

**3040 E. HEBRON PKWY.**  
*Carrollton, TX 75007*



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# INVESTMENT *Overview*



# INVESTMENT *Summary*

<i><b>Tenant:</b></i>	7 Brew
<i><b>Location:</b></i>	3040 E. Hebron Parkway Carrollton, TX 75007
<i><b>Sales Price:</b></i>	\$2,583,333
<i><b>NOI:</b></i>	\$155,000
<i><b>Cap Rate:</b></i>	6.00%
<i><b>Term:</b></i>	15 Years
<i><b>Building Size:</b></i>	± 550 SF
<i><b>Lot Size:</b></i>	53,579 SF / ± 1.23 AC
<i><b>Occupancy:</b></i>	STNL - 100%
<i><b>Year Built:</b></i>	2023
<i><b>Debt:</b></i>	Free & Clear

# INVESTMENT *Overview*

DB2RE INVESTMENT SALES is proud to present the rare opportunity to acquire the brand new 7 Brew Ground Lease (the "Property"), located on the SWC of Hebron Parkway & Marsh Lane in Carrollton, TX. 7 Brew is so much more than just coffee and different from other coffee competitors due to their focus on specialty caffeinated beverages and energy dinks. Today, the company is the fastest-growing drive-thru coffee concept, with this location being one of more than 40 to open in Dallas-Fort Worth soon. Totalling ±550 square feet on 1.23 acres, the offering provides investors with the opportunity to get in early with the fastest-growing "coffee" concept in Texas. The Offering is a no hassle ground lease that boasts a 15-Year term with a personal guarantee from the high net worth franchisee that controls the majority of the DFW market.

Furthermore, the ground lease boasts four 5-year renewal options at 10.00% increases every five years throughout both the primary and option terms.

Located on the border of Plano and Carrollton, TX, the site is strategically positioned at the highly trafficked convergence of Marsh Lane and Hebron Parkway. The Property sits directly across the street from one of the largest churches in the country, Prestonwood Baptist Church, which enjoys over 45,000 members and an average of 17,000 in weekly attendance. Most importantly, the offering gives new ownership access to one of the fastest-growing markets in the nation. Additionally, other surrounding retailers and traffic generators include Prestonwood Christian Academy, Parkhill Surgery Center, Accel Rehab Hospital of Plano and Hebron High School. The Property is one mile from the super-regional Willow Bend retail corridor with over 3.4 million square feet of retail that include national retailers such as: Macy's, Dillard's, Bath & Body Works, Foot Lockers, Crate & Barrel, and LoveSac, among many others.



# INVESTMENT *Highlights*

- Brand New 15-Year 7 Brew Absolute Net Ground Lease
- New Construction - Now Open!
- 10.00% Rent Escalations Every Five-Years Throughout the Primary and Option Terms
- Income Tax Free State and Zero Landlord Obligations
- Average HH Incomes Exceed Over \$168,000 in a 1-Mile Radius
- Dense Market with Over 142,706 Residents and 50,826 Employees Within a 3-Mile Radius
- Strategically Positioned Across the Street from Prestonwood Baptist Church, One of the Largest Churches in the Nation with Over 45,000 Members with 17,000 in Weekly Attendance
- 28 Existing Locations in the Chain with Over 2000 Franchise Agreements Sold for Future Development
- Multi-Unit Operator with Rights to Over 40 Locations and Over 15 Locations Under Development
- Personal Guarantee from the High Net Worth Individual / Franchisee That Controls the Majority of the DFW Metroplex (Converts to a Corporate Guarantee Once 15 Stores are in Operation)



*Rent Schedule  
&  
Lease Terms*

# RENT *Schedule*

## PRIMARY LEASE TERM

	<i>Monthly Rent</i>	<i>Annual Rent</i>	<i>Increase</i>
<i>Years 1 - 5</i>	\$155,000.00	\$12,916.67	-
<i>Years 6 - 10</i>	\$170,500.00	\$14,208.33	10.00%
<i>Years 11 - 15</i>	\$187,550.00	\$15,625.00	10.00%

