

**NNN Walgreens in Tax Free State of Texas!  
Fort Worth MSA!**

**833 Saginaw Blvd, Fort Worth  
(Saginaw) Texas 76179**



Sample Prototype

### ***Confidential Investment Offering***

- Absolute NNN Walgreens in Fort Worth MSA (Saginaw), TX. (5 miles from Fort Worth and 25 miles from Dallas International Airport).
- High traffic location with average household income over \$77,000+ within 1 mi radius.
- Recession Resistant Liquor Sales!!!
- Excellent Traffic Counts (45,000+ VPD) at hard corner, signalized intersection.
- Drive thru pharmacy.
- Stable income guaranteed by Walgreens Corporate S&P Credit Rating of BBB (NASDAQ: WBA)

***Walgreens***

**\$ 5,250,000**

**5.20 % Cap Rate**

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833 Saginaw Blvd, Fort Worth MSA (Saginaw) , TX 76179

*LemRx Realty Advisors* as agent for the Seller is pleased to present the opportunity to purchase a NNN Walgreens (NASDAQ: WBA) located at *833 Saginaw Blvd, Saginaw (Tarrant County), Texas 76179*. This prime real estate has a very high-income demographic, high barriers to entry, and is located at the hard-signalized intersection of WJ Boaz Road and Saginaw Blvd. in Saginaw, TX. The Lease is NNN with a 75-year term and Tenant’s right to terminate in 25 years then each 5 years thereafter (NOTE: this is “better” than a 25-year lease with options to extend as “Landlord will not have to chase the Tenant” for an extension assuming Tenant wishes to continue).

The Property :

Address:	833 Saginaw Blvd	Year Built:	2004
City:	Saginaw	Building Size:	Approx. 14,560 SF
State:	TX 76179	Lot Size:	Approx. 1.20 AC

The Lease :

Tenant:	Walgreens Boots Alliance (NASDAQ: WBA)
Rent Commencement day :	April 20, 2004
Lease Terms:	75 YEARS (April 2079) with Tenant’s right to terminate after 25 years (March 2029) and each 5 years thereafter. Approx. 9+ years left on primary term !

The Investment:

Price:	\$5,250,000	Cap Rate:	5.20%
Rent:	\$271,600/yr*	Landlord Resp.:	NNN

\* Percentage rent is approx. 2% of gross sales (excl. food and prescriptions) plus .5% of food and prescriptions, except third party prescriptions.

The information above has been obtained from sources deemed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Investor is responsible to confirm the accuracy and completeness of the information using Investor's own experts.

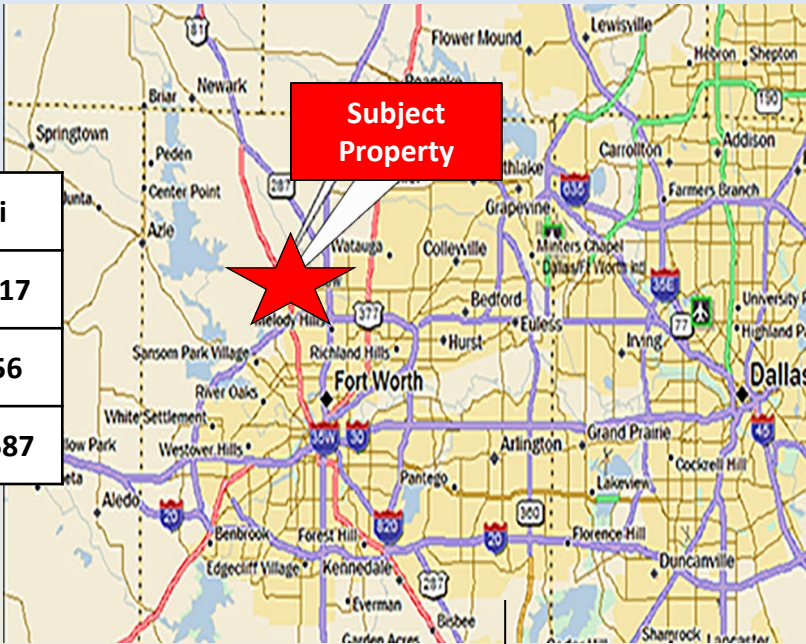
## Location Overview

The subject property located in the city of Saginaw, Tarrant County, Texas. The county is within the Fort Worth-Arlington Metropolitan area, also known as the Dallas/Fort Worth Metroplex. The Metroplex is in the north-central portion of the state. Dallas is the largest city in the MSA and the third-largest city in Texas. The Dallas–Fort Worth–Arlington Metropolitan Area had a population of 6,645,678 in 2012. The economy of the Metroplex is the sixth largest in the United States, with a 2010 gross metropolitan product of \$374 billion. Its 2010 Real GDP amounted to \$325 billion. The Metroplex has the largest corporate headquarter concentration in the United States.

