



**BUILDING
&
DEVELOPMENT**





MISSION

TO BE GOD'S CHURCH SERVING AS A
DEVELOPMENT AND CONSTRUCTION COMPANY.

PURPOSE

TO BUILD THE KINGDOM OF GOD BY BUILDING PEOPLE,
PROJECTS, AND OUR COMMUNITY.

VALUES

- **LOVE**LOVE PEOPLE LIKE JESUS DOES
- **GRIND**THE GIFT IS THE GRIND
- **FUN**WE LIKE TO CELEBRATE WINS
- **TEAM**BECAUSE GOD BUILT OUR TEAM - WE WILL WIN
- **DO**DO THE NEXT RIGHT THING
- **FAST**WE BUILD FAST
- **LIFT**WE LIFT PEOPLE UP

7B AND VIA LEADERSHIP



DERRICK MERCHANT
PRINCIPAL + CEO

DERRICK HAS BEEN WITH 7B BUILDING & DEVELOPMENT SINCE ITS INCEPTION IN 2009. HE GRADUATED FROM LUBBOCK CHRISTIAN UNIVERSITY WITH A DEGREE IN BUSINESS IN 2008. HE HAS OVER 300+ COMMERCIAL GROUND-UP BUILDS AND OVER 200+ BUILD-TO-SUIT DEVELOPMENTS. HE LOVES BUILDING TEAMS AND CULTIVATING A FUN CULTURE AND A SAFE PLACE FOR OTHERS TO LAND AND THRIVE.

DERRICK IS MARRIED TO THE LOVE OF HIS LIFE, TASHA MERCHANT. THEY HAVE TWO BEAUTIFUL BOYS, MALACHI & LINCOLN. OUTSIDE THE WORKPLACE, DERRICK LOVES TO GOLF, HUNT, AND FISH AND IS AN AVID FAN OF TEXAS TECH AND LUBBOCK CHRISTIAN ATHLETICS. HE IS ALSO VERY INVOLVED IN BOARD ORGANIZATIONS THAT HE LOVES, INCLUDING BUSINESS OPERATING ON MISSION, HIGHER GROUND MINISTRIES, AND LUBBOCK CHRISTIAN SCHOOL OF BUSINESS.



KENT DAVICK
PRESIDENT OF REAL ESTATE

KENT IS PRESIDENT OF REAL ESTATE AND OVERSEES SITE ACQUISITION FOR ALL NEW STORE GROWTH AND DEVELOPMENT. KENT HAS OVER 25 YEARS OF REAL ESTATE DEVELOPMENT AND MANAGEMENT EXPERIENCE IN A 30-STATE AREA WITH OVER 3,000 NEW PROJECTS FOR COMPANIES INCLUDING CHAMPION XPRESS CARWASH, STARBUCKS, WHATABURGER, TRACTOR SUPPLY, GO CAR WASH, DOLLAR TREE, FAMILY DOLLAR, DOLLAR GENERAL, STAGE, AND ANTHONY'S.

KENT AND HIS WIFE, MARY ELLEN, HAVE THREE CHILDREN AND SEVEN GRANDCHILDREN. THEY ENJOY TRAVELING, REGULAR FAMILY ACTIVITIES, RESEARCHING FAMILY HISTORY, AND FAMILY VISITS TO DISNEY WORLD. KENT IS ACTIVE IN MANY LOCAL CHURCH ACTIVITIES AND ENJOYS SERVING THOSE AROUND HIM.



STEVE HEAPS
VP OF REAL ESTATE

STEVE IS THE VICE PRESIDENT OF REAL ESTATE WITH OVER 25 YEARS REAL ESTATE AND DEVELOPMENT EXPERIENCE IN 20 STATES. HIS PORTFOLIO INCLUDES 250+ FAMILY DOLLAR/DOLLAR TREE, 30 QSRs, 24 CAR WASHES AND SIX SURGICAL/MEDICAL CENTERS. STEVE AND HIS WIFE, SUSIE, RESIDE IN HEBER CITY, UTAH. THEY HAVE FIVE CHILDREN AND 13 GRANDCHILDREN.

