



BEAUMONT
25.1 MILES



H-E-B
H-E-B building store 2X
the size of current store

**TSC TRACTOR
SUPPLY CO**

SUBJECT PROPERTY
7B
SEVEN BREW
DRIVE THRU COFFEE

57,151 VPD

**DICKEY'S
BARBECUE PIT**

90

10

ACE
The helpful place.

ORANGE, TX

7 Brew

MASSIVE UNIT-LEVEL SALES (ASK AGENT)
LARGE 1.17-ACRE SITE WITH DOUBLE
DRIVE-THRU

N 16TH STREET

SONIC

CHASE

STARBUCKS

17,180 VPD

87

WHATABURGER

**TAKE 5
ONE CHANGE**



CP PARTNERS
COMMERCIAL REAL ESTATE

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7 Brew

3131 N 16th St, Orange, TX 77630 [↗](#)

\$1,760,000

PRICE

6.25%

CAP RATE

NOI	\$110,000
LEASE TYPE	Ground
LEASE TERM REMAINING	14+ Years
RENT INCREASES	10% Every 5 Years
LAND AREA	1.17 AC



Large 1.17-acre parcel with double-drive thru and multiple points of ingress/egress

Brand-new 15-year absolute net ground lease featuring 10% rental increases every 5 years throughout the base terms and options. The subject property benefits from **standalone visibility** along N 16th Street, the **main North/South retail thoroughfare** in Orange.

The Offering

- Brand-new 15-year absolute net ground lease featuring 10% rental increases every 5 years
- 2025 construction with double-drive thru
- Large 1.17-acre parcel with multiple points of ingress/egress
- Massive unit-level sales (ask Agent for more details)
- Award-winning 7 Brew franchisee (see below)

About The Operator

- 2024 7 Brew Small Franchisee of the Year – operates the #1 grossing store in the 7 Brew system
- 10+ locations in Arkansas and opening new locations in Texas to scale the market
- The franchisee owns the rights to 14 territories with plans to expand to 22 locations by the end of 2026

Market Highlights

- New H-E-B anchored development underway just 0.1 miles away on the other side of the I-10
- Massive retailer demand – new 43-acre mixed-use development anchored by Academy Sports and Burlington (see Page 5)
- Located in Southeast Texas' thriving industrial corridor – close proximity to major employers including Golden Triangle Polymers (500+ employees), Dow (800+ employees), Chevron Phillips (500+ employees), and Baptist Hospitals of Southeast Texas (~600 employees)
- Nearby national retailers driving traffic to the direct trade area include Kroger (only location in a 15-mile radius), McDonald's, Chick-fil-A and CVS

Surrounding Retail



The Grove

- A new **43-acre mixed-use development** anchored by Academy Sports and Burlington
- **10 out lot parcels** for additional national tenants
- Situated **along I-10**, the main East/West arterial from Baton Rouge, through Houston, to San Antonio (57,000+ VPD)
- One of the first retail destinations visitors will encounter when crossing the state line into Texas
- Significant traffic expected from both interstate travelers and the local community

Golden Triangle Polymers Plant



- Chevron Phillips Chemical and Qatar Energy are building the **\$8.5 billion** Golden Triangle Polymers Plant in Orange, Texas, expected to begin operations in 2026
- The project will generate an estimated **\$50 billion** for the community in residual economic impacts over 20 years



		CURRENT
Price		\$1,760,000
Capitalization Rate		6.25%
Building Size (SF)		510
Lot Size (AC)		1.17
Stabilized Income		
Scheduled Rent		\$110,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses		\$0.00
Net Operating Income		\$110,000