- ✓ The Metroplex is served by two major airports, Love Field and Dallas-Fort Worth International Airport.
- ✓ Neighboring Dallas County has the fourth-largest concentration of Fortune 500 corporate headquarters in the nation.
- ✓ Tarrant County contains the cities of Fort Worth and Arlington. As of the 2010 Census, Tarrant County had a population of 1,809,034 with a total area of 897 square miles.
- ✓ Population increased 10% over the last 8 years.

Demographics*	1 mi	3 mi	5 mi
Total Population (2017)	9,067	65,802	165,617
Total Households (2017)	2,953	20,532	54,756
Average household income (2017)	\$ 78,251	\$ 79,480	\$ 75,587

\* Demographics found at Saginaw Gov [Click here.](#)





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## Tenant Overview

**Walgreens Boots Alliance** (NASDAQ: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The company’s heritage of trusted health care services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

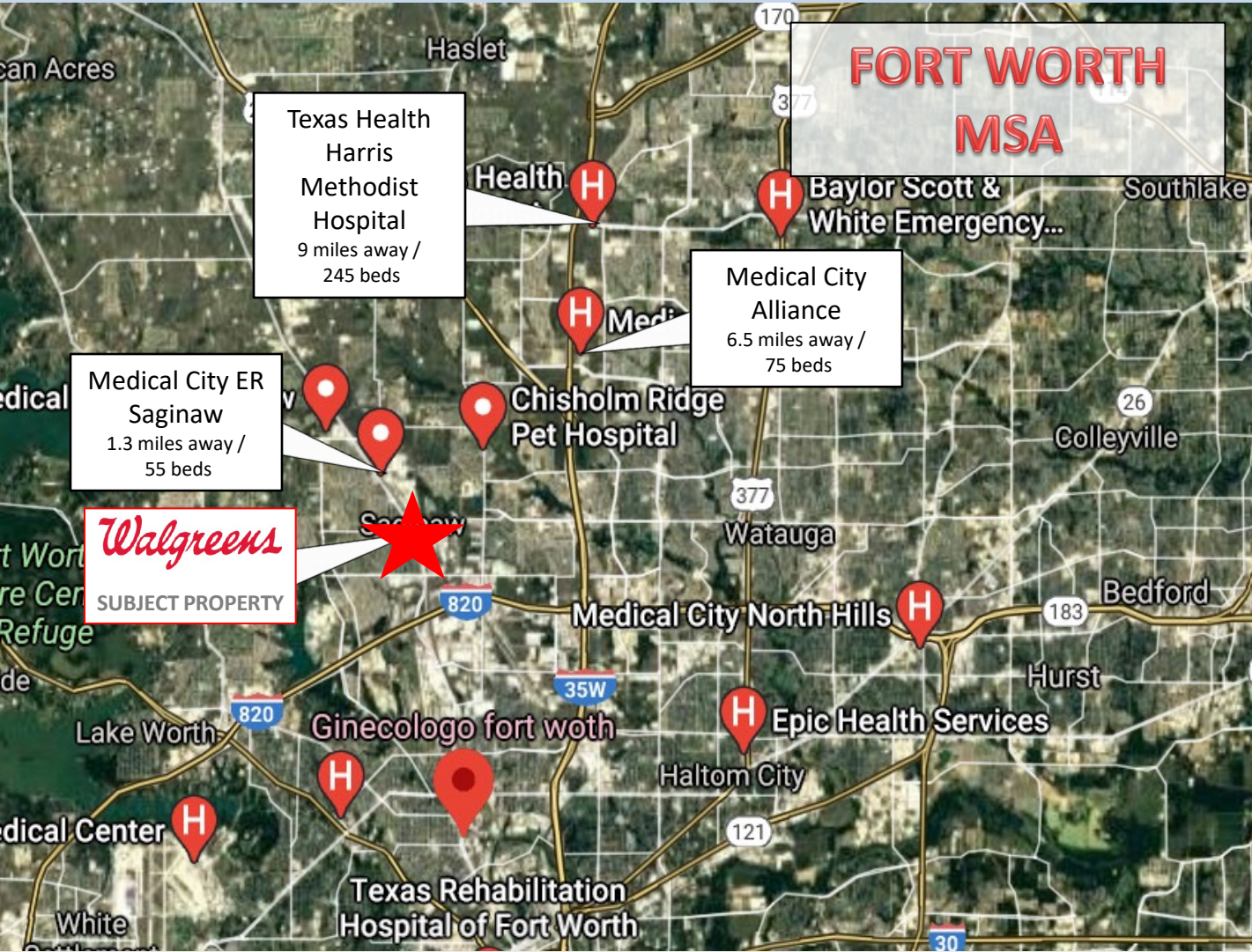
Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25 countries and employ more than 385,000 people. The company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, **has more than 13,200 stores in 11 countries** as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390 distribution centers delivering to more than 230,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. In addition, Walgreens Boots Alliance is one of the world’s largest purchasers of prescription drugs and many other health and wellbeing products. The Company’s size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

