



Representative Photo

NEW CONSTRUCTION NNN CVS FOR SALE

3232 Meridiana Pkwy | Rosharon, Texas 77583



FAIRWAYCRE

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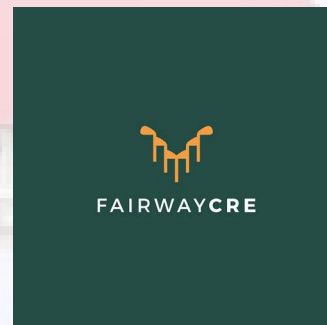
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EXECUTIVE SUMMARY

FairwayCRE is pleased to offer for sale a single tenant triple net leased CVS Pharmacy with zero landlord responsibilities, located just south of Houston in Rosharon, Texas. This brand new building features CVS's latest prototype (14,698 SF). The CVS lease term is for 20 years and includes six, 5-year options with 10% rent escalations in each option. The 14,698 square foot CVS is strategically located along the Highway 288 corridor just twenty minutes south of Houston in one of the fastest growing segments of greater Houston, Iowa Colony. The demographics support the growth of Iowa Colony with over 5,000 people in a 1-mile radius and a strong median household income of \$77,500.

CVS Pharmacy is a publicly traded company on the New York Stock Exchange (Symbol: CVS) with a market capitalization in excess of \$77 billion. CVS is an investment grade rated tenant with a Standard & Poor's rating of BBB+. The Company operates 9,900+ locations in 49 states, the District of Columbia, Puerto Rico and Brazil. CVS is headquartered in Woonsocket, Rhode Island and was founded in 1963.

Exclusively Listed By



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Executive Summary

Sale Price: \$7,930,000

Cap Rate: 4.75%

NOI: \$376,563

Location: SWC of Highway 288 & CR-56 in Rosharon, TX

Building Size: 14,698 SF

Parcel Size: 1.88 AC

Lease Type: NNN – No Landlord Responsibilities

Tenant: CVS Health

Credit Rating: BBB+ (Standard & Poor)

Options: Six, 5-year Options

Rent Increases: 10% Increases Every 5 Yrs

Term		Monthly Rent	Annual Rent
Years 1-20	Base	\$31,380	\$376,563
Years 21-25	Option 1	\$34,515	\$414,190
Years 26-30	Option 2	\$37,969	\$455,638
Years 31-35	Option 3	\$41,766	\$501,202
Years 36-40	Option 4	\$45,943	\$551,322
Years 41-45	Option 5	\$50,536	\$606,439
Years 46-50	Option 6	\$55,595	\$667,142