WHEN HE'S NOT WORKING, STEVE LIKES TO SPEND TIME OUTDOORS, GOLFING, SKIING, SNOWMOBILING, HIKING, CAMPING, AND HUNTING. STEVE AND SUSIE ENJOY SPENDING TIME SUPPORTING THEIR GRANDKIDS IN THEIR BASEBALL, SOCCER AND BASKETBALL GAMES. HE LOVES TO TRAVEL WITH HIS WIFE AND SERVE IN CHURCH ACTIVITIES, BUT HIS FAVORITE ACTIVITY IS ENJOYING TRIPS WITH THEIR GRANDCHILDREN.



MICHAEL FURR
SENIOR VP OF REAL ESTATE

MIKE JOINED THE 7B TEAM AS SENIOR VP OF REAL ESTATE IN APRIL 2021. HE BRINGS OVER 20 YEARS OF EXPERIENCE IN REAL ESTATE WITH DOLLAR GENERAL, FAMILY DOLLAR, AND DOLLAR TREE STORES AS BOTH A REAL ESTATE MANAGER AND LATER AS REGIONAL DIRECTOR OF REAL ESTATE. MIKE HAS BEEN INVOLVED WITH OVER 1,200 BUILD-TO-SUIT DEALS OVER HIS CAREER AND HAS EXPERIENCE IN MARKETS FROM COAST TO COAST.

MIKE AND HIS WIFE CINDY RESIDE IN EAST TEXAS NEAR NACOGDOCHES, WHERE THEY ENJOY RAISING AND SHOWING HORSES. THEY HAVE TEN GRANDCHILDREN AND ENJOY WATCHING THEM PARTICIPATE IN RODEOS, BASEBALL, BASKETBALL, AND VARIOUS OTHER ACTIVITIES. MIKE AND CINDY ARE MEMBERS OF A COWBOY CHURCH OF NACOGDOCHES, WHERE MIKE PLAYS THE MANDOLIN AND SINGS WITH THE PRAISE BAND.



