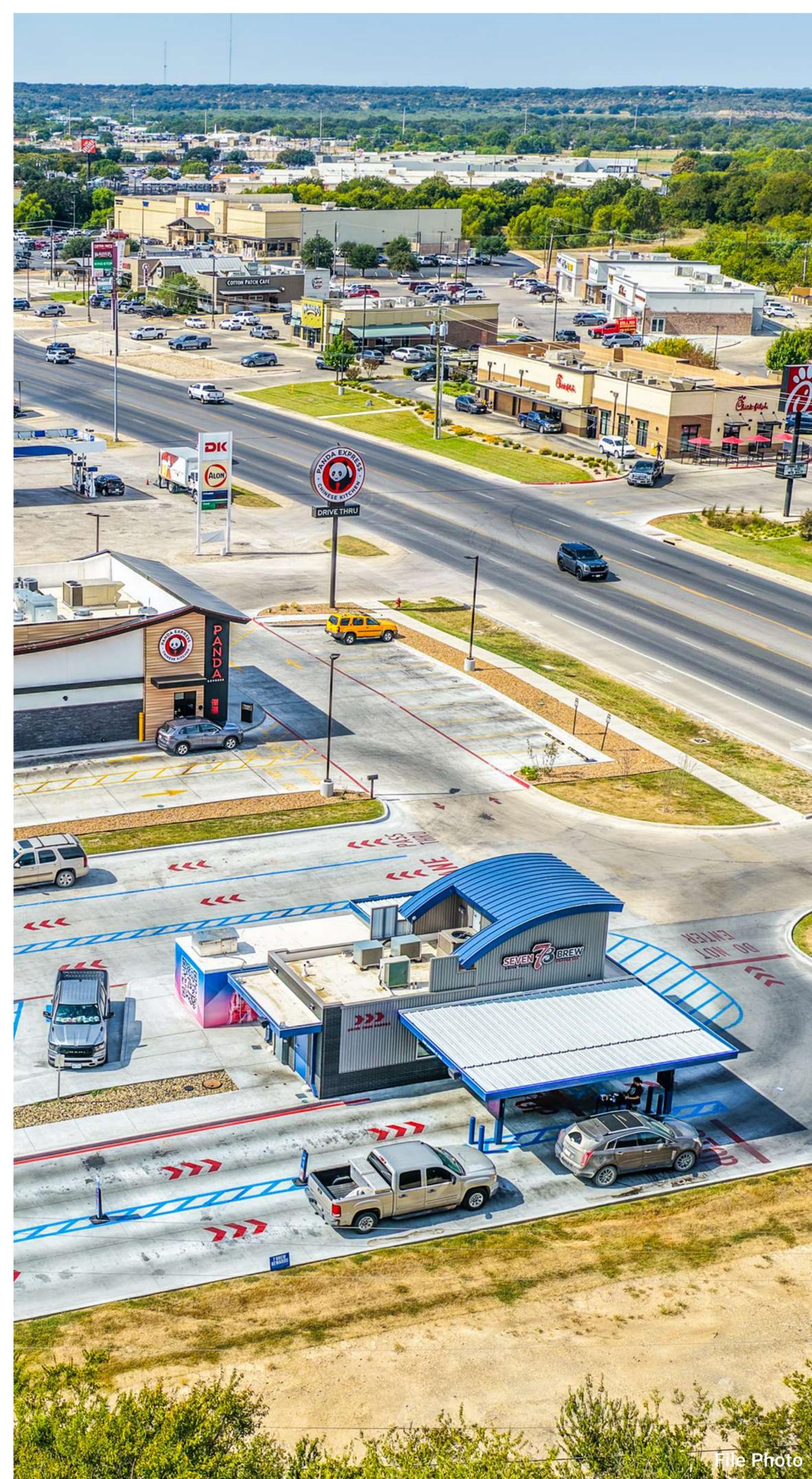
SECURE
NET LEASE

LEASE OVERVIEW

7 BREW MIDLAND, TX

Initial Lease Term	15 Years
Projected Rent Commencement	January 2026
Projected Lease Expiration	January 2041
Lease Type	NNN Ground Lease
Landlord Responsibilities	None
Rent Increases	10% Every 5 Years, In Primary Terms & Options
Annual Rent YRS 1-5	\$100,000
Annual Rent YRS 6-10	\$110,000
Option 1	\$121,000
Option 2	\$133,100
Option 3	\$146,410
Option 4	\$161,051
Option 5	\$177,156

