



WALGREENS

1302 North Virginia Street - Port Lavaca, TX 77979

EXCLUSIVELY MARKETED BY



BARRY BURGESS

NC #334329
704.750.2574 | DIRECT
barry@SIGnnn.com



AMAR GOLI

NC #310575
704.275.3787 | DIRECT
amar@SIGnnn.com



ADAM SHAPIRO

NY #10401298993
980.300.7639 | DIRECT
ashapiro@SIGnnn.com

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706
BoR: Max Freedman - Lic. TX #644481

TABLE OF CONTENTS

| | | | |
|----------|-----------------------------|----------|---------------------------|
| 1 | INVESTMENT OVERVIEW | 4 | AREA OVERVIEW |
| 5 | Executive Summary | 16 | City Overview |
| 6 | Investment Highlights | | |
| 2 | LEASE ABSTRACT | 5 | TENANT OVERVIEW |
| 8 | Lease Summary | 18 | Tenant Profile |
| | | 19 | Confidentiality Agreement |
| 3 | PROPERTY INFORMATION | 21 | IABS - TX |
| 10 | Location Map | | |
| 11 | Property Images | | |
| 12 | Aerial Map | | |
| 13 | Aerial Map | | |
| 14 | Demographics Map & Report | | |

CONFIDENTIALITY & DISCLAIMER

© 2023 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 13,650 SF Walgreens Located at 1302 North Virginia Street in Port Lavaca, TX. This Deal Includes a Long Term Lease With Over 11 Years Remaining on Primary Term, Providing For a Unique Investment.

| | |
|------------|-------------|
| Sale Price | \$6,265,487 |
|------------|-------------|

OFFERING SUMMARY

| | |
|-------------|-----------|
| Cap Rate: | 5.65% |
| NOI: | \$354,000 |
| Price / SF: | \$459.01 |
| Guarantor: | Corporate |

BUILDING INFORMATION

| | |
|-------------------|----------------------------|
| Street Address: | 1302 North Virginia Street |
| City, State, Zip: | Port Lavaca, TX 77979 |
| County: | Calhoun |
| Building Size: | 13,650 SF |
| Lot Size: | 2.02 Acres |
| Year Built: | 2009 |



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Absolute Triple Net (NNN) Property With Zero Landlord Responsibilities
- Walgreens Co. (NYSE: WAG) is a S&P Investment With Grade Credit Rating of "BBB"; Subsidiary of Walgreens Boots Alliance Inc. (NASDAQ: WBA) Which Features Annual Revenues in Excess of \$117 Billion
- Long Term Lease With Over 11 Years Remaining on Primary Term With 50 x 1 Year Options
- Corner Location - North Virginia Street and US Highway 35 Which Sees Over 10,545 Vehicles Per Day
- Including Equity Method Investments, Walgreens Boots Alliance Has a Presence in More Than 25 Countries, Employs More Than 440,000 People and Has More Than 18,750 Stores
- Texas Currently Has a Growth Rate of 15.9%, Which is More Than Double the National Average of 7.4%
- Immediately Vicinity Includes National Retailers Such as: Subway, Dominos, YMCA, Dairy Queen, Advanced Auto, DaVita Kidney Care and Much More
- Texas is an Income Tax Free State



