"Walgreen's –Dallas, Texas MSA" 11+ Years Remaining / NNN Lease







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SVN | Net Lease is pleased to present a 14,820 SF Free-Standing Walgreen's Pharmacy in Red Oak, Texas in the Dallas MSA located (18) miles from the heart of downtown. This Walgreen's is located just off of I-35E across from a newer Walmart Super Center. Dallas is now the 9th largest city in the U.S.. It is store #9947, is fully leased to Walgreen's, is operating under a 75 year term with options to terminate starting in March of 2033, and each 5 years thereafter. It was built in 2013 with a drive-thru lane, and is situated on 1.66 acres of land. The lease structure is triple net (NNN), with zero landlord responsibilities. This Walgreen's is located at the intersection of East Ovilla Road and South Ryan Drive with daily traffic counts that exceed 24,000+, and I-35E with 107,000+ VPD.

This opportunity includes a 100% fee-simple interest, and has an annual net operating income of \$255,347 which is only \$17.23 psf. The surrounding (5) mile demographic radius has a population of 88,000+, and an average household income of \$94,000. It is in a strong retail location with neighboring national retailers including the Walmart Super Center, Brookshire's Grocery, Chick-Fil-A, Pizza Hut, Arby's, McDonald's, Panda Express, Wingstop, CVS Pharmacy and many others.

Property Highlights:

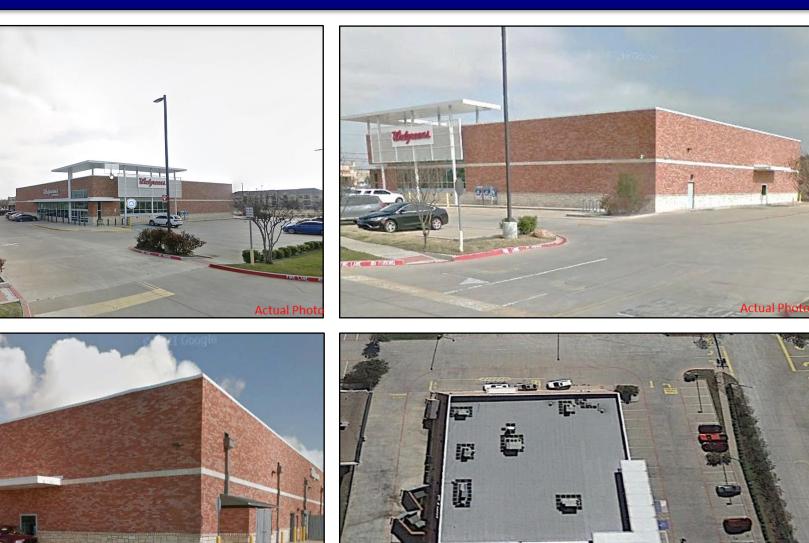
- 11+ Years Remaining on Prime Term
- (11) 5 Year Options
- NNN Lease
- Signalized Intersection / Hard Corner / Drive Thru Lane
- 131,000+ Vehicles Per Day
- 88,000+ (5) Mile Population
- \$94,000+ (5) Mile Average Household Income

| Price: | \$5,211,263 |
|-----------------------|----------------------|
| Cap Rate: | 4.9 % |
| Net Operating Income: | \$255,347 |
| Gross Leasable Area: | 14,820 SF |
| Parcel Size: | 1.66 AC |
| Rent Per Square Foot: | \$17.23 |
| Year Built: | 2013 |
| Initial Lease Term: | 3.1.2013 - 2.28.2033 |
| Options: | (11) 5 year Options |