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FUTURE MIDLAND ZOO
COMING Q1 2028

NORTHWEST
PASSAGE

158
TEXAS



SUBJECT PROPERTY
6411 WEST HWY. 158

GRASSLANDS
ESTATES



COSTCO
WHOLESALE
LARGEST COSTCO IN
TEXAS | ±160-180K SF |
\$50MM DEVELOPMENT



191
TEXAS

OXY CENTURY
PLAZA



LOOP
250



158
TEXAS



158
TEXAS



191
TEXAS

±36,528 VPD

NEW +25 AC RETAIL
DEVELOPMENT

DEAUVILLE BOULEVARD
±10,759 VPD



Residence INN



SCHARBAUER
SPORTS COMPLEX



FUTURE
MULTIFAMILY

THE PRESERVE AT
AVALON PARK

FUTURE
OFFICE
/RETAIL

Chevron MIDCONTINENT
HEADQUARTERS
CAMPUS

RESIDENCE
AT MIDLAND

LEGACY
PARK

BARBARA B.
YARBROUGH
ELEMENTARY
(716 STUDENTS)

LEGACY

AVALON DRIVE
±13,921 VPD

La Mission
FAIR MIDLAND



WILSHIR
PARK

158
TEXAS

LOOP
250

TENANT OVERVIEW

7 BREW MIDLAND, TX

7 Brew Coffee

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

7 Brew Coffee is a high-growth, drive-thru-only beverage retailer and one of the fastest-expanding concepts in the specialty coffee sector. Since its founding in 2017, the brand has scaled rapidly to hundreds of locations operating and in development nationwide, supported by institutional capital and an aggressive expansion strategy. 7 Brew now has over **600+ locations nationwide** and is on track to have 1,000 locations in the next year.

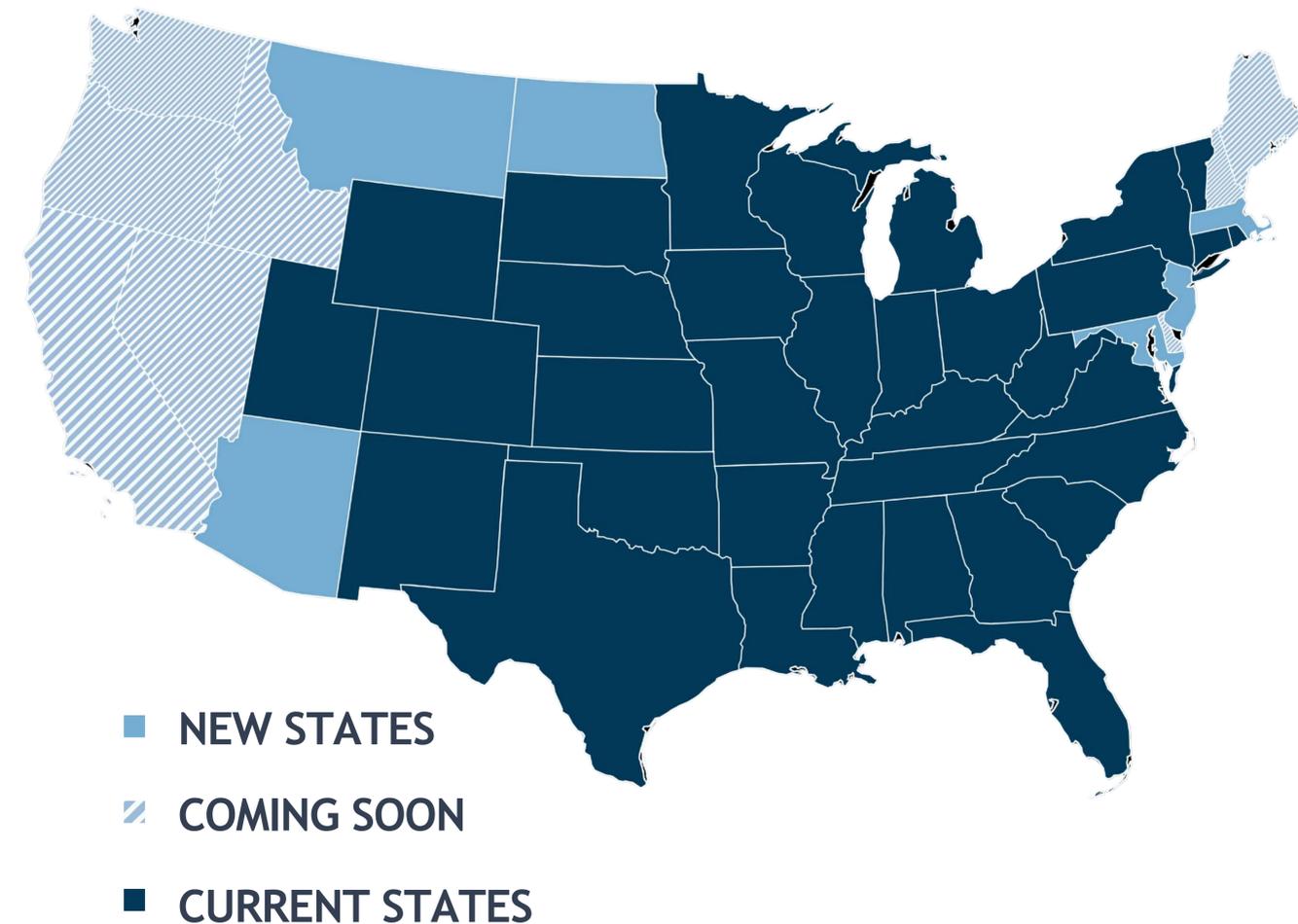
The company's streamlined business model has driven strong unit-level sales performances. In 2024 average mature franchised unit stores sales was \$2.041M, while **median sales were \$2.061M.**

