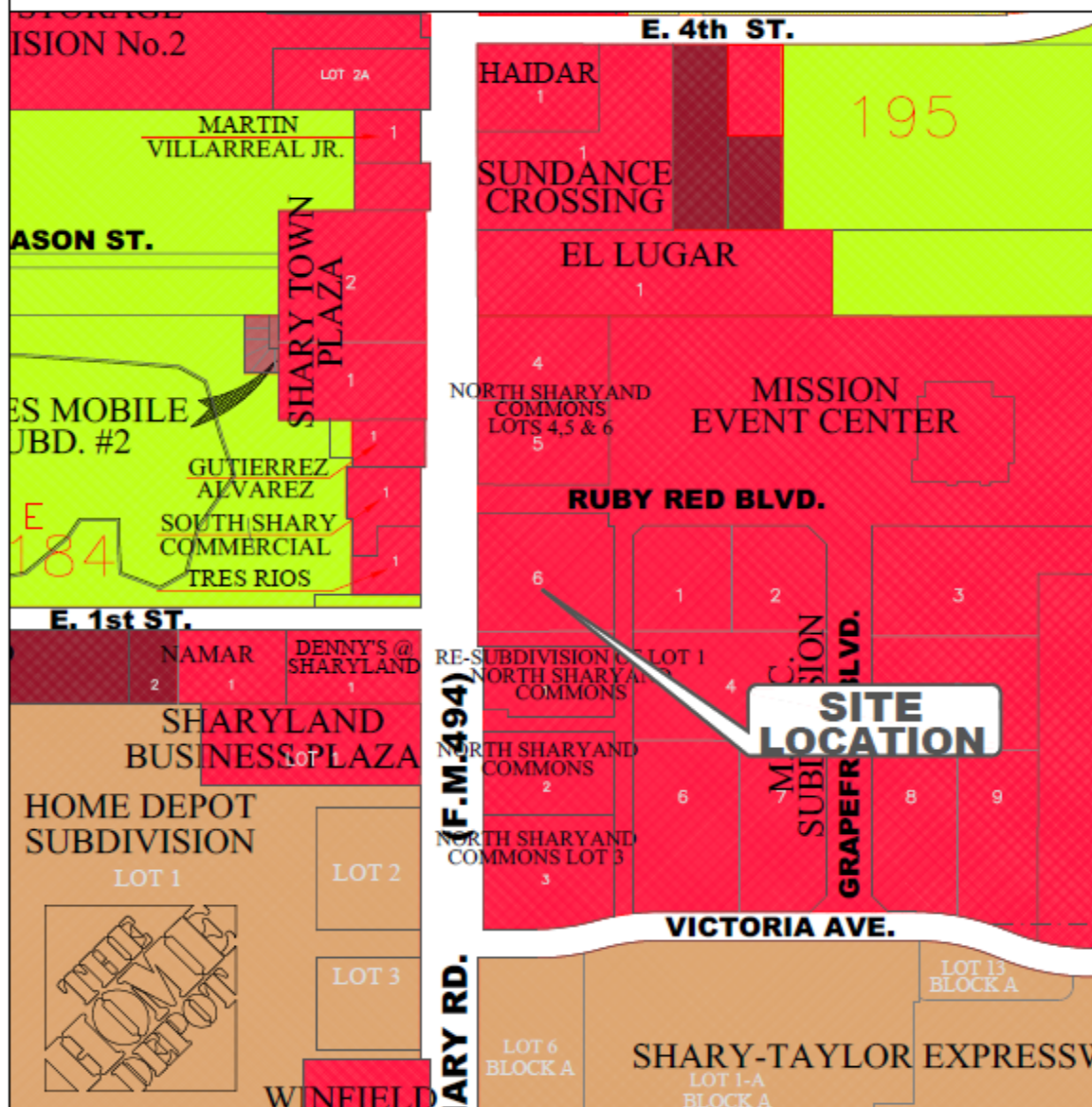


VICINITY MAP





	AO-I	AGRICULTURAL OPEN INTERIM
	AO-P	AGRICULTURAL OPEN PERMANENT
	R-1A	LARGE LOT SINGLE FAMILY
	R-1T	TOWNHOUSE RESIDENTIAL
	R-1	SINGLE FAMILY RESIDENTIAL
	R-2	DUPLEX-FOURPLEX RESIDENTIAL

- | | |
|-----|-----------------------------|
| R-3 | MULTI-FAMILY RESIDENTIAL |
| R-4 | MOBILE & MODULAR HOME |
| R-5 | HIGH DENSITY MFCT'D HOUSING |
| C-1 | OFFICE BUILDING |
| C-2 | NEIGHBORHOOD COMMERCIAL |
| C-3 | GENERAL BUSINESS |

- | | | |
|--|-----|--------------------------|
|  | C-4 | HEAVY COMMERCIAL |
|  | C-5 | ADAPTIVE COMMERCIAL |
|  | I-1 | LIGHT INDUSTRIAL |
|  | I-2 | HEAVY INDUSTRIAL |
|  | PUD | PLANNED UNIT DEVELOPMENT |
|  | P | PUBLIC |