7B LEADERSHIP



TREY MERCHANT
PRINCIPAL + DIRECTOR OF
BUSINESS DEVELOPMENT



JORDAN MERCHANT
PRINCIPAL + PRESIDENT OF
CONSTRUCTION



TYLER HOUK
PRINCIPAL +
CHIEF ESTIMATOR



KEITH SHELTON
CHIEF LEGAL OFFICER



STEVE SNELSON
PRESIDENT OF DEVELOPMENT



JT SHELTON
VP OF DEVELOPMENT

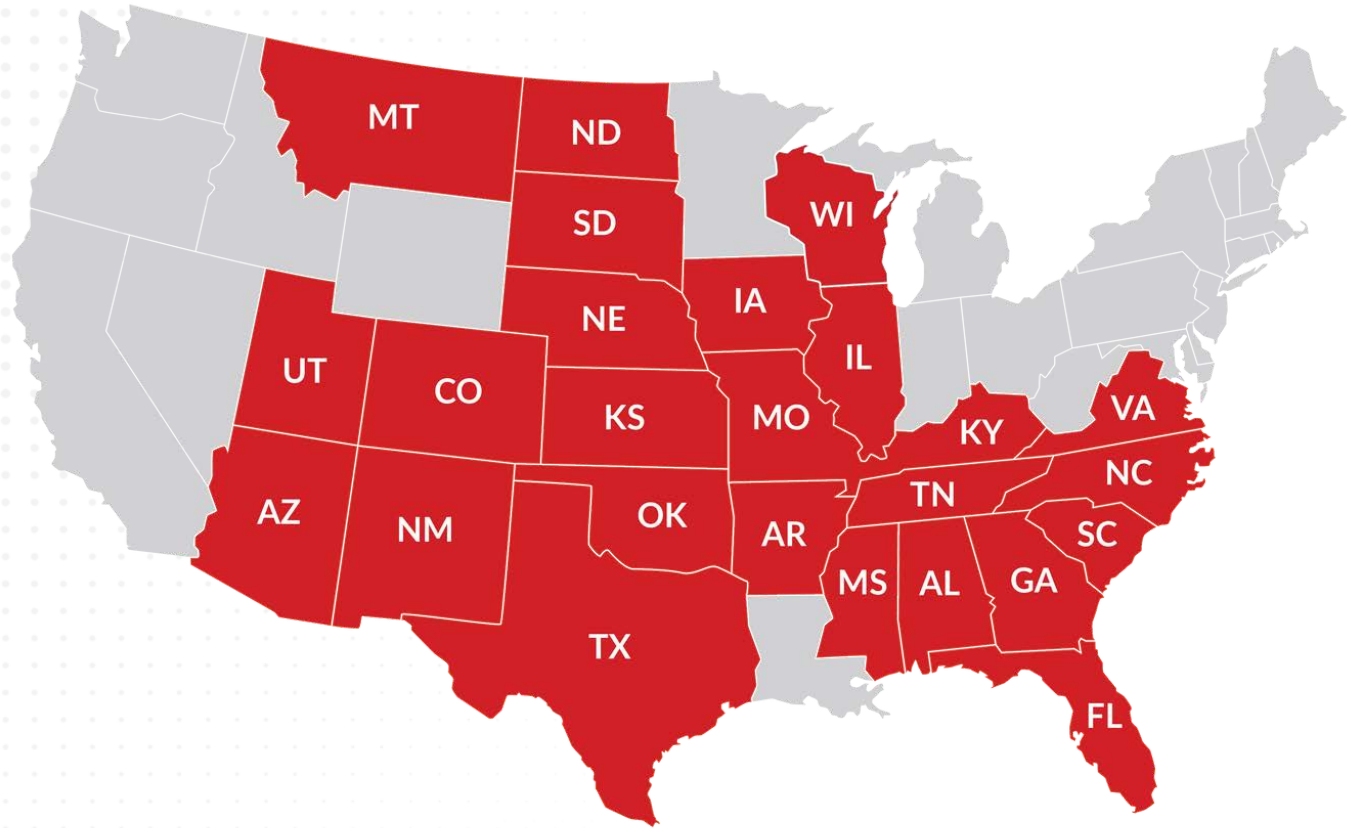


JAKE MAHAN
CHIEF INVESTMENT OFFICER



HEATHER MURRY, CPA
CHIEF FINANCIAL OFFICER





335+

GREENFIELD DEVELOPMENT DEALS

400+

COMPLETED GROUND-UP CONSTRUCTION BUILDS

ON TIME. ON BUDGET. EXCELLENT COMMUNICATION.





REAL ESTATE

YOUR SUCCESS IS OUR SUCCESS, AND OUR TEAM IS READY TO MAKE IT HAPPEN

OUR REAL ESTATE TEAM TAKES THE GUESSWORK OUT OF THE EQUATION BY RELYING ON RESEARCH AND EXPERIENCE TO IDENTIFY WHERE YOUR BUSINESS WILL THRIVE.

WITH THE PLACEMENT OF OVER 2,000 NEW RETAIL LOCATIONS FOR MANY NATIONAL BRANDS, OUR TEAM'S EXTENSIVE KNOWLEDGE OF MARKETS AND CURRENT GROWTH TRENDS PROVIDE YOU WITH ASSURANCE OF ACCESS TO THE BEST LOCATIONS AVAILABLE.



ON TIME. ON BUDGET. EXCELLENT COMMUNICATION.