PHARMACY

Walgreens

PHOTO

SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

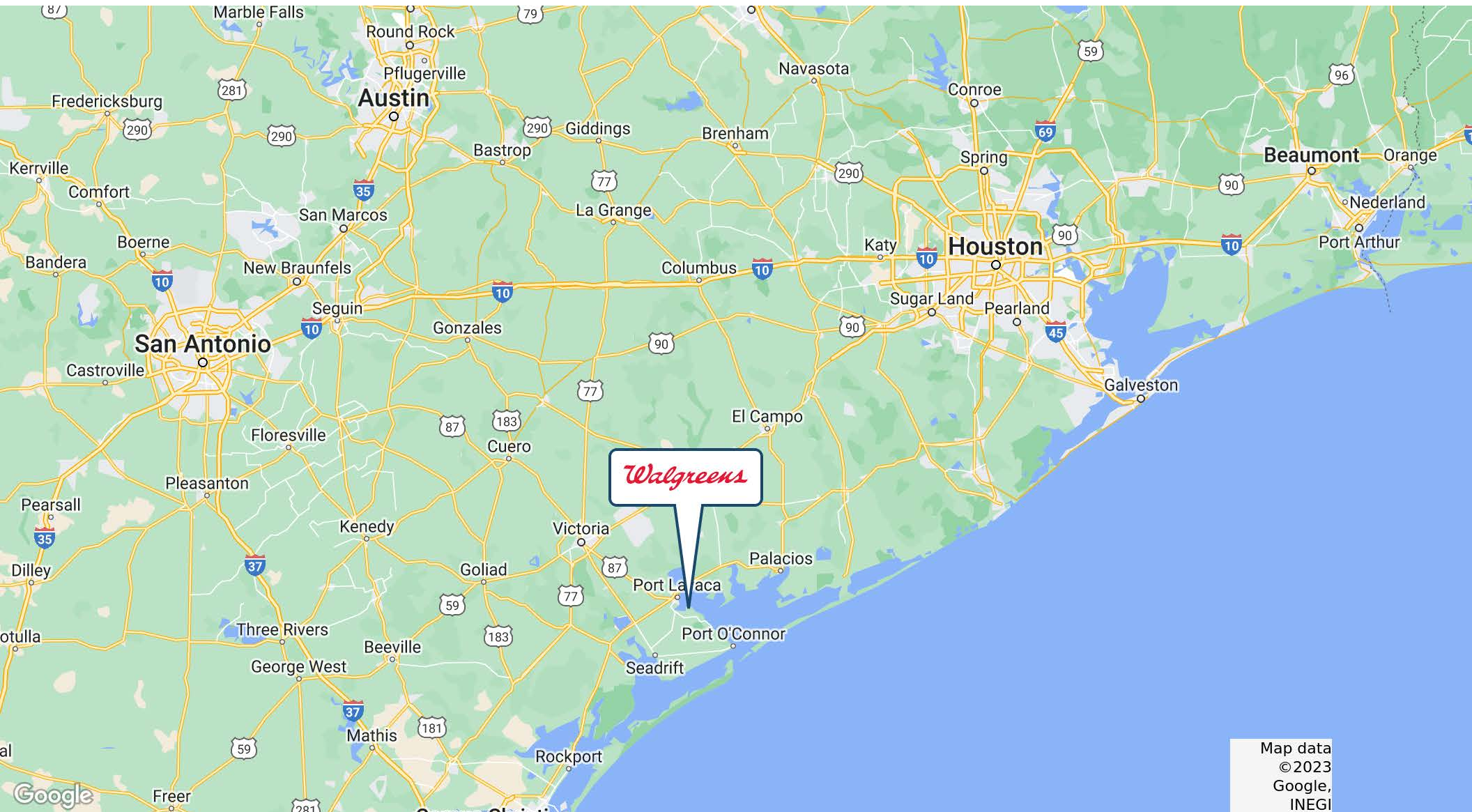
| | |
|-------------------------|-------------------------|
| Tenant: | Walgreens |
| Premises: | 13,650 SF |
| Base Rent: | \$354,000 |
| Rent Per SF: | \$25.93 |
| Lease Commencement: | 1/01/2009 |
| Lease Expiration: | 12/31/2029 |
| Lease Term: | 75 Years |
| Renewal Options: | 50 x 1 Year |
| Rent Increases: | None |
| Lease Type: | Triple Net (NNN) |
| Use: | Drugstore |
| Property Taxes: | Tenant's Responsibility |
| Insurance: | Tenant's Responsibility |
| Common Area: | Tenant's Responsibility |
| Roof & Structure: | Tenant's Responsibility |
| Repairs & Maintenance: | Tenant's Responsibility |
| HVAC: | Tenant's Responsibility |
| Utilities: | Tenant's Responsibility |
| Right Of First Refusal: | Yes |
| Guarantor: | Corporate |