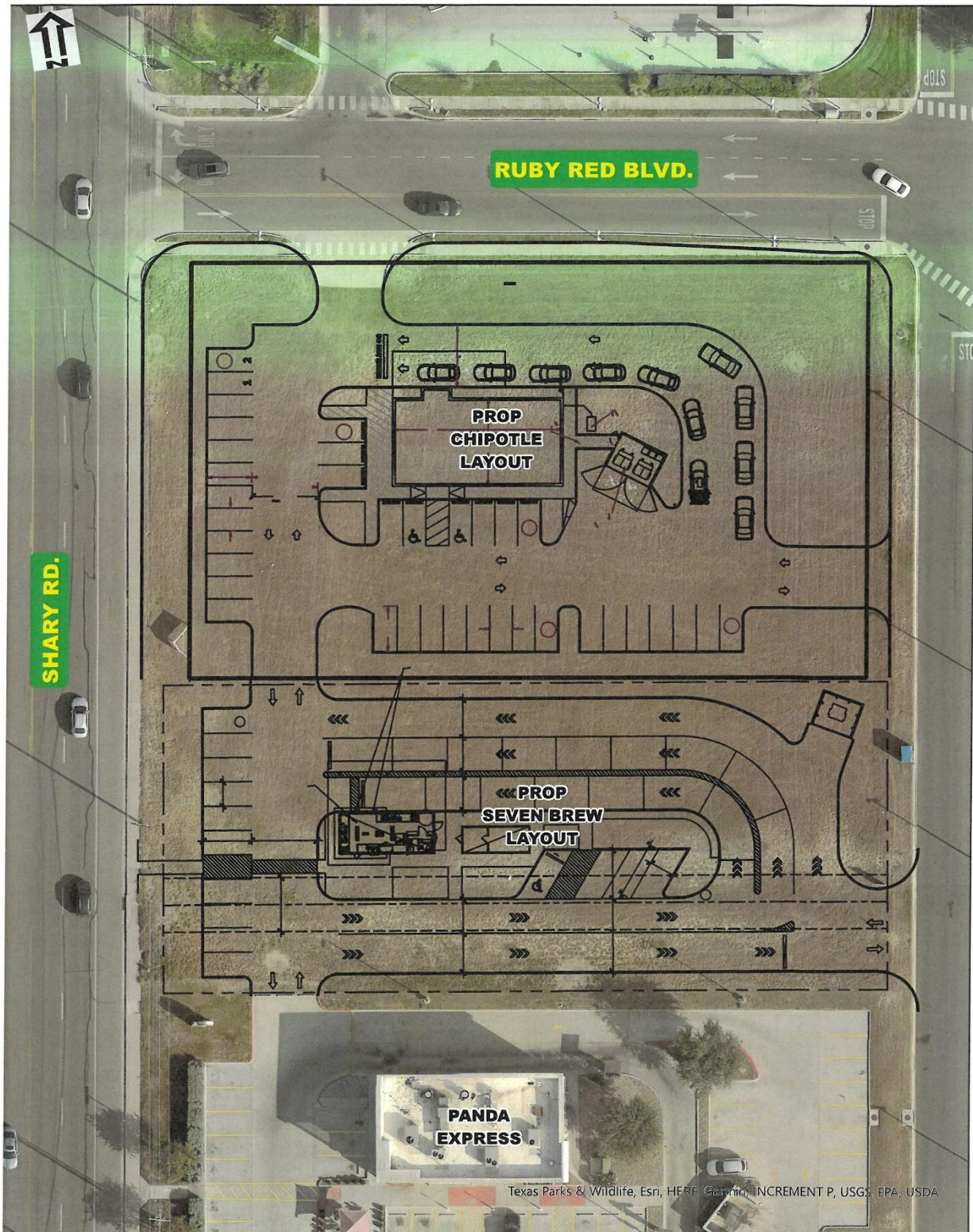


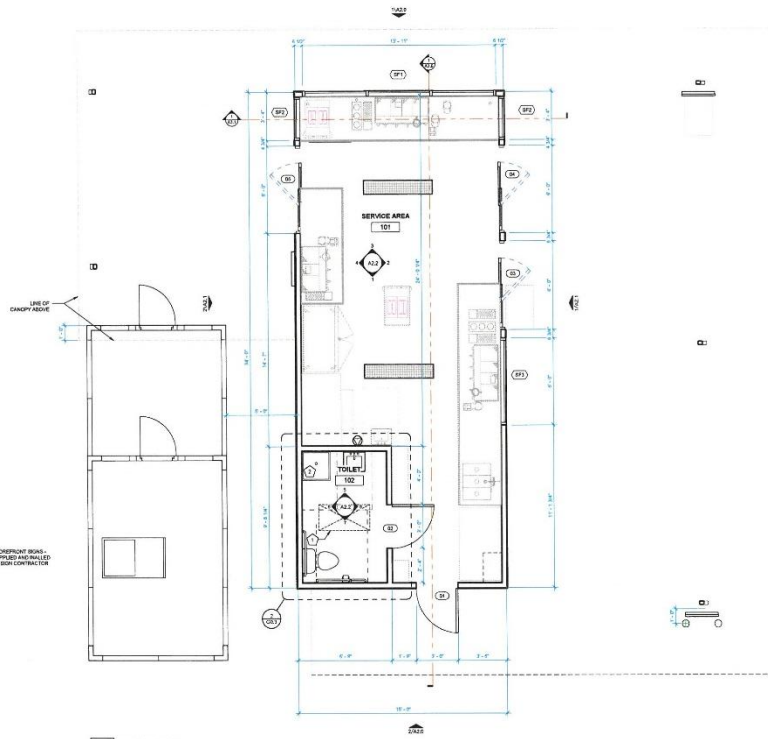
SCALE: 1"=300'