NAVIGATING DEVELOPMENT

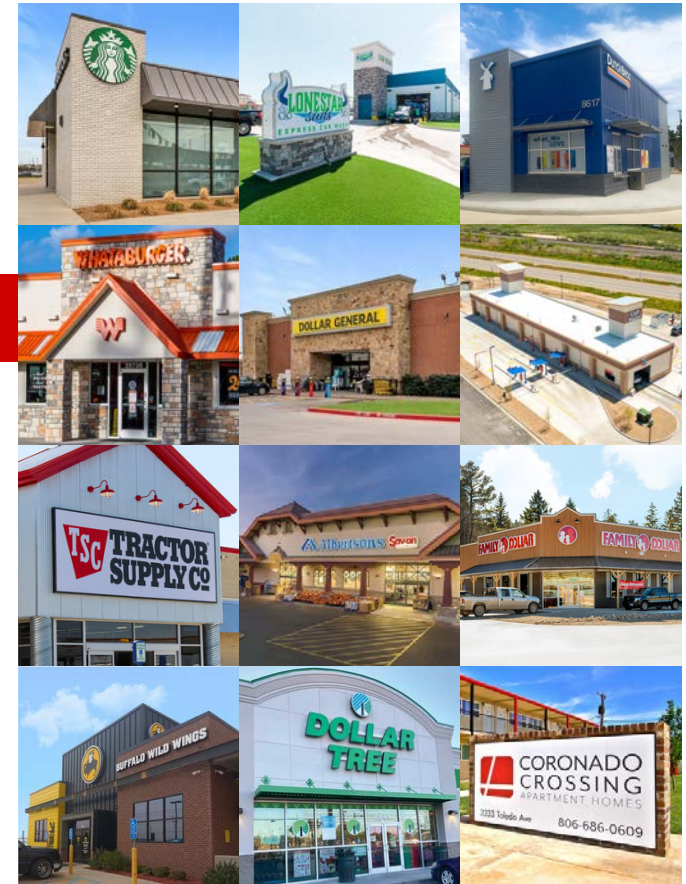
IN HIGHLY COMPETITIVE MARKETS AND COMPLEX MUNICIPALITIES

WE HAVE ESTABLISHED A FIRST-CLASS DESIGN & DEVELOPMENT TEAM WITH EXPERTISE IN BUILD-TO-SUIT AND DESIGN BUILDS.

WE HAVE SUCCESSFULLY COMPLETED HUNDREDS OF ON-TIME, ON-BUDGET PROJECTS FOR MANY NATIONALLY RECOGNIZED BRANDS ACROSS THE UNITED STATES.

DUE TO:

- OUR EXTENSIVE DESIGN AND ENTITLEMENT EXPERIENCE
- OUR PROCESS AND RISK MANAGEMENT PRACTICES
- OUR GENERAL CONTRACTING, CONSTRUCTION, AND ESTIMATING EXPERTISE



ON TIME. ON BUDGET. EXCELLENT COMMUNICATION. ○ ○ ○ ○





CONSTRUCTION

WE REDUCE COST AND COMPLETION TIME FOR OUR CLIENTS

WITH 345+ COMMERCIAL BUILD-TO-SUIT PROJECTS, WE HAVE BUILT A STRONG REPUTATION OF QUALITY CONSTRUCTION, DEPENDABLE SERVICE, STRICT BUDGETARY ADHERENCE, OUTSTANDING PERFORMANCE, & EXCEPTIONAL COMMUNICATION.

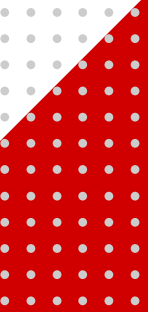
WE ARE THE SINGLE-SOURCE PROVIDER FOR YOUR PROJECT AND MANAGE ALL ASPECTS OF THE DEVELOPMENT AND CONSTRUCTION PROCESS

TYPES OF CONSTRUCTION:

- CMU
- PEMB
- LUMBER
- TILT WALL
- MODULAR
- STRUCTURAL STEEL



ON TIME. ON BUDGET. EXCELLENT COMMUNICATION. 



REAL ESTATE | DEVELOPMENT | CONSTRUCTION

LET OUR TEAM TAKE YOU FROM START TO FINISH



SITE SELECTION

- TRADE AREA STUDY
- DEVELOP MARKET STRATEGY
- DEMOGRAPHIC AND APPLICABLE STUDIES PROVIDED TO CLIENT
- BOOTS ON THE GROUND MARKET STUDY



PRE-DEVELOPMENT

- DUE DILIGENCE
- BUDGET ANALYSIS
- SITE INVESTIGATION
- SITE PLAN APPROVAL
- ENVIRONMENTAL CLEARANCE
- RISK MANAGEMENT



DEVELOPMENT

- PATH TO PERMIT
- ENTITLEMENTS
- PERMITTING
- LAND CLOSINGS



CONSTRUCTION

- CLIENT ACCOUNTABILITY
- LIVE CAMERA FEED
- ON-SITE SUPERVISION & QUALITY CONTROL
- WEEKLY PROGRESS REPORTS
- SITE SAFETY AUDITS



REAL ESTATE ACQUISITION

- CONTRACT NEGOTIATIONS
- LETTER OF INTENT
- REAL ESTATE PURCHASE AGREEMENT
- IN-HOUSE LEGAL SUPPORT



DESIGN & BUDGET

- DESIGN
- BUILD-TO-SUIT
- DESIGN BUILD
- VALUE ENGINEERING
- ASSESS ECONOMIC FEASIBILITY



PRE-CONSTRUCTION

- COORDINATING MUNICIPALITIES
- UTILITIES
- CONTRACTORS
- VENDORS
- SUPPLY-CHAIN MANAGEMENT


**GRAND
OPENING**

ON TIME. ON BUDGET. EXCELLENT COMMUNICATION.



