



OFFERING MEMORANDUM

WALGREENS

1329 S JACKSON STREET
JACKSONVILLE, TX 75766

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Strong Retail Corridor

- » Out-parceled to a Walmart
- » Retailers in the area include Sonic, Subway, Chili's, Dairy Queen, Wingstop, Autozone, Chicken Express, Schlotzky's, Denny's, Dollar General, Dollar Tree, Pizza Hut, Wendy's, Panda Express
- » Located off of S Jackson St (I-69) which sees 20,000 VPD
- » Located on a hard signalized corner and only 1-Mile from downtown Jacksonville

Investment Grade Tenant

- » New 5 year lease with (3) – 5-year options
- » Corporate backed leased by Walgreens Co. with an S&P's Rating BBB

New Prototype

- » Walgreens Pharmacy is a new prototype Walgreens store focused exclusively on pharmacy and drugstore
- » Drivethru access for picking up prescriptions



Financial Overview



Investment Summary

- ADDRESS	1329 S Jackson Street Jacksonville, TX 75766	- YEAR BUILT/RENOVATED	2000/2019
- LIST PRICE	\$1,307,692	- NO. OF STORIES	One
- CAP RATE	6.50%	- LANDSCAPING	Professional
- GLA	± 2,456 SF	- LOT SIZE	±0.61 AC (±26,000 SF)

Tenant Summary

Tenant Name	Walgreens
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof, Structure, and Parking Lot	Landlord Responsible*
Term Remaining	± 5 Years
Original Lease Term	5 Years
Rent Commencement Date	8/30/19
Lease Expiration Date	8/30/24
Increases	10% Every 5 Years
Options	3, 5-Year Options

*15 year roof warranty

Annualized Operating Data

	Monthly Rent	Annual Rent	Annual Rent/PSF	Cap Rate
Current thru 08/31/2024	\$7,083.33	\$85,000	\$34.61	6.50%
Option 1-	\$7,791.67	\$93,500	\$38.07	7.15%
Option 2 -	\$8,570.83	\$102,850	\$41.88	7.87%
Option 3 -	\$9,427.92	\$113,135	\$46.06	8.65%







Tenant Overview

» Company Name Walgreen Co.	» Industry Drug Store
» Ownership Public	» Headquarters Deerfield, IL
» Year Founded 1901	» Website www.walgreens.com

The nation's #1 drugstore chain, Walgreens, operates close to 8,300 stores in all 50 US states, the District of Columbia, the Virgin Islands and Puerto Rico. Prescription drugs are the focus of the company as they account for close to two-thirds of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics and groceries. Most locations offer drive-through pharmacies and one-hour photo processing, which separates them from competition. Recently, Walgreen Co. fully acquired Alliance Boots, Europe's leading drug wholesaler, to create Walgreens Boots Alliance, of which it is a subsidiary.

WALGREENS HEALTH FOCUS

Walgreens' overall value proposition differentiates it from competitors in valuable ways. Specifically, a focus on health gives Walgreens a competitive advantage over other pharmacies. By putting health at the forefront of all aspect of the business and reducing customers' shopping time, Walgreens has achieved placement in a league of its own as competition aims their focus on things such as convenience, design, or low prices.

MARKETING STRATEGY

Walgreens focuses on customer need and satisfaction. For example, the curbside pick-up service stemmed from the needs of working mothers who don't have the time to go into the store and shop. Creating loyalty amongst patrons is a priority for the company as it keeps them coming back and spending money.

Area Overview

JACKSONVILLE, TX

Jacksonville is a city located in Cherokee County, Texas. Known as the Heart and Soul of East Texas, Their luscious landscape and abundant sunshine produce natural beauty and magnificent smiles. Each part of the year brings new and exciting activities where visitors are welcomed and entertained! Enjoy Love's Lookout scenic views or fishing and outdoor recreation on stunning Lake Jacksonville. Antique Shops, specialty boutiques, historical landmarks, local cuisine, a popular zipline course and beautiful drive-thru Safari Park all combined to make Jacksonville a unique destination.

Jacksonville boasts an economy that exceeds other cities its size with numerous manufacturers and bedding plant industries. Executive homes, an outstanding school system, golf course, junior colleges, a theological seminary and the Summers A. Norman Activity Center, for both local and regional conferences, all combine to add enrichment to Jacksonville's natural setting.

Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2024 Projection	6,866	16,450	21,150
2019 Estimate	6,613	15,936	20,496
2010 Census	6,389	15,602	20,098
Growth 2019-2024	3.83%	3.23%	3.19%
Growth 2010-2019	3.51%	2.14%	1.98%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2024 Projection	2,247	5,572	7,305
2019 Estimate	2,169	5,410	7,099
2010 Census	2,116	5,347	7,031
Growth 2019-2024	3.60%	2.99%	2.90%
Growth 2010-2019	2.50%	1.18%	0.97%
INCOME	1 - MILE	3 - MILE	5 - MILE
Average Household Income	\$55,963	\$57,437	\$60,158

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Walgreens** located at **1329 S Jackson Street | Jacksonville, TX 75766** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
 Licensed Supervisor of Sales Agent/ Associate	 License No.	 Email	 Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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