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.

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



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

TENANT OVERVIEW

7 BREW MIDLAND, TX

7 CREW ENTERPRISES



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

**2ND LARGEST
7 BREW
OPERATOR**

**70+
OPEN UNITS**

**RIGHTS TO
250+
LOCATIONS**

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

**4,000+
EMPLOYEES**

FEP

FRANCHISE EQUITY PARTNERS

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

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

**\$3.9B
IN REVENUES**

**BACKED BY
\$179 BILLION COMPANY**

**783+
STORE FRONTS**

**33
STATES**

SITE OVERVIEW

7 BREW MIDLAND, TX

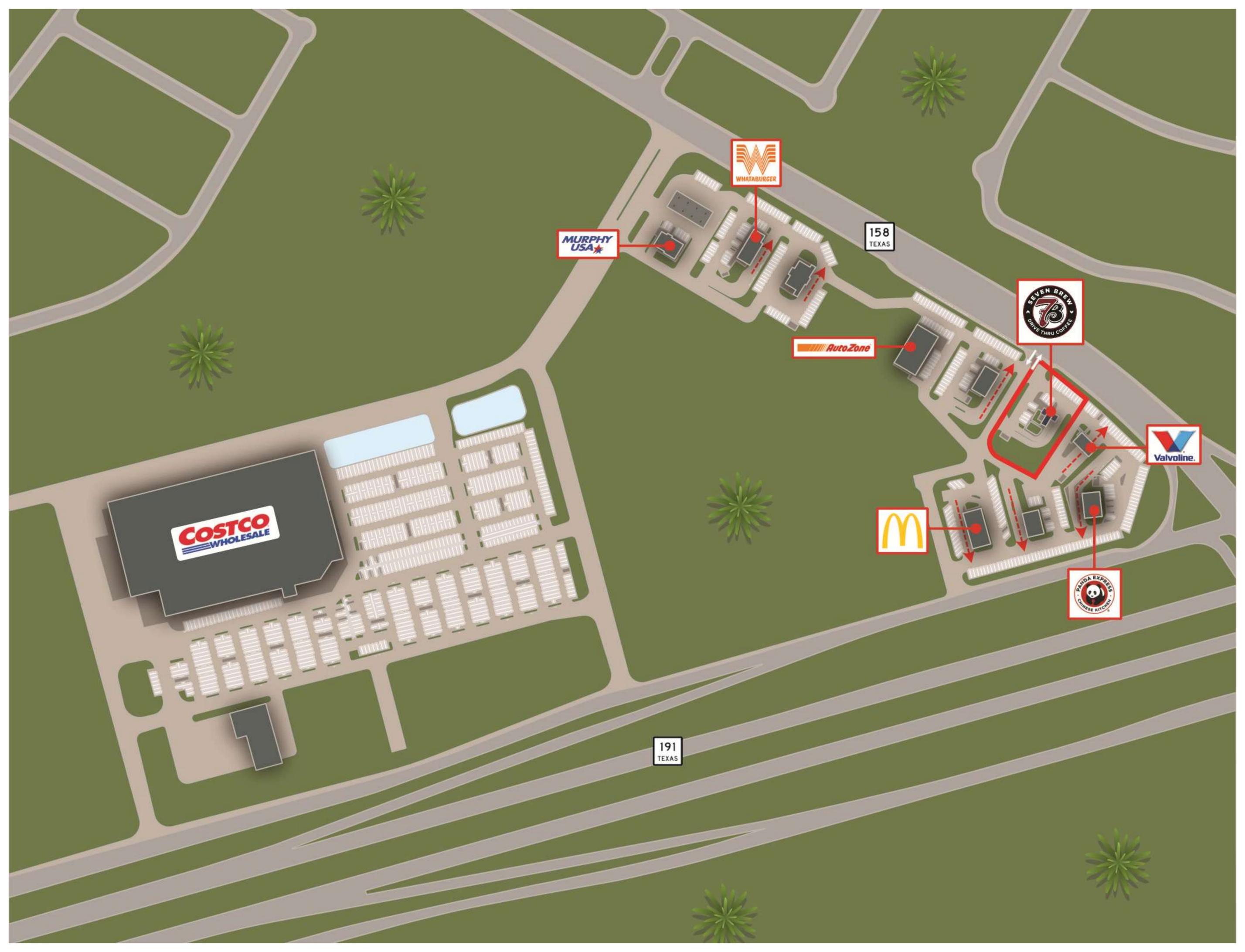
	Year Built		2026
	Building Area		±510 SF
	Land Area		±0.41 AC