PROJECT SPOTLIGHT

CHAMPION XPRESS CARWASH

- SQFT: 6,304
- LOCATION: GRAND JUNCTION, CO
- 175' LONG EXPRESS CAR WASH



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PROJECT SPOTLIGHT

GO CAR WASH

- SQFT: 3,482
- LOCATION: ROCKDALE, TX
- 100' LONG EXPRESS CAR WASH



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PROJECT SPOTLIGHT

CHAMPION XPRESS CARWASH

- SQFT: 5,486
- LOCATION: DURANGO, CO
- 150' LONG EXPRESS CAR WASH



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PROJECT SPOTLIGHT

CHAMPION XPRESS CARWASH

- SQFT: 4,355
- LOCATION: RIO RANCHO, NM
- 125' LONG EXPRESS CAR WASH



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PROJECT SPOTLIGHT

LONESTAR SUDS

- SQFT: 3,530
- LOCATION: LUBBOCK, TX
- 110' LONG EXPRESS CAR WASH



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PROJECT SPOTLIGHT

SPLASH BROS

- SQFT: 3,457
- LOCATION: WOLFFORTH, TX
- 100' LONG EXPRESS CAR WASH



ON TIME. ON BUDGET. EXCELLENT COMMUNICATION. ○ ○ ○ ○

PROJECT SPOTLIGHT

STARBUCKS

- SQFT: 2,800
- LOCATION: GARLAND, TX
- DATE COMPLETED: 2016



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PROJECT SPOTLIGHT

TRACTOR SUPPLY

- SQFT: 19,075 + 17,440 FENCED YARD
- LOCATION: LUBBOCK, TX
- DATE COMPLETED: 2022

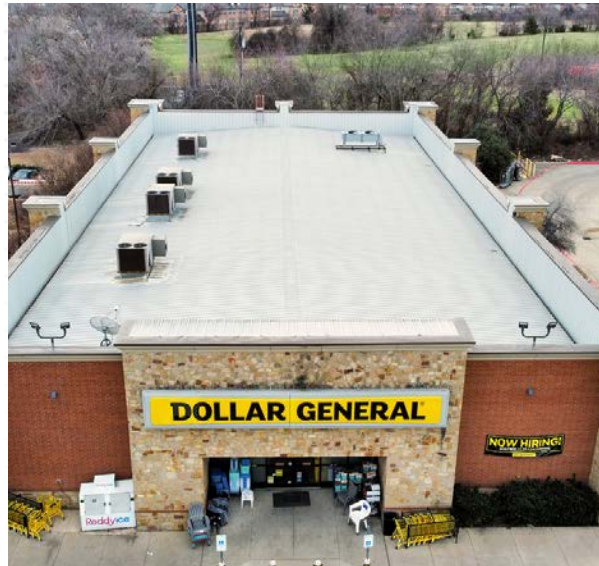


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PROJECT SPOTLIGHT

TRACTOR SUPPLY

- SQFT: 10,640
- LOCATION: MANSFIELD, TX (DFW)
- DATE COMPLETED: 3.11.13



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PROJECT SPOTLIGHT

ALBERTSONS MARKET

STATISTICS:

- SQFT: 21,159
- LOCATION: CLOVIS, NM
- DATE COMPLETED: 12.31.15

HIGHLIGHTS:

- STORE REMAINED OPEN THROUGHOUT MAJOR REMODEL
- WORK ACCOMPLISHED BETWEEN 10PM - 7AM
- FULL REMODEL INCLUDING
 - NEW EXTERIOR FACADE
 - ADDITION OF IN-STORE STARBUCKS LOCATION
 - GUEST SERVICE CENTER
 - DELI, BAKERY, BEER & WINE, PRODUCE & FLORAL DEPTS.
 - BACKROOM AND SALES FLOOR
 - RESTROOMS



ON TIME. ON BUDGET. EXCELLENT COMMUNICATION. ○ ○ ○ ○



PAST & CURRENT PROJECTS

OUR RIGOROUS PROCESSES AND EXPERTISE IN LAND USE AND ENTITLEMENT, GUARANTEE A CONSISTENT AND RELIABLE PATH TO PERMIT AND ON BUDGET, ON TIME GRAND OPENINGS!



