



TRINITY
REAL ESTATE INVESTMENT SERVICES



CVS PHARMACY - HOUSTON, TX - 270K+ POPULATION

8620 JONES ROAD, HOUSTON, TX 77065

\$4,704,210

5.75% CAP

TRINITYREIS.COM

Actual Property



HOUSTON, TX

\$4,704,210 | 5.75% CAP

- CVS Pharmacy - Absolute NNN Lease - Houston, TX
- 3.5 Years Remaining on Current Term
- Located in Northwestern Houston Suburb Jersey Village
270K+ Residents Within 5 Miles of Subject Property
- Large 2 Acre Corner Lot Along Jones Road With Impressive
Daily Vehicle Counts Near 50,000
- 3 Points of Access From Jones Road and Jersey Meadows
Drive
- Ideally Situated Along Retail Corridor and Surrounded by
Several Residential Communities

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

806.679.9776 | chance@trinityreis.com

MATT DAVIS

325.513.6406 | matt@trinityreis.com

CODY CRIST

817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$270,491
Rent Per SF:	\$19.58
Rent Commencement Date:	11/20/2005
Lease Expiration Date:	11/20/2025
Lease Term Remaining:	3.5+ Years
Lease Type:	NNN
Type of Ownership:	Fee Simple



CVS Health
Projects at Least
\$304B in Revenue
for 2022



Nearly 85% of the
U.S. Population
Lives Within 10
Miles of a CVS
Pharmacy



Houston, TX is the
Leader in CVS
Pharmacy
Locations With 93
Stores.

PROPERTY DETAILS:

Building Area:	13,813 SF
Land Area:	2.0 AC
Year Built:	2005
Guarantor:	CVS Pharmacy
Price Per SF:	\$340.56

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	11/1/2005-11/1/2025	\$270,491	\$19.58	5.75%
Four (4), 5-Year Options 2.4%, 2.35%, 2.3%, 2.24% Increase	11/2/2025-11/1/2030	\$276,998	\$20.05	5.89%
	11/2/2030-11/1/2035	\$283,504	\$20.52	6.03%
	11/2/2035-11/1/2040	\$290,011	\$21.00	6.16%
	11/2/2040-11/1/2045	\$296,517	\$21.47	6.30%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

...Tenant shall pay such tax bills directly to the taxing authority and furnish Landlord proof of such payment.

INSURANCE

PAID BY **TENANT**

Tenant shall at all times during the term of this lease and any Lease renewals maintain "all risk" insurance on the Leased Premises...

ROOF & STRUCTURE

PAID BY **TENANT**

Tenant's obligations under this section shall include, without limitation, maintaining in good operating condition (including making all necessary repairs and replacements to accomplish the same) the interior, exterior, roof and structural members of the building...

PARKING LOT & HVAC

PAID BY **TENANT**

Tenant's obligations under this section shall include, without limitation, maintaining in good operating condition (including making all necessary repairs and replacements to accomplish the same) ...all parking areas. Driveways, curb cuts and sidewalks...

Tenant's obligations under this section shall include, without limitation, maintaining in good operating condition (including making all necessary repairs and replacements to accomplish the same) ...all HVAC and other mechanical equipment...

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	12,943	97,277	252,551
2021 Estimated	13,923	103,283	270,290
2026 Projected	14,473	107,172	281,987

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	7.57%	6.17%	7.02%
2021 - 2026	3.95%	3.77%	4.33%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$53,081	\$67,422	\$67,686
Average	\$80,422	\$93,541	\$91,511

Demographic data provided by CoStar



19 Miles to
Downtown
Houston

HOUSTON

Houston lives up to its name as “The City With No Limits”. Mighty in size, this Texas city is the most populous city in the Lone Star State and 4th most-populous in the US. Houston is a hub for numerous industries including, energy, aerospace, manufacturing and transportation. Home to over 24 Fortune 500 companies, the largest port in the nation, and a thriving culture, Houston's future opportunities are truly limitless.

1.73% Annually
2022 Population Growth



7.1 Million
2022 Population



\$84,179
2022 Average Household Income





Map data ©2022 Imagery ©2022, CNES / Airbus, Houston-Galveston Area Council, Landsat / Copernicus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

2.5 MILES AWAY

GME **Goodwill** **OLIE'S OUTLET**
HCA & Houston Healthcare®



LAKEs OF JERSEY VILLAGE NEIGHBORHOOD
Average List Price of \$390,000

Actual Property







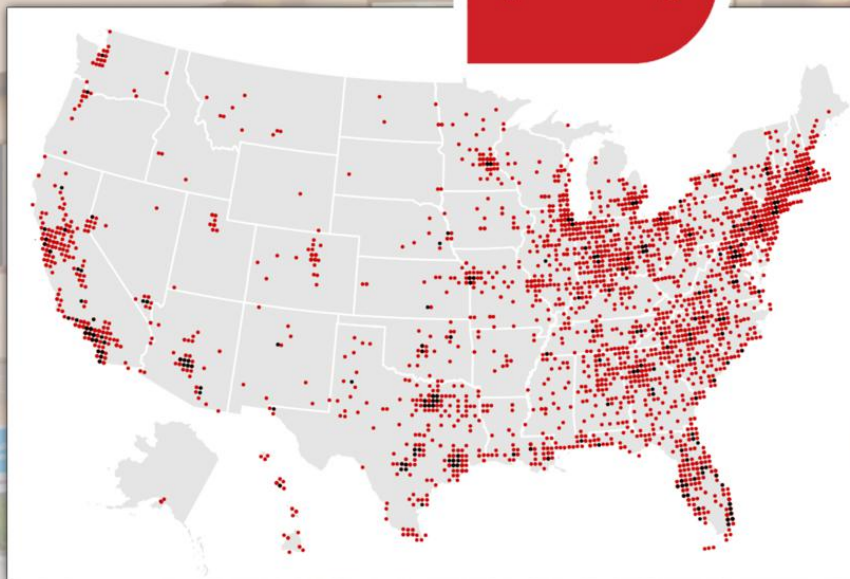




Actual Property



CVS
pharmacy



59 Years
of Success



**Publicly
Traded Co.**
NYSE: CVS



BBB
S&P Rated



\$112.47B
Market Cap



9,960+
Locations

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.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 / 11-2-2015

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property

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