NEIGHBORING RETAILERS

- Costco Wholesale
- Sam's Club
- H-E-B
- Lowe's Home Improvement
- Academy Sports + Outdoors
- McDonald's
- Panda Express
- Whataburger
- AutoZone
- Valvoline
- Chase Bank





158
TEXAS



191
TEXAS

THE COURSES AT HOGAN PARK



HOBBY LOBBY



LOOP 250

LOOP 250



MIDLAND PARK MALL & 635,700 SF GLA | & 89 STORES
Dillard's JCPenney ROSS DRESS FOR LESS



158 TEXAS

SUBJECT PROPERTY
6411 WEST HWY. 158



Chevron MIDCONTINENT HEADQUARTERS CAMPUS



DOWNTOWN MIDLAND



158 TEXAS

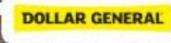


SCHARBAUER SPORTS COMPLEX



191 TEXAS

COSTCO WHOLESALE
LARGEST COSTCO IN TEXAS | ±160-180K SF | \$50MM DEVELOPMENT



PLANNED SEWELL DEALERSHIP
Cadillac BMW BUICK GMC

H-E-B Mercedes-Benz KIA POTBELLY Comfort Hilton Garden Inn
sam's club
Cane's
COURTYARD BY HARRISBURG
SPRINGHILL SUITES BY HARRISBURG
HOMEWOOD SUITES by Hilton