137+
EXPRESS CAR WASHES

- CHAMPION XPRESS CARWASH
- DALE SHINE CAR WASH
- GO CAR WASH
- ALL AMERICAN CAR WASH
- SPLASH BROS CAR WASH
- LONESTAR SUDS CAR WASH
- COBBLESTONE AUTO SPA
- PUMPHOUSE CAR WASH

ADDITIONAL PROJECTS

- ALBERTSONS
- STARBUCKS
- O'REILLY'S
- BUFFALO WILD WINGS
- AARON'S RENTAL
- WHATABURGER
- TRACTOR SUPPLY
- CHEROKEE FABRICATION
- RETAIL STRIP CENTERS



104
FAMILY DOLLAR



138
DOLLAR GENERAL

*LIST OF CITIES AVAILABLE UPON REQUEST



ON TIME. ON BUDGET. EXCELLENT COMMUNICATION.





VENDOR REFERENCE LIST *

- C.L. HELT, ARCHITECT, INC.
- BURKHARDT ENGINEERING CO
- FAST PASS HOLDINGS, LLC DBA DRB SYSTEMS
- SONNY'S ENTERPRISE, LLC
- WHIRLWIND STEEL BUILDINGS, INC.

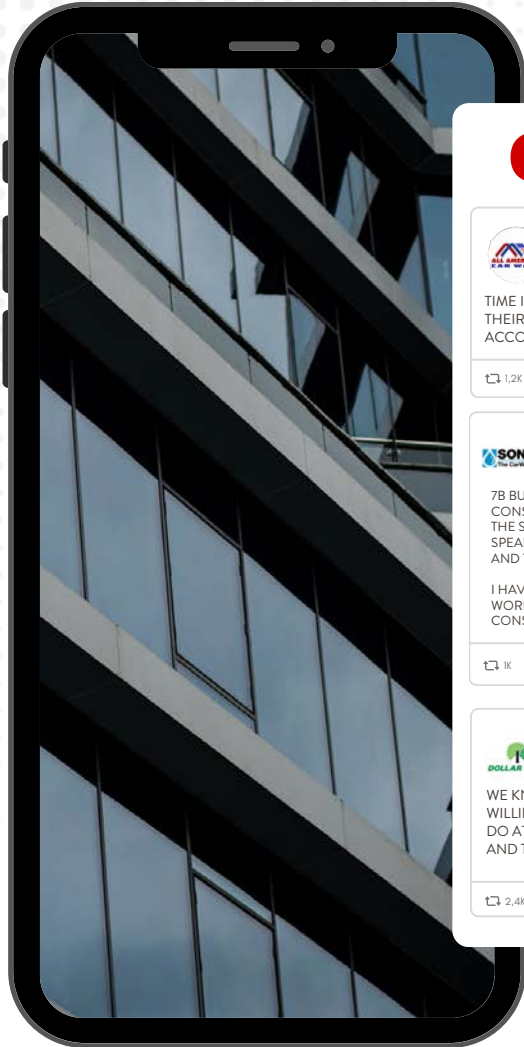
*INCLUDED BUT NOT LIMITED TO

**CONTACT INFO AVAILABLE UPON REQUEST



ON TIME. ON BUDGET. EXCELLENT COMMUNICATION. 





CLIENT TESTIMONIALS



ALL AMERICAN CAR WASH - ANDREW ZAMORA, CEO

TIME IS OF THE ESSENCE, AND IN A PERIOD OF 18 MONTHS, WE'VE BEEN ABLE TO GET BACK IN THE GAME BY UTILIZING 7B. THEIR ABILITY AND EXPERIENCE ALLOW US TO FOCUS SOLELY ON OPERATIONS AND PROFITABILITY. WE COULD NOT HAVE ACCOMPLISHED THIS AS WELL OR AS SOON WITHOUT 7B.