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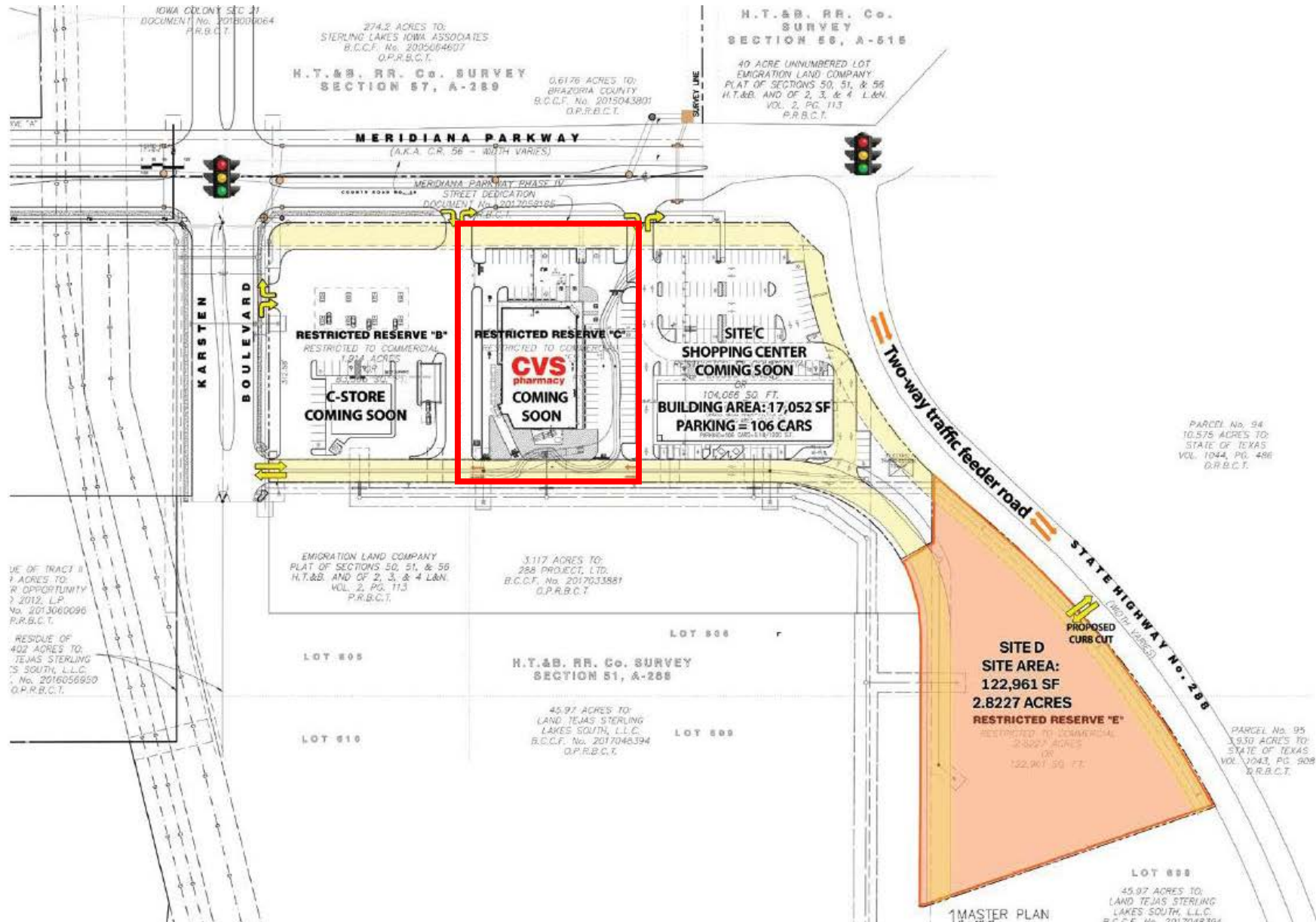
Demographics	1 Mile	3 Mile	5 Mile
2019 Population	4,888	7,821	29,980
2024 Population	5,552	8,736	33,098
Avg HH Income	\$71,470	\$73,482	\$77,458
Median Age	35.4	35.3	34.5

Investment Highlights

- NNN – No Landlord Responsibilities
- New Construction – Latest CVS Prototype
- Fee Simple
- 20 Year Lease with Six, 5-year Options
- 10% Rental Escalations in Options
- Closest CVS is 4 Miles Away
- High Demand Asset