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	7 Brew
Lease Guarantor	Franchisee
Lease Type	Ground
Lease Term Remaining	14+ Years
Rent Increases	10% Every 5 Years
Rent Commencement	12/1/2025
Options	Four, 5-Year
Year Built	2025
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof, Structure, & HVAC	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
7 Brew	510	12/1/2025	11/30/2030	\$110,000	\$9,167	\$110,000	6.25%
	<i>10% Increase</i>	12/1/2030	11/30/2035		\$10,083	\$121,000	6.88%
	<i>10% Increase</i>	12/1/2035	11/30/2040		\$11,092	\$133,100	7.56%
	Option 1	12/1/2040	11/30/2045		\$12,201	\$146,410	8.32%
	Option 2	12/1/2045	11/30/2050		\$13,421	\$161,051	9.15%
	Option 3	12/1/2050	11/30/2055		\$14,763	\$177,156	10.07%
	Option 4	12/1/2055	11/30/2060		\$16,239	\$194,872	11.07%
TOTALS:	510			\$110,000	\$9,167	\$110,000	6.25%

LEGEND

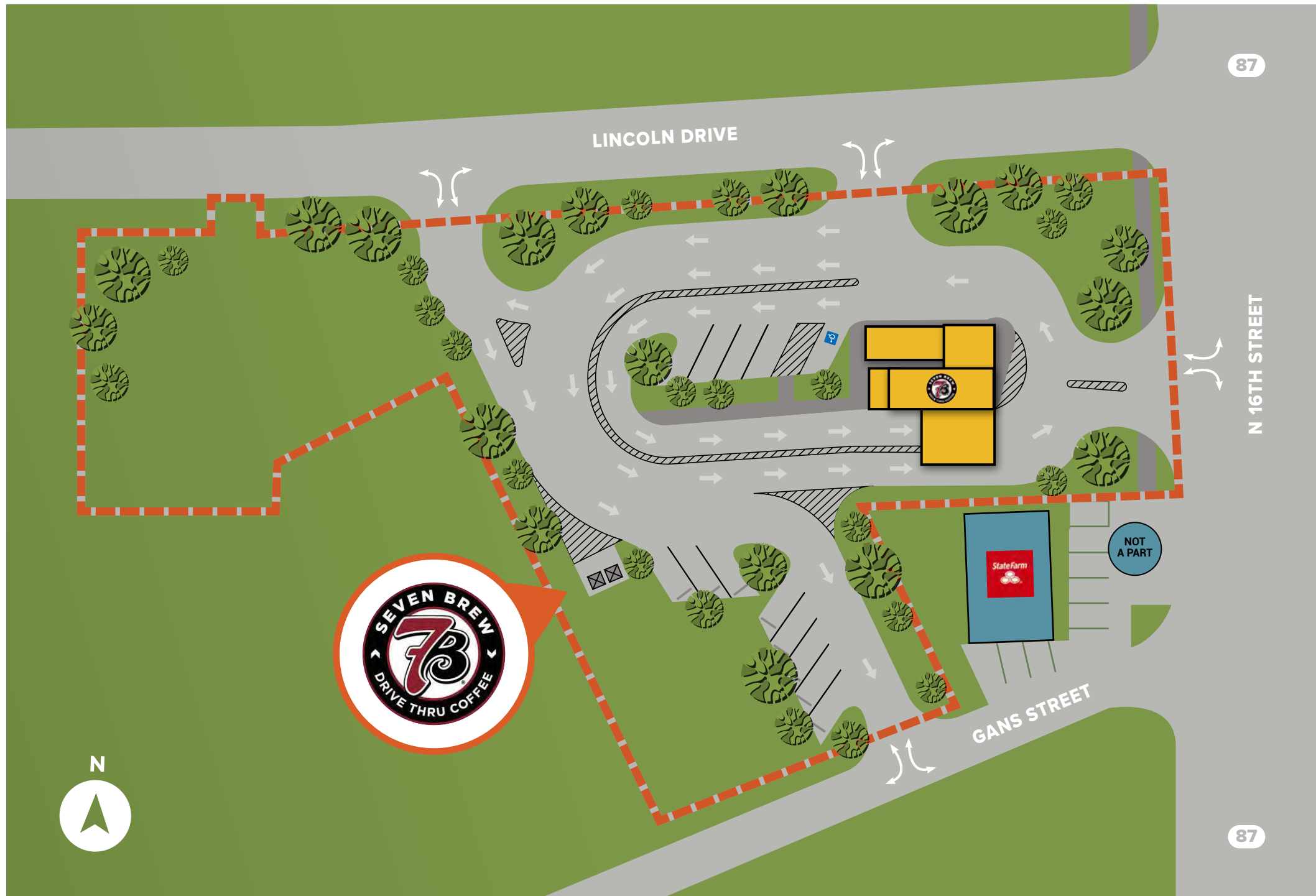
Property Boundary

510 Rentable SF

1.17 Acres

13 Parking Spaces

Egress



An Emerging Drive-Thru Coffee Brand



10+

OPERATOR LOCATIONS
IN ARKANSAS & TEXAS

2024

WINNER, 7 BREW SMALL
FRANCHISE OF THE YEAR



About The Operator

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- 10+ locations in Arkansas and opening new locations in Texas to scale the market
- The franchisee owns the rights to 14 territories with plans to expand to 22 locations by the end of 2026

About 7 Brew

- 7 Brew is a rapidly growing chain of drive-thru coffee stands founded in Rogers, AR, with seven original coffee beverages
- In February, 7 Brew announced that Blackstone made a growth equity investment to accelerate its already-rapid growth across the U.S. ([learn more here](#))
- Together, the partnership continues to grow the coffee revolution that is 7 Brew, additional information on the lessee will be made available to qualified buyers (Contact Agent for more details)
- 7 Brew has plans to continue expansion by opening more stands in the United States
- The coffee brand prides themselves on being more than a coffee stand; they strive to maintain the concept of cultivating kindness and joy with every drink through service, speed, quality, energy, and atmosphere

[Tenant Website](#)