## OPTION TERMS

	<i>Term Monthly Rent</i>	<i>Annual Rent</i>	<i>Increase</i>
<i>Years 16 - 20*</i>	\$206,250.00	\$17,187.50	10.00%
<i>Years 21 - 25*</i>	\$226,875.00	\$18,906.25	10.00%
<i>Years 26 - 30*</i>	\$249,562.50	\$20,796.88	10.00%
<i>Years 31 - 35*</i>	\$274,518.75	\$22,876.56	10.00%



# LEASE *Terms*

<i>Tenant Trade Name:</i>	High Octane Joe's LLC
<i>Lease Guarantor:</i>	Personal - Scott Wilson
<i>Gla:</i>	± 550 SF
<i>Lease Term:</i>	15 Years
<i>Lease Commencement:</i>	January 3, 2022
<i>Rent Commencement:</i>	November 1, 2022
<i>Lease Expiration:</i>	December 31, 2038
<i>Increases:</i>	10% Increase Over The Previous Term Including Options
<i>Renewal Options:</i>	Four 5-Year Options
<i>Lease Type:</i>	Absolute Net Ground Lease
<i>Use:</i>	Caffeinated Beverages With Drive Thru
<i>Cam:</i>	Tenant
<i>Utilities:</i>	Tenant
<i>Insurance:</i>	Tenant
<i>Taxes:</i>	Tenant
<i>Repairs &amp; Maintenance:</i>	Tenant
<i>Roof &amp; Structure:</i>	Tenant
<i>Hvac:</i>	Tenant
<i>Rofr:</i>	None
<i>Termination Rights:</i>	None



The graphic features a background with diagonal stripes in dark blue and light blue. Two paths of black arrows are visible: one in the top right corner pointing towards the top right, and another in the bottom left corner pointing towards the bottom left. The text 'TENANT Profile' is centered in the dark blue stripe.

# TENANT *Profile*

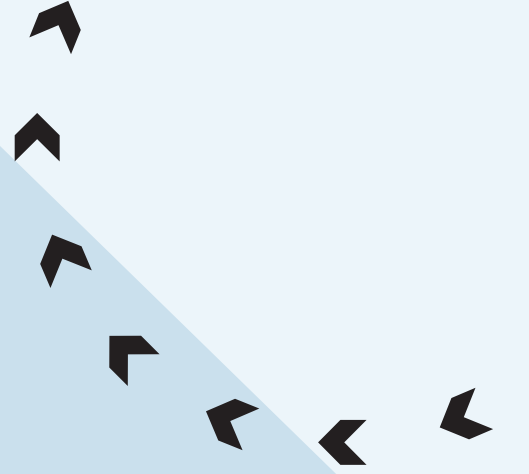
# TENANT *Profile*

<i>Tenant:</i>	7 Brew
<i>Guarantor:</i>	Scott Wilson
<i>Guaranty:</i>	Personal
<i>Ownership:</i>	Private
<i>Credit Rating:</i>	N/A
<i>Years In Business:</i>	15 Years
<i>Locations:</i>	28 Open & Operating (Over 15 Under Contract in DFW)
<i>Avg. Unit Volumes:</i>	\$2.3M
<i>Website:</i>	7brew.com