Representative Rendering



Surrounding Growth



Surrounding Growth



Surrounding Growth



Surrounding Growth



Surrounding Growth

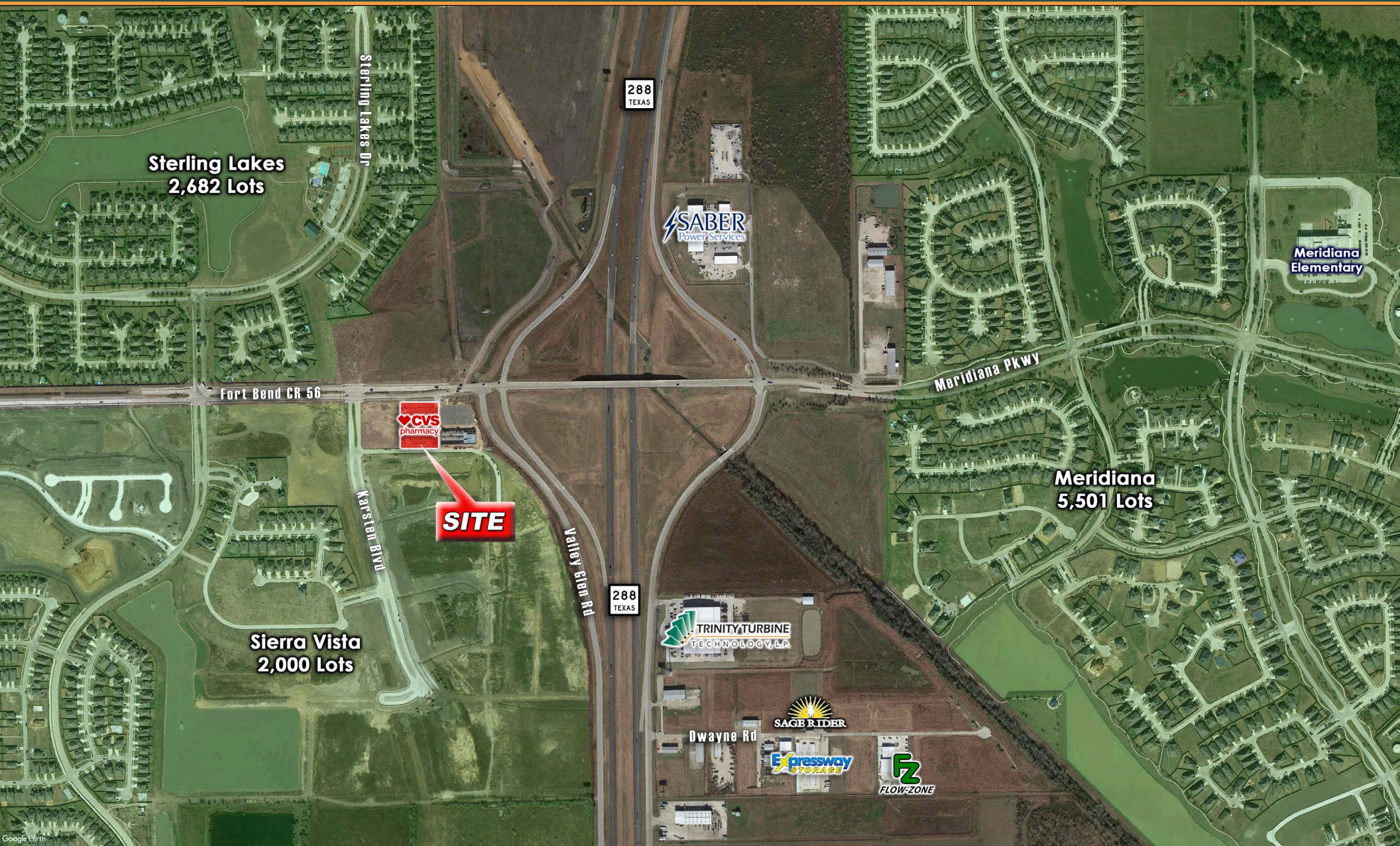


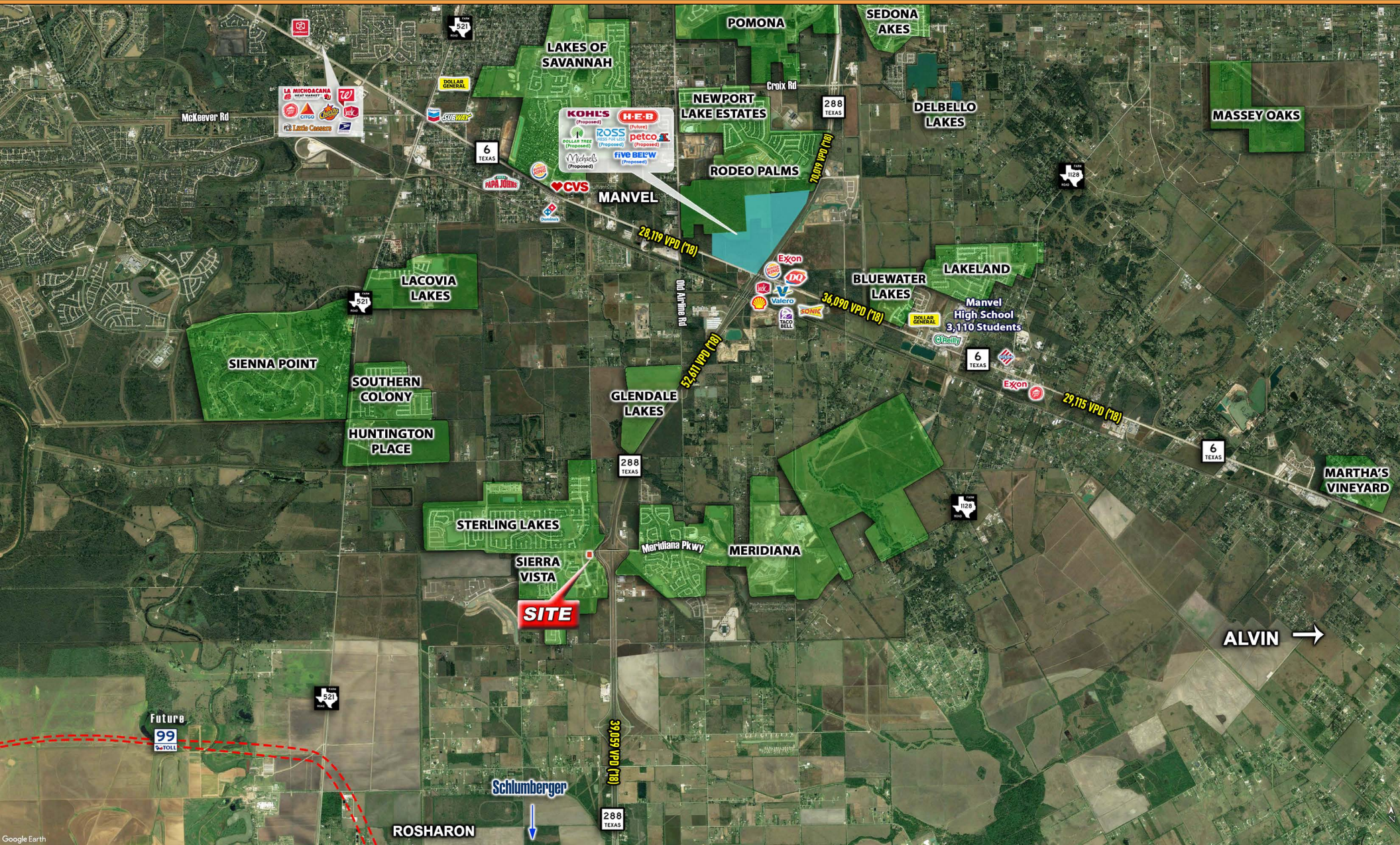
Surrounding Growth



Surrounding Growth







TENANT OVERVIEW

CVS Health Corp. engages in the provision of health care services. It operates through the following segments: Pharmacy Services, Retail or Long Term Care, Health Care Benefits, and Corporate. The Pharmacy Services segment offers pharmacy benefit management solutions. The Retail or Long Term Care segment includes selling of prescription drugs and assortment of general merchandise. The Health Care Benefits segment offers traditional, voluntary and consumer-directed health insurance products and related services, including medical, pharmacy, dental, behavioral health, medical management capabilities. The Corporate segment involves in providing management and administrative services. The company was founded by Stanley P. Goldstein and Ralph Hoagland in 1963 and is headquartered in Woonsocket, RI.

Website:	www.cvs.com
Founded:	1963
Number of Locations:	9,900+
Number of Employees:	240,000+
Stock Symbol:	CVS (New York Stock Exchange)
Standard & Poor's Rating:	Investment Grade: BBB+
Headquarters:	Woonsocket, Rhode Island