BEAUMONT
25.1 MILES



Located in
a thriving
Beaumont-
Port Arthur
submarket

57,151

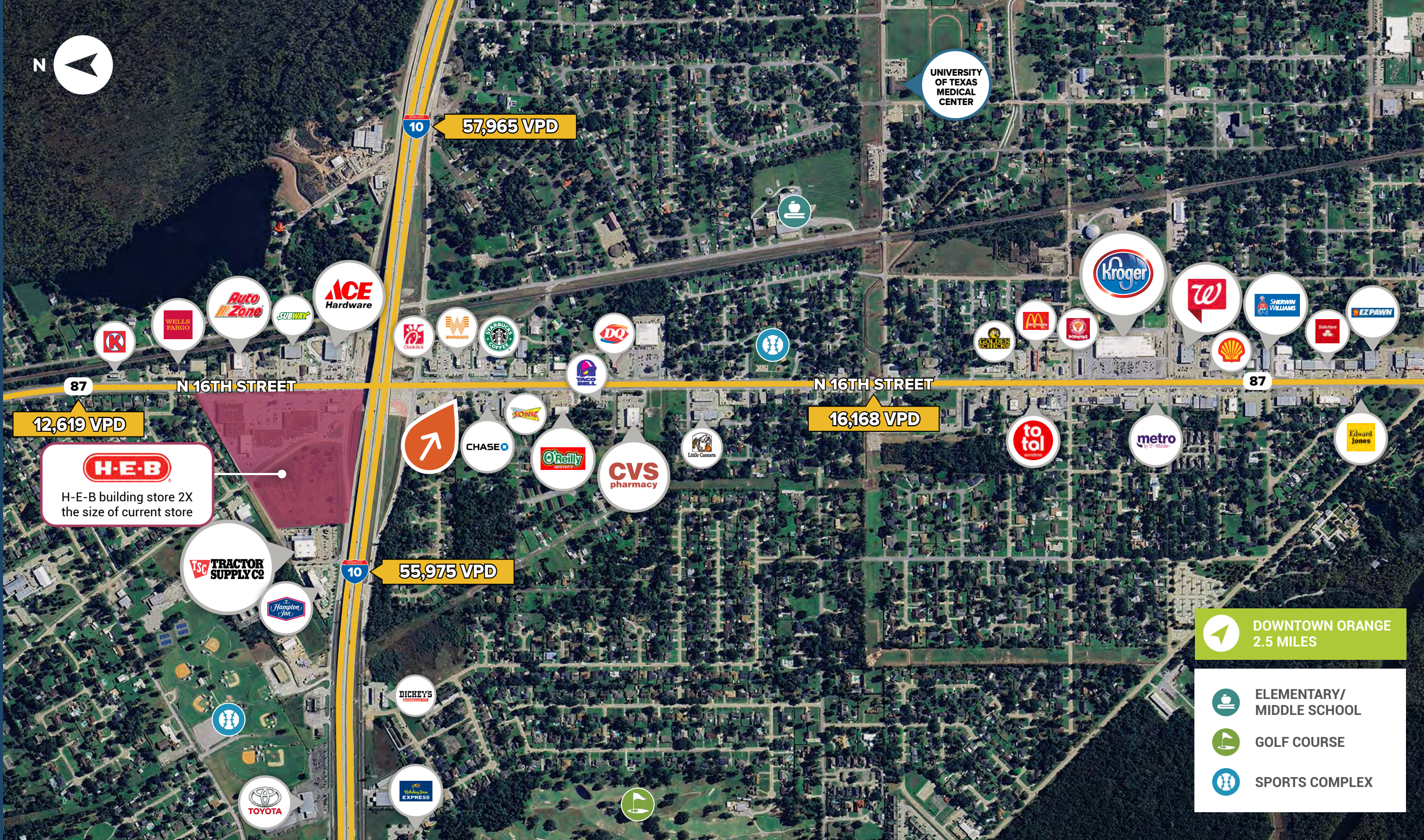
VEHICLES PER DAY ALONG
INTERSTATE 10

17,180

VEHICLES PER DAY ALONG
N 16TH STREET

25.1 miles

TO BEAUMONT



57,965 VPD

UNIVERSITY OF TEXAS MEDICAL CENTER

87

N 16TH STREET

N 16TH STREET

87

12,619 VPD

H-E-B
H-E-B building store 2X the size of current store

16,168 VPD

55,975 VPD

DOWNTOWN ORANGE
2.5 MILES

- ELEMENTARY/ MIDDLE SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

BEAUMONT
25.1 MILES

HOUSTON
110 MILES



58,284 VPD

H-E-B
H-E-B building store 2X the size of current store

11,353 VPD

LAMAR STATE COLLEGE

DOWNTOWN ORANGE

- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

16,474 VPD

WEST ORANGE

GOLDEN TRIANGLE POLYMERS
\$8.5 billion world-scale integrated polymers facility

62,241 VPD

- THE GROVE -
New 43-acre Academy Sports & Burlington anchored retail development

PINEHURST

12,818 VPD

60,474 VPD

ORANGE COUNTY AIRPORT

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	7,197	24,356	27,686
2029 Projection	7,395	24,527	27,846

Ring Radius Household Income Data

	1-MILE	3-MILES	5-MILES
Average	\$83,130	\$80,415	\$81,079
Median	\$63,582	\$59,271	\$62,242