158 TEXAS

349 TEXAS



349 TEXAS



349 TEXAS

158 TEXAS



NORTHWEST
PASSAGE

158
TEXAS

GRASSLANDS
ESTATES



SUBJECT PROPERTY
6411 WEST HWY. 158



158
TEXAS



COSTCO
WHOLESALE
LARGEST COSTCO IN
TEXAS | ±160-180K SF |
\$50MM DEVELOPMENT



191
TEXAS



NEW +25 AC RETAIL
DEVELOPMENT



PLANNED SEWELL
DEALERSHIP



191
TEXAS

±36,528 VPD

DEAUVILLE BOULEVARD
±10,759 VPD

Chevron MIDCONTINENT
HEADQUARTERS
CAMPUS



FUTURE
OFFICE
/RETAIL

THE PRESERVE AT
AVALON PARK

AVALON DRIVE
±13,182 VPD

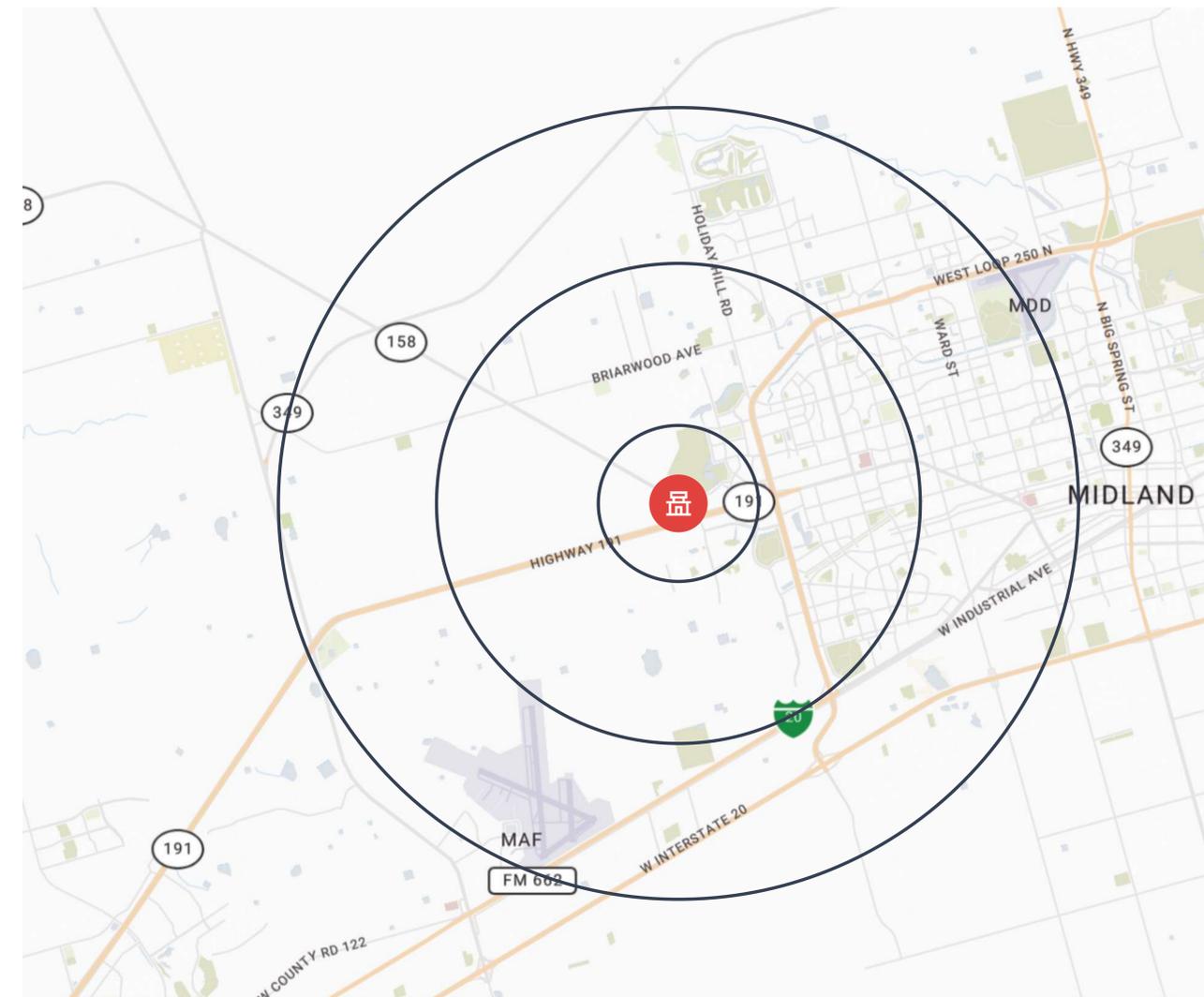
FUTURE
MULTIFAMILY

LEGACY

LEGACY
PARK

LOCATION OVERVIEW

7 BREW MIDLAND, TX



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,435	52,204	101,043
MEDIAN AGE	33	36	37
MEDIAN AGE (MALE)	33	35	36
MEDIAN AGE (FEMALE)	33	37	3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,118	19,205	37,188
# OF PERSONS PER HH	3.0	2.7	2.7
AVERAGE HH INCOME	\$163,252	\$117,226	\$120,495
AVERAGE HOUSE VALUE	\$392,572	\$321,976	\$336,696