1,2K 876 12K 150



SONNY'S THE CAR WASH FACTORY - PAUL FAZIO, CEO

7B BUILDING AND DEVELOPMENT IS AN EXAMPLE OF TRUE "BEEN THERE DONE THAT!". MY EXPERIENCE WITH THIS TEAM HAS CONSISTENTLY BEEN GREAT. AS THE GROUP THAT HAS TO DELIVER EQUIPMENT TO A SITE, COORDINATION AND WORK QUALITY OF THE SITE AND BUILDING ARE CRITICAL TO OUR SUCCESS. DEALING WITH THIS GROUP MAKES OUR JOB EASIER. THEY GET IT. THEY SPEAK THE LANGUAGE (CARWASH LANGUAGE THAT IS) AND HAVE AN IN-DEPTH KNOWLEDGE OF DEVELOPMENT, CONSTRUCTION AND THE CARWASH BUSINESS. A RARE COMBINATION INDEED.

I HAVE HAD THE PLEASURE OF WORKING DIRECTLY WITH CHAD AND THE BOYS ON WAY MORE THAN ONE OCCASION. AND I HAVE WORKED WITH THEM AS DEVELOPERS AND CONTRACTORS ON BOTH THEIR OWN PROJECTS AS WELL AS DEVELOPING AND CONSTRUCTING FOR SOME OF MY OTHER CLIENTS. MULTI STATE AND MULTI PROJECTS AT ONCE. THESE GUYS GET IT DONE.

1K 456 10K 545

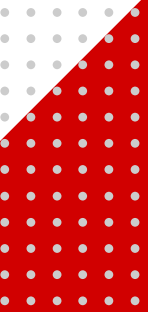


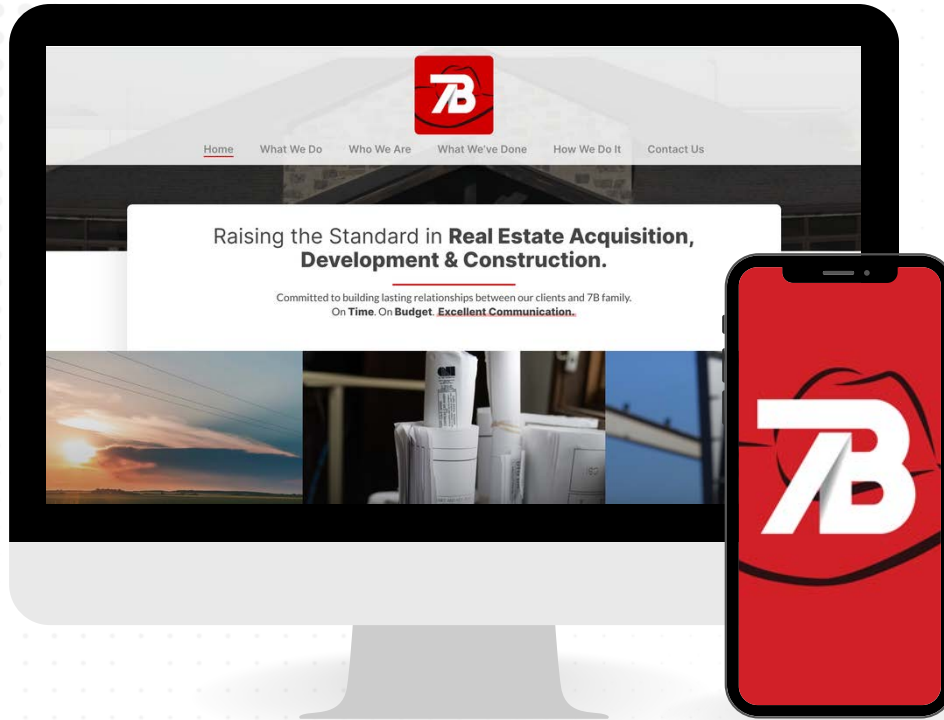
DOLLAR TREE

WE KNOW THAT WHEN 7B IS WORKING ON A PROJECT, IT WILL BE DONE ON TIME AND CORRECTLY. THEY ARE ALWAYS WILLING TO GO THE EXTRA MILE TO MAKE SURE EVERYTHING IS CORRECT. DERRICK AND HIS TEAM ALWAYS HAVE A CAN-DO ATTITUDE AND ARE WILLING TO HELP IN ANY WAY THEY CAN. THIS COMPANY KNOWS WHAT PARTNERING IS ALL ABOUT AND THEY SHOW THAT EVERY DAY.

2,4K 582 12K 605

ON TIME. ON BUDGET. EXCELLENT COMMUNICATION. ○ ○ ○ ○





TREY MERCHANT

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