AERIAL PHOTO



SITE PLAN



[illegible]

7 BREW COFFEE

ISSUED FC
1/1/08

FL

MENU

THE 7 ORIGINALS

BLONDIE

VANILLA & CARAMEL BREVE
(270-850 CAL)

BRUNETTE

HAZELNUT & CARAMEL MOCHA
(280-850 CAL)

SMOOTH 7

IRISH CREAM & WHITE CHOCOLATE BREVE
(260-840 CAL)

WHITE CHOCOLATE MOCHA

WHITE CHOCOLATE & MILK CHOCOLATE MOCHA
(280-850 CAL)

CINNAMON ROLL

BROWN SUGAR CINNAMON & WHITE CHOCOLATE BREVE
(300-770 CAL)

GERMAN CHOCOLATE

COCONUT & CARAMEL MOCHA
(280-860 CAL)

SWEET & SALTY

SALTED CARAMEL & WHITE CHOCOLATE BREVE
(260-840 CAL)

ICED, HOT, or CHILLER



> **MAKE IT A TRIPLE 7**
ORIGINALS CAN COME WITH 6 SHOTS FOR AN EXTRA BOOST
(180-880 CAL)

>>> CUSTOMIZE EVERYTHING <<<

**SUGAR
FREE**

EXTRA SHOT
(5 CAL)

SWEETNESS
1/4 1/2 REG EXTRA

COLD FOAM

MILK ALTERNATIVES
OAT, ALMOND, OR COCONUT

7 ENERGY

ICED or CHILLER

(10-560 CAL)

A PREMIUM ENERGY DRINK
CREATED BY 7 BREW!

INFUSE WITH ANY FLAVOR!
ORIGINAL OR SUGAR-FREE



**TOP
PICKS**

OCEAN BREEZE™
SUNRISE™

POKIE STICK
NIGHTSHADE

RED BULL
AVAILABLE

7 FIZZ

(0-435 CAL)

SPARKLING WATER INFUSED
WITH ANY FLAVOR!

ADD CREAM OR WHIPPED
CREAM



TEAS & LEMONADES

(0-510 CAL)

SWEET / UNSWEET
GREEN
EARL GREY
PARIS
DECAF
CINNAMON SPICE

THE CLASSIC LEMONADE
FLAVORS OR MAKE
YOUR OWN COMBO!



COLD BREW

(20-90 CAL)

TRY IT WITH OUR
COLD FOAM!



CLASSICS

ICED or HOT

LATTE (120-520 CAL)

MOCHA (200-520 CAL)

BREVE (250-660 CAL)

CARAMEL MACCHIATO (210-850 CAL)

CAPPUCCINO (100-260 CAL)

HOUSE BLEND (10-20 CAL)

CHAI LATTE (160-400 CAL)

MATCHA LATTE (170-390 CAL)

COCOA (250-630 CAL)



SMOOTHIES & SHAKES

(163-1,100 CAL)

STRAWBERRY
PIÑA COLADA
WILDBERRY
MANGO
PEACH
BLUE POM

THE CLASSIC ICECREAM
FLAVORS OR MAKE
YOUR OWN COMBO!



KIDS SIZES AVAILABLE!



ASK ABOUT OUR SECRET MENU!

3,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request. Before placing your order, please inform your server if a person in your party has a food allergy. We reserve the right to make any menu or pricing changes. Stated amounts do not include sales tax, sales tax stated separately on receipt. ©2022 Seven Brew, LLC. All Rights Reserved.

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
730399	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
716978	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
897382	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
958833	CFT NV DEVELOPMENTS LLC	1683 WALNUT GROVE AVENUE	ROSEMEAD	CA	91770-3711
841644	TRESFUENTES LLC	2704 SAN DIEGO	MISSION	TX	78572-7187
841645	TRESFUENTES LLC	2704 SAN DIEGO	MISSION	TX	78572-7187
841646	TRES ARIES LLC	2807 SONORA ST	MISSION	TX	78572-5959
841647	TORTILLAS ARIES LLC	201 N SHARY RD STE 4	MISSION	TX	78572-9806
1067390	DENNYS INC	203 E MAIN ST	SPARTANBURG	SC	29319-0001
1236071	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
1236070	MDC COASTAL 5 LLC	7400 E ORCHARD ROAD 2605	GREENWOOD VILLAGE	CO	80111
1238512	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
624567	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1241931	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506
1241928	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506
1241925	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506