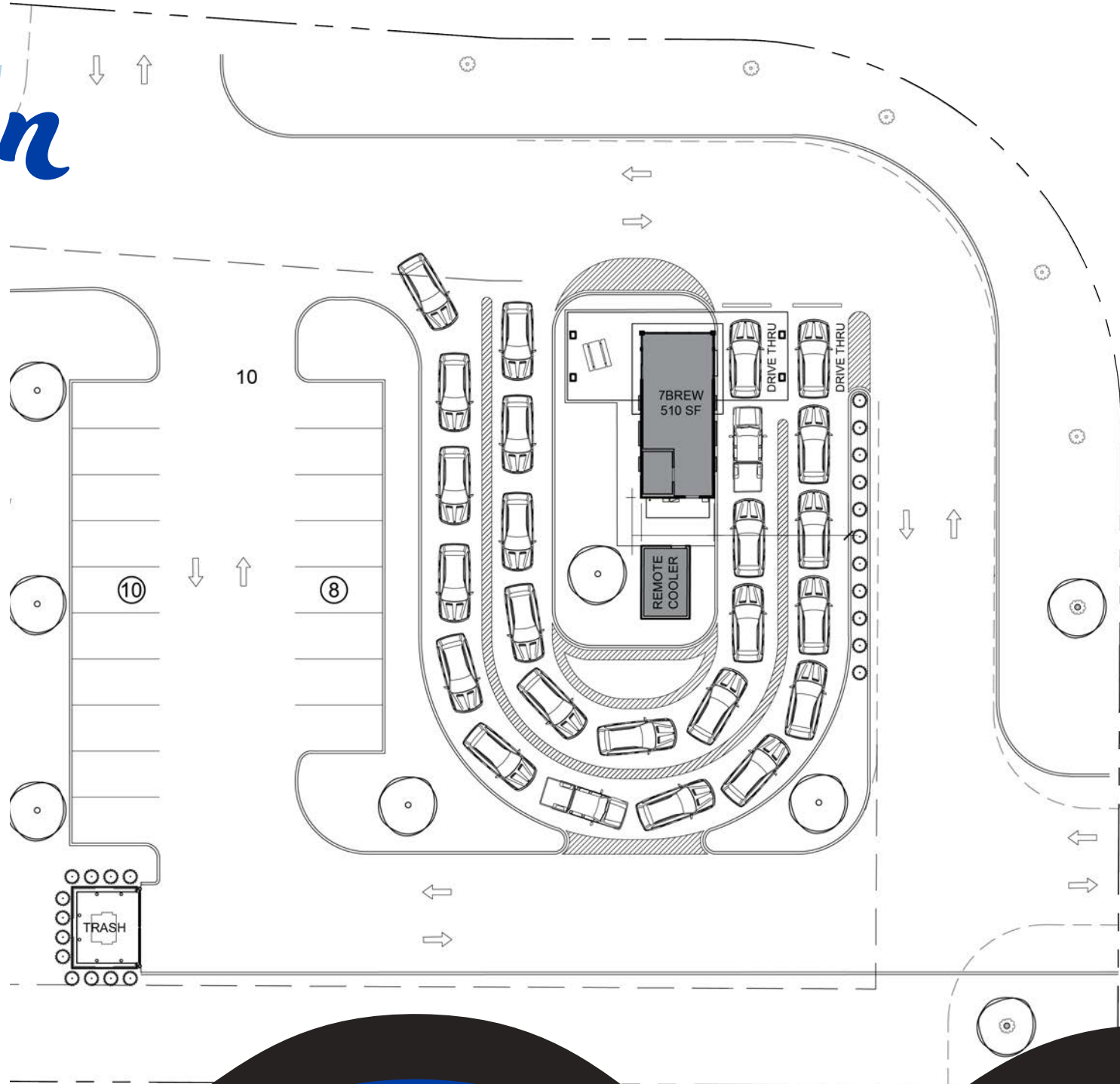
7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. They dreamed of serving premium coffee in record time and making new friends while they're at it. The dream came alive in February 2017 with their first "stand" in Rogers, AR and their 7 original coffees. 7 Brew offers iced and hot coffee beverages, with a particular focus on drinks with syrups and cream. Today, they're cranking out delicious-infused energy drinks, Italian sodas, smoothies, teas, and more in different locations throughout the country. 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.

Founded in 2016, 7 Brew is revolutionizing the drive-thru experience by treating people like people, igniting happiness, and creating enduring connections with customers. 7 Brew and the double-drive-thru stores are rapidly expanding across the south. They currently have stores in Arkansas, Missouri, South Carolina, Kansas and Texas and are rapidly expanding to hundreds of stores across Florida, Tennessee, Indiana, Alabama, Louisiana, Wisconsin, and Texas.