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



Map data
© 2023
Google,
INEGI

PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

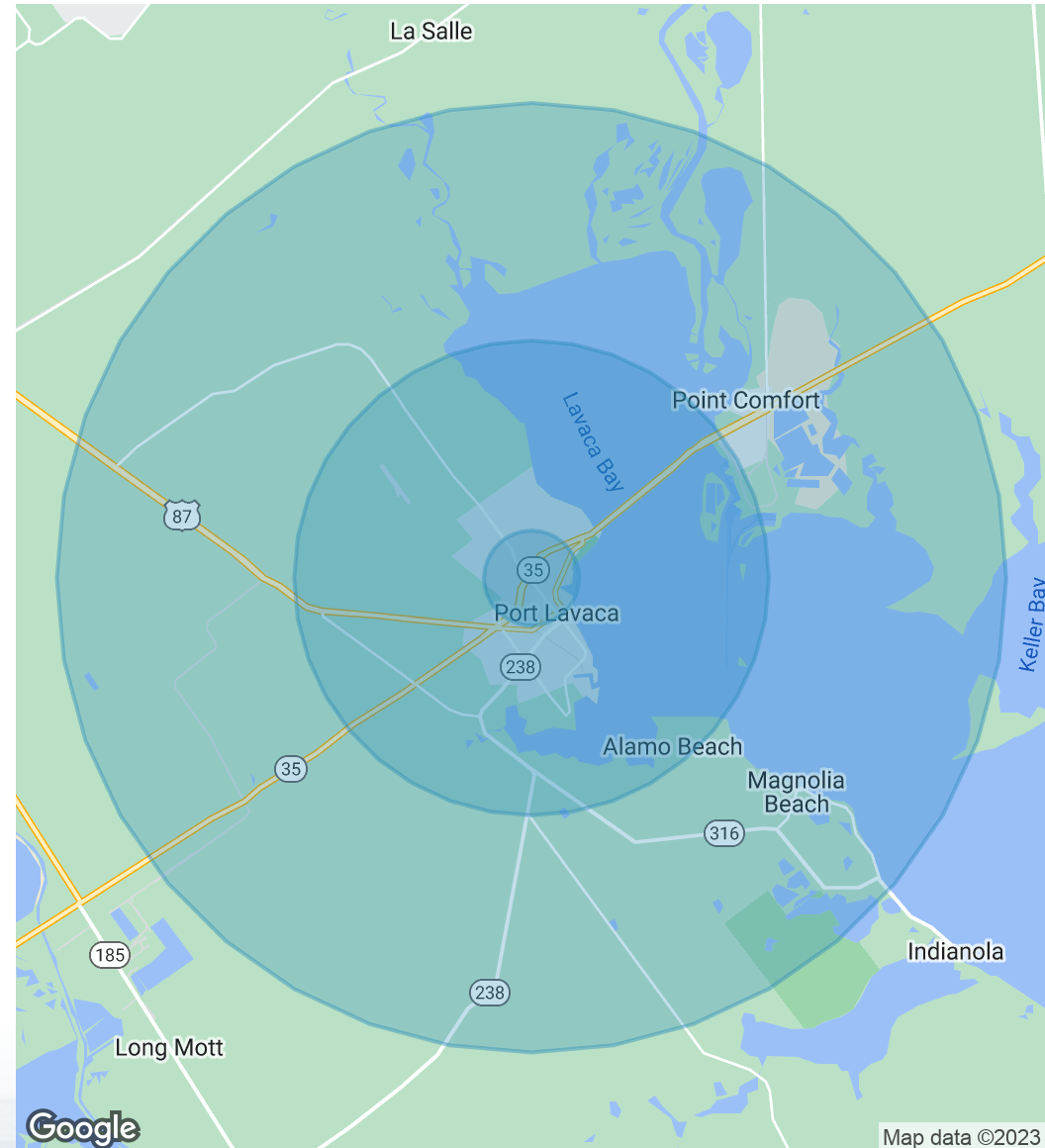


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 5,297 | 14,159 | 16,546 |
| Average Age | 36.9 | 37.1 | 37.9 |
| Average Age (Male) | 35.2 | 37.4 | 36.7 |
| Average Age (Female) | 33.4 | 34.6 | 36.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,838 | 4,935 | 5,817 |
| # of Persons per HH | 2.5 | 2.3 | 2.1 |
| Average HH Income | \$80,374 | \$75,015 | \$75,616 |
| Average House Value | \$124,827 | \$121,778 | \$122,321 |

| TRAFFIC COUNTS | |
|-----------------------|------------|
| North Virginia Street | 12,483 VPD |
| State Highway 35 | 18,730 VPD |
| West Main Street | 5,556 VPD |
| Broadway Street | 4,772 VPD |