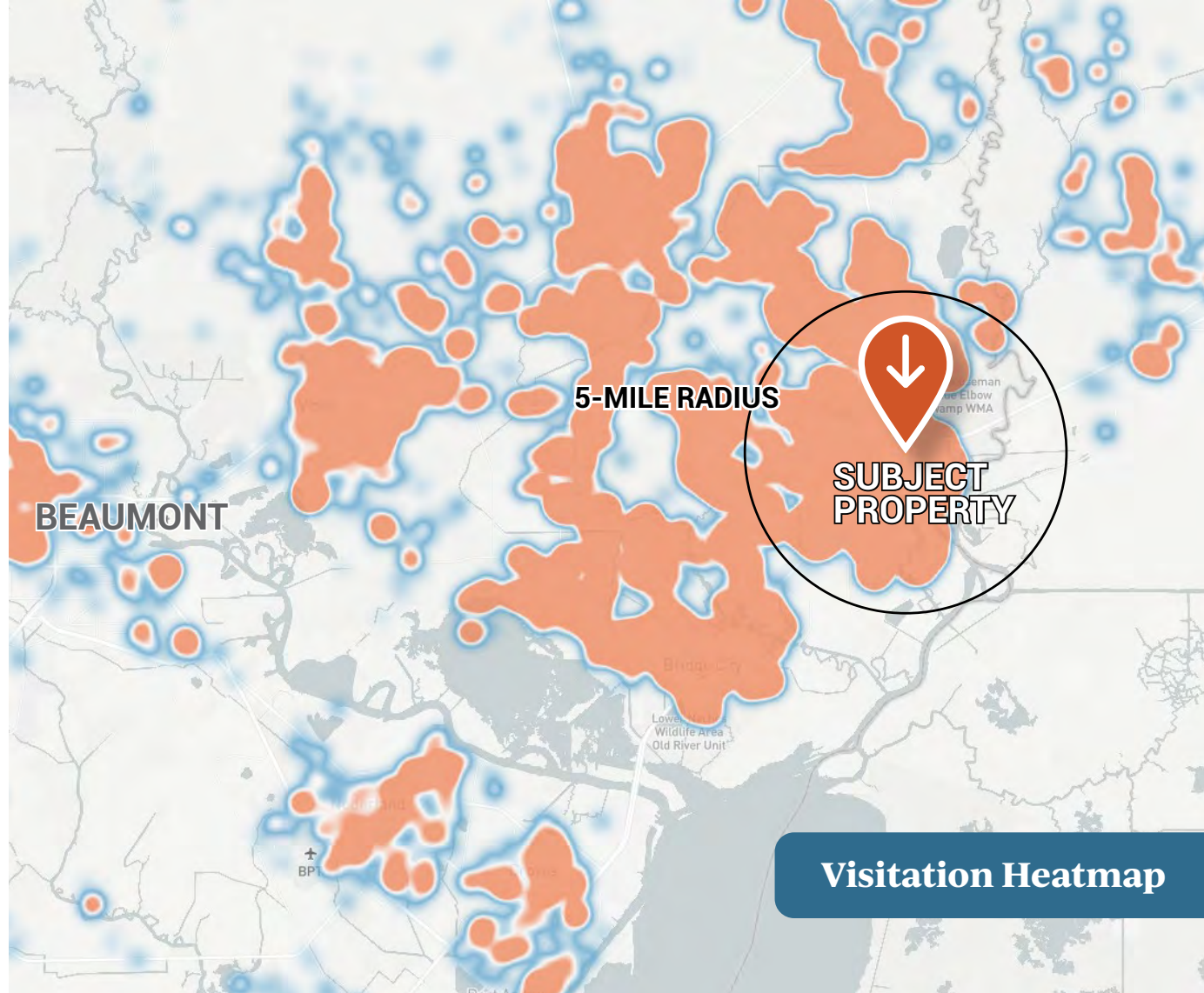
The subject property has a **visit frequency of 2.95 average visits per customer** over the past 12 months, demonstrating a loyal customer base with repeated visits

254.5K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

16 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Orange, TX

A CHARMING COMMUNITY WITH A RICH HISTORY

About Orange

- Located along the Texas Gulf Coast near the Louisiana border, Orange is a historic city home to approximately 19,275 residents
- The city serves as the county seat of Orange County and is part of the Beaumont–Port Arthur metropolitan area
- Positioned along the Sabine River and just minutes from Interstate 10, the city benefits from strong regional connectivity to Houston to the west and Lake Charles to the east

Downtown Orange

- The city features a revitalized downtown district defined by historic brick streets and preserved early 20th century architecture, anchored by notable attractions such as the Stark Museum of Art and Shangri La Botanical Gardens and Nature Center
- Community events, seasonal festivals, and waterfront access along the Sabine River further reinforce Orange's close knit community character

