

Walgreens

Anthony, TX

\$5,271,317

Purchase Price

6.45%

Cap Rate

Stan Johnson Company is pleased to present to qualified investors the opportunity to acquire a 100% fee simple interest in the Walgreens (the "Property") located in Anthony, TX.



Representative Property

Absolute NNN Lease with No Landlord Responsibility

Lease features no Landlord responsibilities for maintenance or repair of the Property throughout the term, making it a truly a passive investment.

Long Lease Term Remaining

The Property has a long lease term, with a lease term remaining of 15+ years, which allows investors to take full advantage of a long term stream of cash flows.

Investment Grade Credit Guaranty from Best-in-Class Tenant

Walgreens (NASDAQ: WBA; S&P: BBB/Stable) is the largest drugstore chain in the U.S., reporting fiscal 2017 sales of more than \$118.20 billion. Walgreens continues to build a seamless customer experience through its 8,175 drugstores and its digital businesses.

Strategic Positioning with Outstanding Visibility & Access

The Property is located alongside of Antonio St and Wildcat Dr, a signalized intersection that sees more than 23,734 vehicles per day. Additionally, the Property features access to Interstate 10, which exposes the property to an additional 33,708 vehicles per day.

Income Tax-Free State

The state of Texas does not have individual state income tax.



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