Walgreens Boots Alliance ranks No. 1 in the Food and Drug Stores industry of Fortune magazine’s 2017 list of the World’s Most Admired Companies. This is the 24th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., have been named to the list. [Click here for more info](#)

Guarantor:	Walgreens Boots Alliance, Inc.
Ownership:	Public
Stock Symbol (NASDAQ):	WBA
Credit Rating (S&P):	BBB
Business:	Retail Pharmacy
Locations:	13,200 (8,100 stores in US)
Annual Revenue:	\$ 116.08 Billion (as of May 2017) <a href="#">Forbes Click Here</a>
Net Worth:	\$ 89 Billion (as of May 2017)*
Headquarters:	Deerfield, IL
Website:	<a href="http://www.walgreensbootsalliance.com">www.walgreensbootsalliance.com</a>

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Nearby Medical Facilities



## One Mile Aerial



## Immediate Surrounding



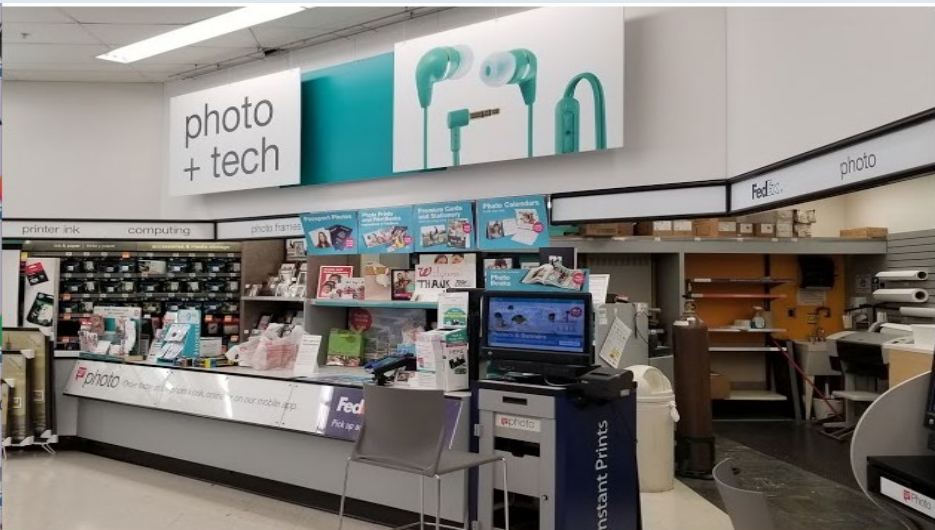
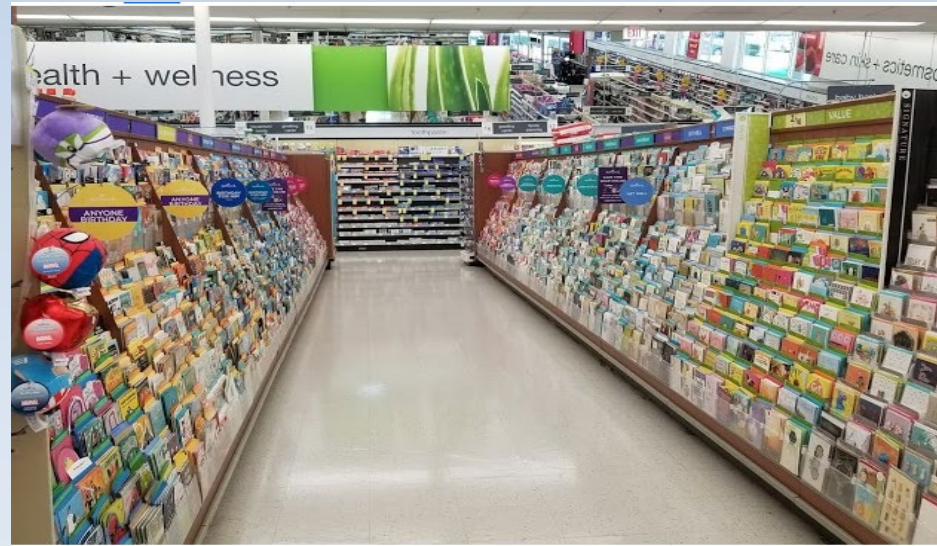
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## Actual Interior Photos



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