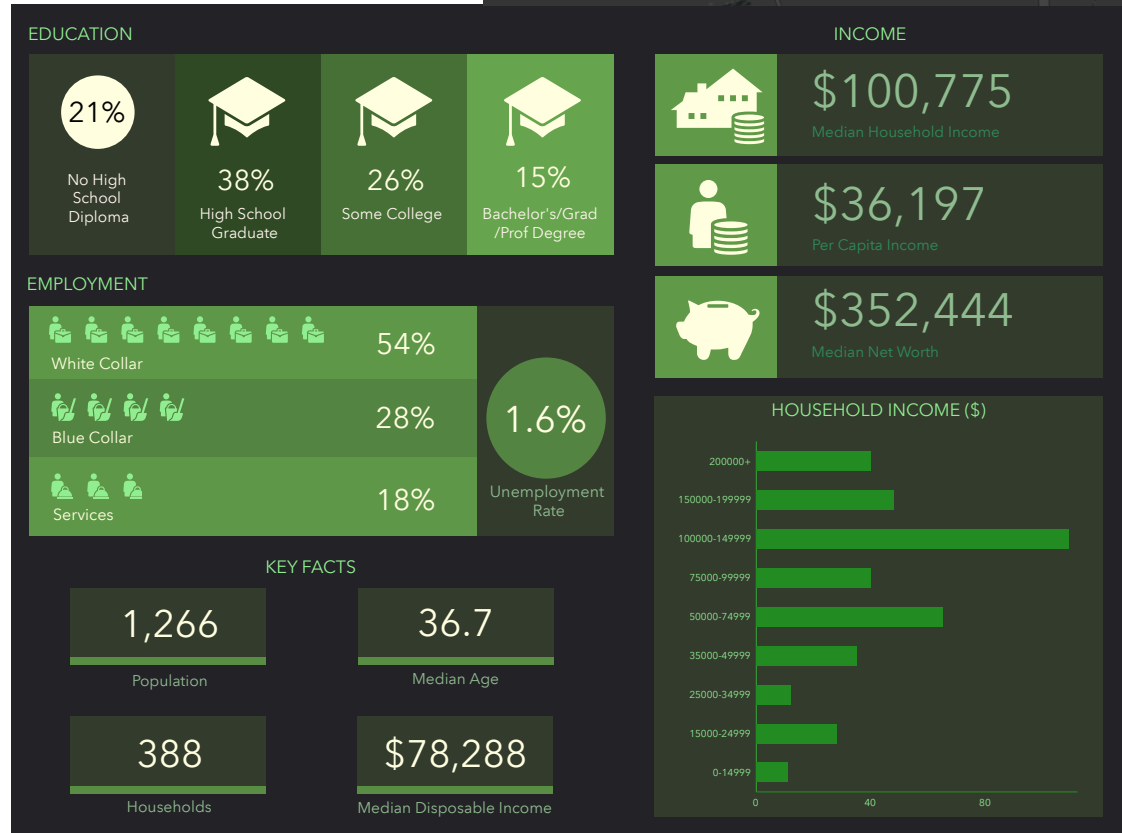
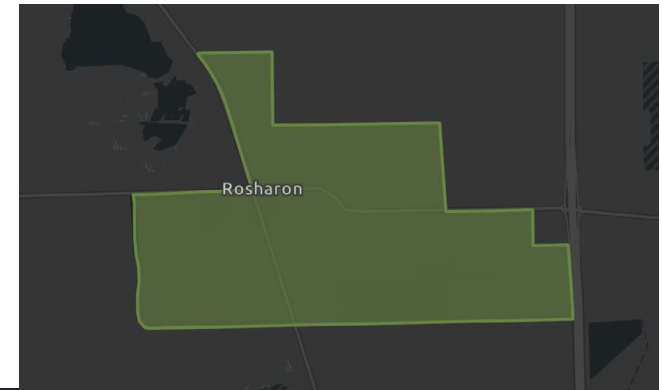


About Rosharon, Texas:

- Rosharon, also known as "Buttermilk Station," is an unincorporated community and census-designated place (CDP) in Brazoria County, Texas, United States, at the intersection of Farm to Market Road 521 and Farm to Market Road 1462.
- Students in the Rosharon census-designated place attend the Angleton Independent School District (AISD) schools.
- Rosharon is the current home of Skydive Spaceland Houston, a major skydiving center with a dedicated airstrip and landing area.
- A Schlumberger product center is located in Rosharon.
- Rosharon neighborhoods include in the surrounding area Songbird Ranch Airport (private), Lindell Estates, Lakes of Savannah, Southern Colony, Chenango Ranch, Coffee Lake, Seven Oaks Ranch, Sun Creek Estates, Sun Creek Ranch, Cold River Ranch and Sterling Lakes.



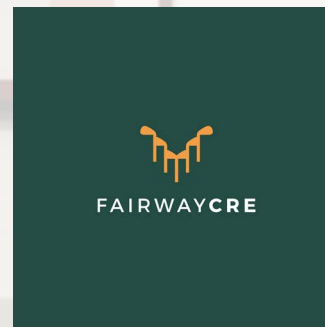
DEMOGRAPHIC PROFILE: Rosharon CDP, TX



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This offering memorandum has been prepared to provide summary, unverified financial and physical 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. FairwayCRE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, FairwayCRE has not verified, and will not verify, any of the information contained herein, nor has FairwayCRE 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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