



NET LEASE INVESTMENT OFFERING

Walgreens

WALGREENS
3601 LAMAR AVENUE | PARIS, TEXAS

THE
Boulder 
GROUP

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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Walgreens property located in Paris, Texas. There are approximately 8 years remaining in the primary term of the lease and ten 5-year renewal options. The lease is absolute triple net and features zero landlord responsibilities. Walgreens has a long operating at this location since 2002 where they have an established customer base. The property also features a drive-thru pharmacy and is located in a tax-free state.

The 13,605 square foot Walgreens benefits from its location at the corner of a signalized intersection. The property is also ideally positioned along Highway 82 (20,994 VPD) and just off of NE Loop 286 (26,253 VPD). The property is adjacent to Walmart Supercenter and near other retailer including Home Depot, Hobby Lobby, ALDI, Bealls, Belk, McDonald's and Starbucks. The property is also near Paris Junior College (6,990 students), Crockett Middle School (507 students), and Aikin Elementary (950 students), which drives continual traffic to the trade corridor.

The Walgreens lease expires September 30, 2027 and features ten 5-year renewal option periods. Walgreens is the largest drug retailing chain in the United States and has over 8,175 locations in the U.S.A. Walgreens is publicly traded on the New York Stock Exchange (WBA) with a market capitalization in excess of \$47 billion. Both Walgreen Co. and Walgreens Boots Alliance, Inc. are investment grade rated each with a Standard & Poor's rating of BBB.



INVESTMENT HIGHLIGHTS

- Texas is a tax-free state
- Investment grade rated tenant (S&P: BBB)
- Absolute NNN with zero landlord responsibilities
- Walgreens has a long operating at this location since 2002 where they have an established customer base
- Location at the corner of a signalized intersection
- Ideally positioned along Highway 82 (20,994 VPD) and just off of NE Loop 286 (26,253 VPD)
- Adjacent to Walmart Supercenter and near other retailer including Home Depot, Hobby Lobby, ALDI, Bealls, Belk, McDonald's and Starbucks
- Near Paris Junior College (6,990 students), Crockett Middle School (507 students), and Aikin Elementary (950 students) which drives continual traffic to the trade corridor



PROPERTY OVERVIEW

Price:	\$5,121,091
Cap Rate:	6.60%
Net Operating Income:	\$337,992
Lease Expiration Date:	9/30/2027
Renewal Options:	Ten 5-Year
Rental Escalations:	Flat
Lease Type:	Absolute NNN
Tenant:	Walgreens
Standard & Poor's Rating:	BBB (Investment Grade)
Year Built:	2002
Building Size:	13,605 SF
Land Size:	1.61 Acres











DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	4,533	22,265	29,928
Total Households:	2,030	8,959	12,047

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$75,126	\$60,677	\$57,507
Median Household Income:	\$50,746	\$40,516	\$38,068



CITY OF PARIS, TEXAS

Paris is a city and county seat of Lamar County, Texas, United States. As of the 2010 census, the population of the city was 25,171. It is situated in Northeast Texas at the western edge of the Piney Woods, and 98 miles northeast of the Dallas–Fort Worth Metroplex.

In the past, Paris was a major cotton exchange, and the county was developed as cotton plantations. While cotton is still farmed on the lands around Paris, it is no longer a major part of the economy. Paris' one major hospital has two campuses: Paris Regional Medical Center South (formerly St. Joseph's Hospital) and Paris Regional Medical Center North (formerly McCuiston Regional Medical Center). It serves as the center of healthcare for much of Northeast Texas and Southeast Oklahoma. Both campuses are now operated jointly under the name of the Paris Regional Medical Center, a division of Essent Healthcare. Paris Regional Medical Center South Campus has recently closed and only the North Campus remains open. The health network is one of the largest employers in the Paris area. Outside of healthcare, the largest employers are Kimberly-Clark and Campbell's Soup.





WALGREENS

Walgreens Boots Alliance, Inc. operates as a pharmacy-led health and wellbeing company. The company operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale. The Retail Pharmacy USA segment sells prescription drugs and an assortment of general merchandise, including non-prescription drugs, beauty products, photo finishing, seasonal merchandise, greeting cards, and convenience foods through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services; and manages in-store clinics under the brand Healthcare Clinic. As of January 31, 2017, this segment operated 8,175 retail stores under the Walgreens and Duane Reade brands in the United States; and 7 specialty pharmacy locations, as well as managed approximately 400 Healthcare Clinics. Walgreens Boots Alliance, Inc. was founded in 1901 and is based in Deerfield, Illinois.

The Walgreen Company is the largest drug retailing chain in the United States. The company is publicly traded on the NASDAQ (Symbol: WBA) with a market capitalization in excess of \$47 billion. Both Walgreen Co. and Walgreens Boots Alliance, Inc. are investment grade rated each with a Standard & Poor's rating of BBB. In October 2016 Walgreens Boots Alliance received the United Nations Foundation Global Leadership Award for its commitment to the UN's Sustainable Development Goals.

Website:	www.walgreens.com
Number of Locations:	8,175
Stock Symbol:	WBA (NASDAQ)
Standard & Poor's Rating:	BBB
Market Capitalization:	\$47 Billion



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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