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Midland Independent School District (2,876)
2. Endeavor Energy Resources (1,300)
3. City of Midland (1,026)
4. Midland County (1,000)
5. Midland Memorial Hospital (950)
6. Conoco Phillips (900)
7. Chevron (830)
8. H-E-B (700)
9. Walmart (680)
10. XTO Energy, Inc. (400)

LOCATION OVERVIEW

7 BREW MIDLAND, TX

Midland Texas

 143,687
Population

 \$91,169
Median Household Income



PERMIAN BASIN

2nd Largest Oil and Gas Shale in the World

PERMIAN BASIN

Accounts for 40% of U.S Oil Production

Midland, Texas, is a dynamic and rapidly growing city with a current population estimated at approximately 143,687 in 2024.

This steady population growth is a reflection of Midland's expanding role as a central hub in West Texas, driven by its robust economy and strategic position in the energy sector.

Today, Midland is a thriving community in the heart of the Permian Basin oil region, which is the 2nd largest oil and gas shale in the world.

Midland serves as a focal point for the Permian Basin, one of the most prolific oil and gas producing regions in the United States, which continues to be the primary

economic driver for the city. However, Midland is actively diversifying its economy, attracting industries such as healthcare, education, technology, and renewable energy, which are expanding the commercial real estate demand across various sectors. The local economy benefits significantly from investments in infrastructure and energy production. The energy industry, particularly oil and gas, remains a cornerstone of Midland's economy, fueling demand for office space, industrial facilities, and retail centers. Additionally, the rise of renewable energy projects in the region, including solar and wind farms, supports a growing need for specialized commercial real estate like manufacturing plants and research facilities. Midland's strategic location with access to major highways and transportation networks enhances its position as a logistical and industrial hub for West Texas, making it attractive for warehouse, distribution, and flex space developments. Midland's median household income is notably strong at about \$91,169, placing the city well above both Texas and national averages. This reflects the high-paying jobs in energy and related sectors, as well as the influx of skilled professionals relocating to the area.

IN THE NEWS

7 BREW MIDLAND, TX

Costco Announces Largest Texas Location in Midland

MIDLAND DEVELOPMENT CORPORATION

Costco confirmed plans for a 160,000 to 180,000 square foot store in Midland, reported to be the largest Costco in Texas. The \$50 million development is positioned as the anchor of a new regional retail corridor along Highway 158 and SH 191, expected to draw shoppers from across the Permian Basin.

EXPLORE ARTICLE



Texas Commits \$123M to Beacon Project in Midland

MRT, JUNE 5, 2025

Governor Greg Abbott approved a \$123 million state investment for the Beacon Project, a large-scale healthcare, education, residential, and mixed-use development in Midland. The project is designed to accelerate job creation, expand medical services, and reinforce Midland's position as a regional growth hub for West Texas.

EXPLORE ARTICLE



Midland Ranked America's Fastest-Growing Mid-Sized City

KENAN INSTITUTE, 2024

The Kenan Institute's American Growth Project ranked Midland as the number one fastest-growing mid-sized city in the United States, citing projected GDP growth of 9.4 percent. The ranking reflects Midland's expanding employment base, high wages, and sustained capital investment tied to the Permian Basin.

EXPLORE ARTICLE



Midland Secures Over \$100M in I-20 Infrastructure Improvements

ODESSA AMERICAN, JUNE 18, 2025

Texas and local officials completed major reconstruction projects along I-20 in Midland, including the Midkiff and Cotton Flat bridge replacements. The upgrades enhance traffic flow, safety, and long-term capacity across one of West Texas's most critical transportation corridors, supporting continued economic expansion throughout the Permian Basin.

EXPLORE ARTICLE



Midland International Air and Space Port Expands Regional Reach

CITY OF MIDLAND AVIATION DEPARTMENT

Midland International Air and Space Port continues to expand service across West Texas and Eastern New Mexico. As the world's first jointly operated commercial airport and licensed spaceport, the facility supports energy, aerospace, and defense activity while serving 43 counties across the region.