Business & Industry

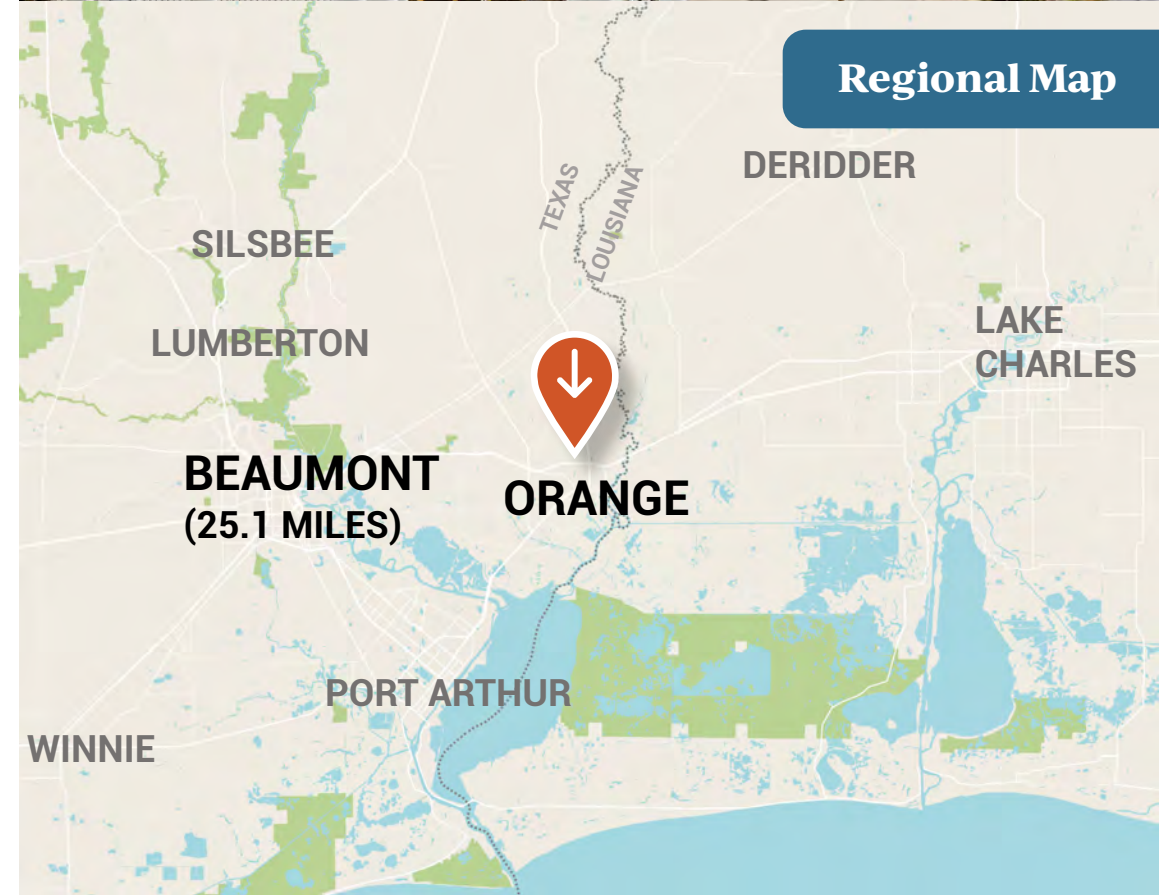
- Known as the "Gateway to Texas," Orange has deep roots in shipbuilding and the petrochemical industry
- The Port of Orange is a deep water port that opens to the Gulf of Mexico and the world's oceans with a 25-foot channel through Sabine Lake
- Furthermore, access to the Intracoastal Waterway enhance its role in regional industry and international trade
- Major employers in the greater Beaumont-Port Arthur area comprise of oil refinery, energy, chemical processing, including Exxon, Motiva Enterprises and Valero

398,733

BEAUMONT–PORT ARTHUR MSA
ESTIMATED POPULATION

\$31.1 Billion

BEAUMONT–PORT ARTHUR MSA GDP



Regional Map

DERIDDER

SILSBEE

LUMBERTON

BEAUMONT
(25.1 MILES)

