



WALGREENS
6984 RUFÉ SNOW DR
FORT WORTH, TX 76148

OFFERING SUMMARY

Price	\$4,891,983
Net Operating Income	\$293,519
Capitalization Rate	6.00%
Price/SF	\$323.54
Net Cash Flow	6.0% / \$293,519
Down Payment	All Cash
Rent/SF	\$19.56
Gross Leasable Area	15,120 SF
Year Built/Renovated	1998
Lot Size	1.55 acre(s)

LEASE SUMMARY

Tenant	Walgreens
Credit Rating	BBB
Lease Type	NN
Lease Commencement	1/2/1999
Lease Expiration	1/31/2032
Lease Term Remaining	13 Years
Options	5 five-year



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Marcus & Millichap is pleased to offer for sale a Walgreens Pharmacy located at 6984 Rufe Snow Drive in Fort Worth, Texas. The subject is a 15,120 square foot Drive-Thru Walgreens situated on the hard corner of Rufe Snow Drive and Hightower Drive. Walgreens has 13 years remaining on their lease with five 5-year options remaining. Walgreens is on a double net lease structure with minimal landlord responsibilities.

The subject property is located in a high traffic area of North Richland Hills, a high end suburb of Dallas and Fort Worth. Rufe Snow Drive is in the finishing stages of construction to widen the roads and increase lanes for more efficient traffic. There are 70,441 people residing in North Richland Hills with an above average household income of \$85,281. The city's largest employer, Santander Consumer USA, Inc, is less than a mile south from Walgreens and employs 1,500 locals. North Richland Hills is Tarrant Countys third largest city, and more growth is anticipated to accompany economic redevelopment and revitalization along the improved Northeast Loop 820 corridor. With greater road capacity, more reliable travel times and increased access, many companies are looking to expand or relocate here.



INVESTMENT HIGHLIGHTS

- Large 1.55 Acre Parcel
- Corporate Guarantee from Standard & Poors BBB Rated Company
- 11% Rent Increase in 2029
- Located in Suburbs Main Road in North Richland Hills of Fort Worth TX
- Average Household Income Over \$85,000

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2018 Population	18,184	129,004	301,214
2010 Population	16,783	118,998	269,980
2018 Households	6,480	46,297	110,806
2010 Households	5,945	42,420	98,925
Average HH Income	\$80,621	\$102,105	\$104,336