EXPLORE ARTICLE



Permian Basin Drives 40% of U.S. Oil Production

DECEMBER 6, 2023, U.S. ENERGY INFORMATION ADMINISTRATION

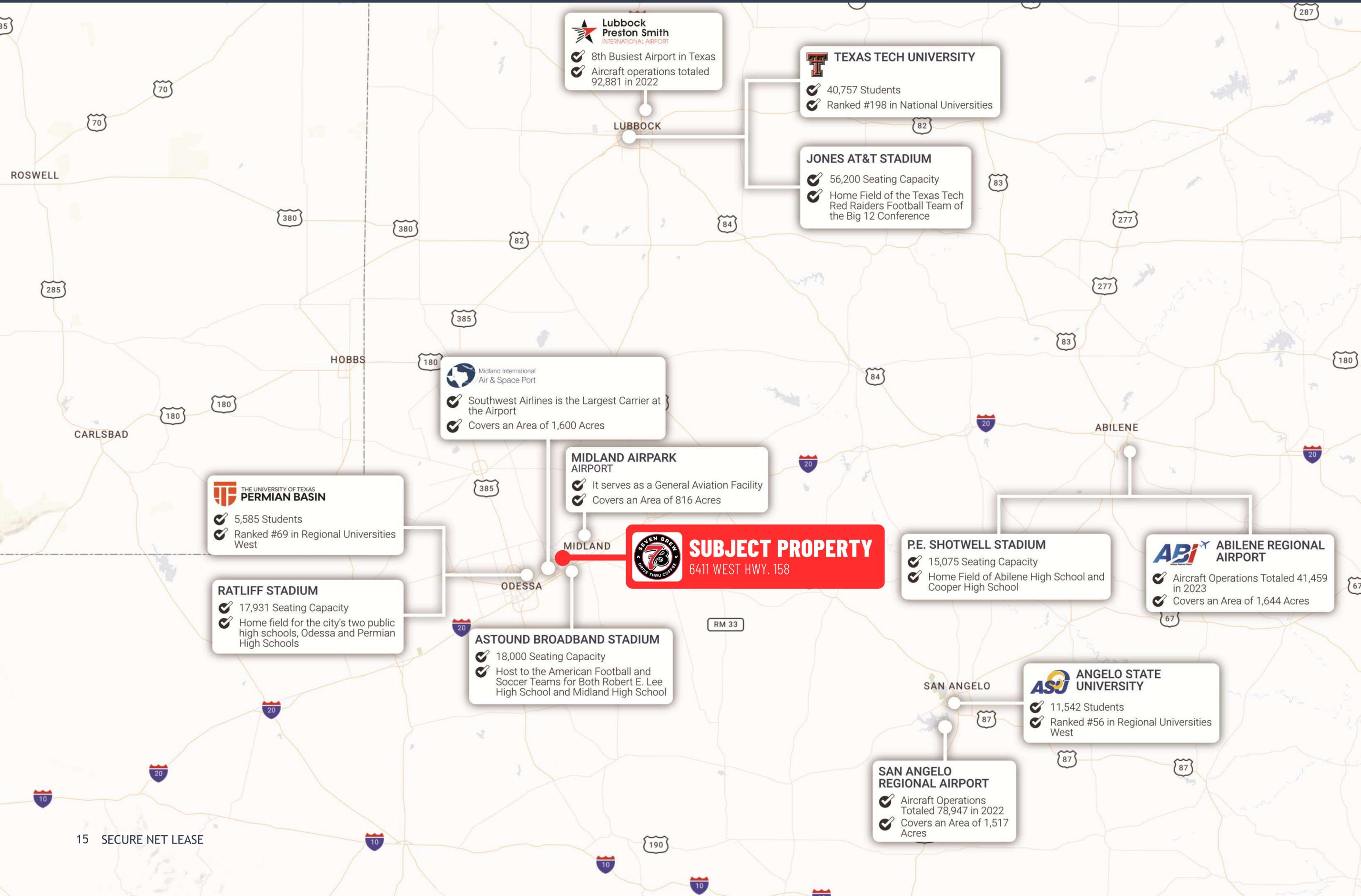
The Permian Basin remains the most productive oil-producing region in the United States, accounting for approximately 40 percent of total U.S. oil output. Midland serves as the operational and corporate center of the basin, underpinning long-term population growth, infrastructure investment, and retail demand.

EXPLORE ARTICLE



METRO AREA

7 BREW MIDLAND, TX



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

CALL FOR ADDITIONAL INFORMATION

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Vice President
(424) 301-6383

jpackwood@securenetlease.com

Harrison Cooper

Broker Associate
(214) 466-9575

hcooper@securenetlease.com

TEXAS DISCLAIMER

7 BREW MIDLAND, 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.