ORANGE

LAKE
CHARLES

WINNIE

PORT ARTHUR

BEAUMONT
25.1 MILES



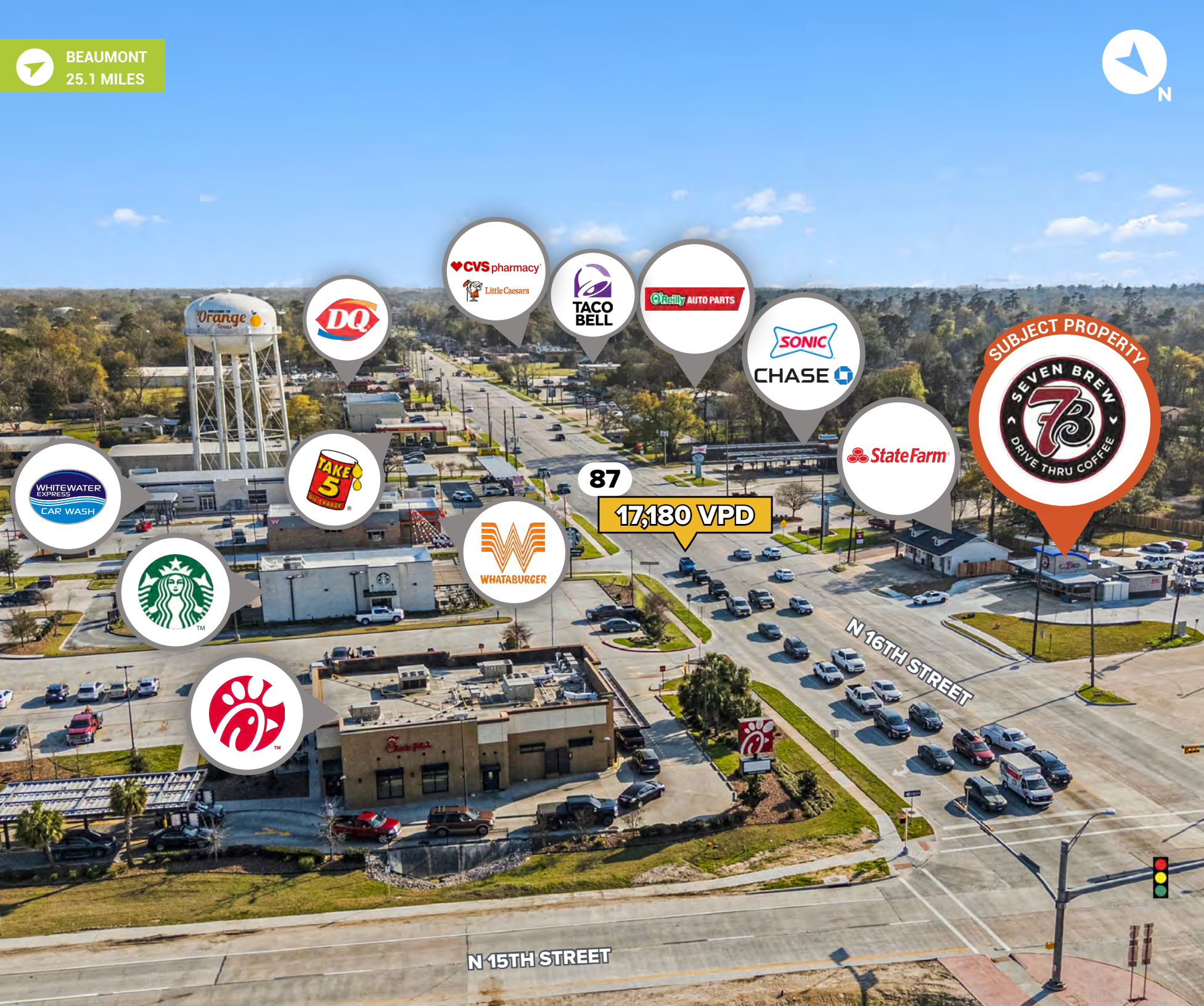
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date