# *Plans & Photos*



# SITE Plan





Photo



*Photo*



*Photo*

FIRE LANE NO





# LOCATION *Overview*

# WIDE Trade Area Map



**SITE**

ATLAS POINT  
AT PRESTONWOOD  
an active adult community

Prestonwood  
Christian  
Academy  
1,600 Students

Hebron Pkwy

31,849 VPD ('21)

Marsh Ln

Park Blvd



13,852 VPD ('21)

Marsh Ln



**SITE**

myeyeDr.  
Westgrove Dental Care  
a DentalWorks affiliate

kw  
KELLERWILLIAMS

Texas Health  
Resources

Hebron Pediatrics

**CLOSE**  
*Trade Area Map*



**E HEBRON PKWY.**

**MARSH LN.**

*Drone*

E HEBRON PKWY.



MARSH LN.



*Drone*



**CARROLLTON**

**FRISCO**



**THE SHOPS AT LEGACY**



**E HEBRON PKWY.**

**MARSH LN.**



*Drone*



# PRESTONWOOD PARK SHOPPING CENTER



**E HEBRON PKWY.**

**MARSH LN.**



*Drone*



DALLAS DENTAL ASSISTANT SCHOOL



MARSH LN.

E HEBRON PKWY.

*Drone*



# Demographics

	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
<i>2023 Population:</i>	7,919	142,032	334,911
<i>Population Growth Rate:</i>	+1.13%	+0.17%	+0.40%
<i>Total Households:</i>	3,558	63,552	146,174
<i>Avg. Household Income:</i>	\$168,725	\$131,346	\$133,907
<i>Median Age:</i>	42.8	36.9	37.8
<i>Businesses:</i>	503	4,843	17,555
<i>Employees:</i>	6,601	52,103	236,054
<i>% White:</i>	63.1%	47.9%	48.2%
<i>% Hispanic</i>	13.6%	22.4%	20.8%



# DFW MARKET *Overview*

# DFW MARKET *Overview*

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States, spanning 9,286 square miles with a population of approximately 7.1 million people. As the fourth fastest growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000 according to data from Neilson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex, according to the Dallas Regional Chamber.

The DFW region is the most economically diverse in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were a state, it would be the 9th largest in the Nation and 23rd largest country in the world, behind Taiwan. Twenty Fortune 500 companies have their headquarters in DFW. The Metroplex is connected to the world by the Nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas, totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts, and 96 public charter schools, according to the North Texas Commission. Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment, and a strong economy.

Historically a leader concerning job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase to the employment base. Dallas/Fort Worth and Texas continuously maintain an unemployment rate lower than the National Average (4.30%).



# DFW ECONOMIC *Overview*

**20.4%**

POPULATION GROWTH  
FROM 2010-2020  
OUTSPACING THE  
U.S. AVERAGE

**#2**

IN THE NATION IN  
POST-COVID JOB  
RECOVERY

**72%**

OF DFW HIGHER  
EDUCATED GRADUATES  
STAY & WORK IN  
THE REGION  
(6TH HIGHEST RETENTION IN THE U.S.)

**#3**

IN THE COUNTRY  
FOR PERFECT JOB  
GROWTH  
(14.9% GROWTH FROM  
DEC. 2015 - DEC. 2020)

LOW COST OF  
DOING BUSINESS  
WITH A SCORE

OF **98.1**

(U.S. AVERAGE 100)

**2**

FORTUNE 10  
COMPANY HQ'S  
(AT&T AT #11)





# WHY CHOOSE DFW?

**#4**

REAL ESTATE MARKET  
IN 2021

(LEADING PRO-BUSINESS  
ENVIRONMENT)

**#1**

MARKET FOR DOING  
BUSINESS 17 YEARS IN  
A ROW

**256,700**

JOBS ADDED IN 2021  
(ONE OF ONLY TWO MARKETS TO  
ADD 100,000/YR)

**#1**

MSA FOR PROJECTED  
POPULATION  
GROWTH

**749,726**

PROJECTED NEW  
RESIDENTS BY  
2026

**328**

MOVE TO DFW DAILY  
(ONE NEW RESIDENT EVERY  
SEVEN MINUTES)

# TEXAS MARKET *Overview*



2<sup>ND</sup> FASTEST  
GROWING ECONOMY  
IN THE U.S.