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Port Lavaca, TX



Calhoun County Natural Seaport

PORT LAVACA, TX

Port Lavaca, Texas, in Calhoun county, is 26 miles SE of Victoria, Texas and 73 miles NE of Corpus Christi. The City is a central hub between Houston, Corpus Christi and San Antonio. Port Lavaca is located near the center point of the 275-mile Texas Gulf Coast, offering visitors a wide variety of public park facilities, RV accommodations and excellent marinas. The tropical, seaside environment and community charm add to an attractive, family-oriented Vacation. The City of Port Lavaca had a population of 11,380 as of July 1, 2022.

As the county seat of Calhoun County, the City's economic base is a combination of manufacturing, oil and gas, agribusiness, seafood production, construction, transportation, and the visitor leisure industry. Several major facilities are in the City of Port Lavaca, including operations to transport liquid fertilizer and seafood processing and distribution facilities. Port Lavaca maintains a rail system origination from its Harbor of Refuge. Highway 87 parallels the rail line in a north-south direction and Highway 35 connecting Houston and Corpus Christi also runs through the City. Calhoun County, a natural seaport on Lavaca Bay, serves as an attraction for commerce, industry and recreation. The Calhoun County area is a major industrial hub on the Texas Gulf Coast, serving as a well-developed regional network of interconnecting transportation systems. Industrial sites are served by the Gulf Intracoastal Waterway and branch channels including the Victoria Barge Canal and the Port in Point Comfort. Calhoun County is in the middle of the world's largest concentration of petrochemical plants - an area which stretches along the Texas Coast from Corpus Christi to Port Arthur. The strong County industry has helped Port Lavaca maintain a stable revenue growth especially during times of economic uncertainty.

The Alamo Heights Baptist Church is known as a House of Prayer and is a bastion of peace and serenity. The magnificent architecture of the church leaves visitors awestruck. Tilley Park provides a host of recreational activities for visitors. B & B Top Water Guide Service offers guided tours of the water bodies surrounding the city. The Lavaca Causeway Marina is well known for its boating facilities. Port Lavaca and nearby Attractions, Lavaca Causeway Marina, Alamo Heights Baptist Church, B & B Top Water ,Guide Service, Port Lavaca City - Municipal Court, Tilley Park and Branch Cemetery. Known as the oldest surviving wooden lighthouse structure in Texas, the Halfmoon Reef Light Station, a six-sided building, is made mostly of cypress wood and originally was attached to iron piles that had been screwed into the shallow bottom of Matagorda Bay.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

| | |
|---------------|--------------------------|
| Company: | Subsidiary (Nasdaq: WBA) |
| Founded: | 1901 |
| Locations: | 9,000 |
| Headquarters: | Deerfield, IL |
| Website: | walgreens.com |

WALGREENS

Walgreens (www.walgreens.com) is included in the United States segment of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day, with a 170-year heritage of caring for communities. As America's most loved pharmacy, health and beauty company, Walgreens purpose is to champion the health and well-being of every community in America. Operating nearly 9,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving approximately 9 million customers each day.

Walgreens Boots Alliance (NASDAQ: WBA) is a global leader in retail and wholesale pharmacy, touching millions of lives every day through dispensing and distributing medicines, its convenient retail locations, digital platforms and health and beauty products. The company has more than 100 years of trusted health care heritage and innovation in community pharmacy and pharmaceutical wholesaling. A trusted, global innovator in retail pharmacy with approximately 13,000 locations across the U.S., Europe and Latin America, WBA plays a critical role in the healthcare ecosystem. WBA's purpose is to help people across the world lead healthier and happier lives.

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, 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, PCB's or asbestos, the compliance with 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



WALGREENS

1302 North Virginia Street - Port Lavaca, TX 77979

Exclusively Marketed by:

Barry Burgess // NC #334329
704.750.2574 // barry@SIGnnn.com

Amar Goli // NC #310575
704.275.3787 // amar@SIGnnn.com

Adam Shapiro // NY #10401298993
980.300.7639 // ashapiro@SIGnnn.com

TEXAS DISCLOSURE: 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 sub agency 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:

- (1) 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 the 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.