Walgreen's -107 East Ovilla Road, Red Oak, Texas Subject Property Photos





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SVN | Net Lease Texas

Walgreen's – 107 East Ovilla Road, Red Oak, Texas Location Map of Dallas





| a) esri" | Executive Summary | | | | |
|--|---|----------------------------------|---------------------------------------|------------------------------|--|
| | 107 E Ovilla Rd, Red Oak, Texas, 75154 2 107 E Ovilla Rd, Red Oak, Texas, 75154 | | Prepared by Esr Latitude: 32.53123 | | |
| | Rings: 1, 3, 5 mile radii | 1 mile | 3 miles | gitude: -96.81689 5 miles | |
| Population | | 1 11116 | 5 miles | 5 miles | |
| 2000 Population | | 3,332 | 18,306 | 50,575 | |
| 2010 Population | | 5,453 | 26,136 | 69,508 | |
| 2021 Population | | 8,167 | 34,922 | 88,173 | |
| 2026 Population | | 9,121 | 38,635 | 96,896 | |
| 2000-2010 Annual Rate | | 5.05% | 3.63% | 3.23% | |
| 2010-2021 Annual Rate | | 3.66% | 2.61% | 2.14% | |
| 2021-2026 Annual Rate | | 2.23% | 2.04% | 1.90% | |
| 2021 Male Population | | 47.9% | 48.5% | 47.9% | |
| 2021 Female Population | | 52.1% | 51.5% | 52.1% | |
| 2021 Median Age | | 32.8 | 34.7 | 36.1 | |
| 021 to 2026. Currently, th | The five-year projection for the population e population is 47.9% male and 52.1% f | | enting a change of 1.90% | annually from | |
| Median Age | | | | | |
| • | is 32.8, compared to U.S. median age | of 38.5. | | | |
| Race and Ethnicity | | | | | |
| 2021 White Alone | | 56.9% | 52.7% | 43.3% | |
| 2021 Black Alone | | 22.9% | 31.0% | 43.7% | |
| 2021 American Indian/Ala | aska Native Alone | 0.8% | 0.7% | 0.5% | |
| 2021 Asian Alone | | 0.6% | 0.7% | 0.7% | |
| 2021 Pacific Islander Alor | 1e | 0.0% | 0.0% | 0.0% | |
| 2021 Other Race | | 15.6% | 11.6% | 8.9% | |
| 2021 Two or More Races | | 3.1% | 3.3% | 2.8% | |
| 2021 Hispanic Origin (An | y Race) | 31.2% | 26.5% | 21.5% | |
| lispanic Origin may be of a | epresent 21.5% of the population in the ny race. The Diversity Index, which mea , is 74.9 in the identified area, compare | sures the probability that two p | people from the same area | | |
| Households | | | | | |
| 2021 Wealth Index | | 76 | 93 | 96 | |
| 2000 Households | | 1,149 | 6,098 | 16,967 | |
| 2010 Households | | 1,840 | 8,635 | 23,442 | |
| 2021 Total Households | | 2,770 | 11,399 | 29,101 | |
| 2026 Total Households | | 3,114 | 12,616 | 31,845 | |
| | | 4.82% | 3.54% | 3.29% | |
| 2000-2010 Annual Rate | | 3.70% | 2.50% | 1.94% | |
| 2000-2010 Annual Rate 2010-2021 Annual Rate | | | | | |
| | | 2.37% | 2.05% | 1.82% | |



| 🏟 esri ⁻ | Executive Summary | | | | |
|-------------------------|---|------------------------|----------------------|--|--|
| | 107 E Ovilla Rd, Red Oak, Texas, 75154 2 107 E Ovilla Rd, Red Oak, Texas, 75154 Rings: 1, 3, 5 mile radii | | | Prepared by Esri Latitude: 32.53123 Longitude: -96.81689 | |
| | | 1 mile | 3 miles | 5 miles | |
| Mortgage Income | | | | | |
| 2021 Percent of Income | for Mortgage | 12.6% | 11.8% | 12.2% | |
| Median Household Inco | me | | | | |
| 2021 Median Household | Income | \$66,255 | \$77,520 | \$79,444 | |
| 2026 Median Household | Income | \$71,772 | \$83,434 | \$85,344 | |
| 2021-2026 Annual Rate | | 1.61% | 1.48% | 1.44% | |
| Average Household Inc | ome | | | | |
| 2021 Average Househol | d Income | \$85,085 | \$93,085 | \$94,457 | |
| 2026 Average Househol | d Income | \$94,161 | \$102,914 | \$104,658 | |
| 2021-2026 Annual Rate | 1 | 2.05% | 2.03% | 2.07% | |
| Per Capita Income | | | | | |
| 2021 Per Capita Income | • | \$28,460 | \$30,482 | \$31,213 | |
| 2026 Per Capita Income | 2 | \$31,674 | \$33,723 | \$34,437 | |
| 2021-2026 Annual Rate | | 2.16% | 2.04% | 1.99% | |
| Households by Income | | | | | |
| Current median househol | d income is \$79,444 in the area, compared to \$64 | ,730 for all U.S. hous | eholds. Median house | shold income is | |

projected to be \$85,344 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$94,457 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$104,658 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$31,213 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,437 in five years, compared to \$39,378 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2021 Housing Affordability Index | 163 | 168 | 160 |
| 2000 Total Housing Units | 1,209 | 6,418 | 17,614 |
| 2000 Owner Occupied Housing Units | 759 | 4,734 | 13,853 |
| 2000 Renter Occupied Housing Units | 389 | 1,365 | 3,114 |
| 2000 Vacant Housing Units | 61 | 319 | 647 |
| 2010 Total Housing Units | 2,058 | 9,326 | 24,938 |
| 2010 Owner Occupied Housing Units | 1,159 | 6,512 | 18,042 |
| 2010 Renter Occupied Housing Units | 681 | 2,123 | 5,400 |
| 2010 Vacant Housing Units | 218 | 691 | 1,496 |
| 2021 Total Housing Units | 2,986 | 12,025 | 30,517 |
| 2021 Owner Occupied Housing Units | 1,812 | 8,683 | 22,768 |
| 2021 Renter Occupied Housing Units | 959 | 2,716 | 6,333 |
| 2021 Vacant Housing Units | 216 | 626 | 1,416 |
| 2026 Total Housing Units | 3,371 | 13,341 | 33,332 |
| 2026 Owner Occupied Housing Units | 2,072 | 9,801 | 25,288 |
| 2026 Renter Occupied Housing Units | 1,041 | 2,816 | 6,557 |
| 2026 Vacant Housing Units | 257 | 725 | 1,487 |
| | | | |

Currently, 74.6% of the 30,517 housing units in the area are owner occupied; 20.8%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 24,938 housing units in the area - 72.3% owner occupied, 21.7% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 9.39%. Median home value in the area is \$230,677, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.50% annually to \$273,924.



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under. The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.