TOP STATE FOR  
JOB GROWTH



NO STATE  
INCOME TAX

**50**

FORTUNE 500  
COMPANIES CALL  
TEXAS HOME



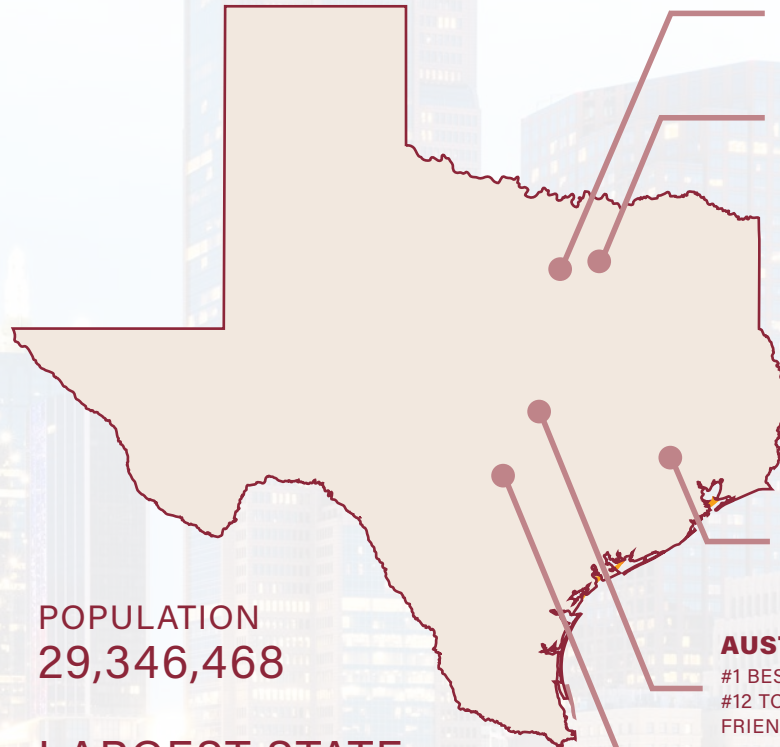
BEST STATE  
FOR BUSINESS  
FOR THE 17TH YEAR  
IN A ROW BY CHIEF  
EXECUTIVE MAGAZINE



POPULATION  
29,346,468



LARGEST STATE  
FAIR IN THE U.S.  
STATE FAIR OF TEXAS



## **FORT WORTH**

MORE THAN 8.8 MILLION  
VISITORS ANNUALLY

## **DALLAS**

#1 FASTEST GROWING  
HOUSING MARKET 2018  
#1 TOP 20 BUSINESS-  
FRIENDLY CITY

## **HOUSTON**

#2 FASTEST GROWING  
HOUSING MARKET 2018  
#7 TOP 20 BUSINESS-  
FRIENDLY CITY

## **AUSTIN**

#1 BEST PLACE TO LIVE 2018  
#12 TOP 20 BUSINESS-  
FRIENDLY CITY

## **SAN ANTONIO**

#14 BEST PLACE TO LIVE 2018

**DALLAS/FORT WORTH  
INTERNATIONAL AIRPORT**  
2ND MOST PASSENGER VOLUME  
IN THE WORLD

**DALLAS LOVE FIELD  
INTERNATIONAL AIRPORT**  
HOME TO THE NATIONS LARGEST  
DOMESTIC AIRLINE





# Disclaimer

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to 7 Brew in Carrollton, Texas (the "Property") has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/ or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE's consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.

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DESIGNATED BROKER OF FIRM

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LICENSED SALES AGENT/ASSOCIATE

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