

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

Walgreens

(NASDAQ: WBA)

Investment Grade Tenant (S&P: BBB) | Subleased to **DOLLAR GENERAL** (S&P: BBB | NYSE: DG)



4042 Lake Shore Harbour Drive | Missouri City, Texas

HOUSTON MSA

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY



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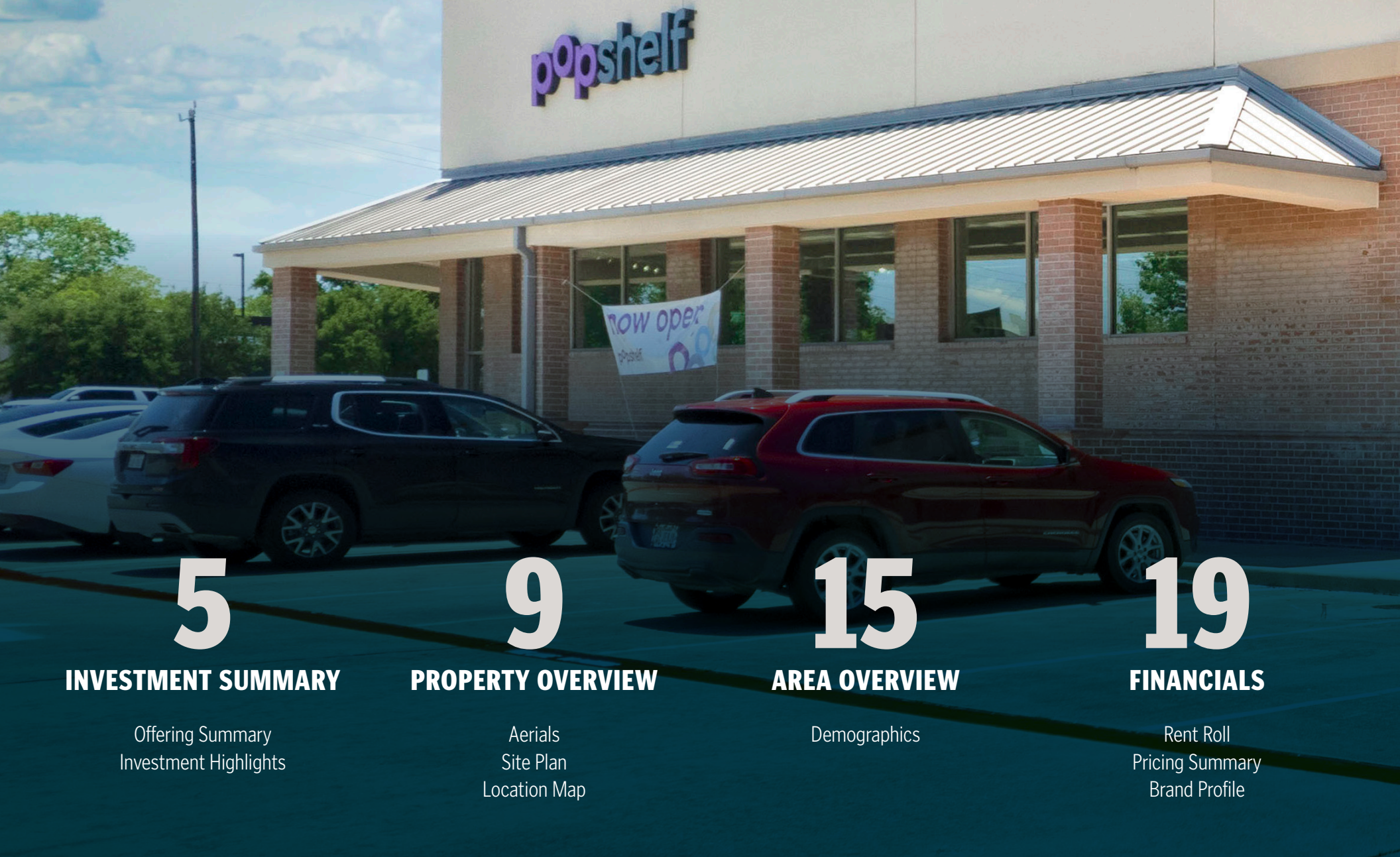
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Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, freestanding, investment grade (S&P: BBB), Walgreens investment property located in Missouri City, Texas (Houston MSA). The tenant, Walgreen Co., has approximately 7 years remaining with 10 (5-year) options to extend. The lease is signed by Walgreen Co. (S&P: BBB) and is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor in an income tax free state. **Walgreens currently subleases the property to Popshelf (Dollar General brand), Landlord is not a party to sublease with Popshelf and does not know the sublease terms and rent. Walgreens may sublease without the Landlord's approval.**

Walgreens is located near the signalized, hard corner intersection of Sienna Parkway and State Highway 6, which supports over 82,000 vehicles per day. Furthermore, the asset benefits from nearby access to Fort Bend Parkway Toll Road (24,200 VPD), making this an ideal, centralized location with easy commutes. The asset is ideally positioned less than 4 miles southeast of Missouri City Shopping Center, a 364,000 SF power center that's home to Hobby Lobby, Ross, Kohl's, Office Depot, PetSmart, and more. Other nearby national/credit tenants include Walmart Supercenter, Target, Home Depot, Lowes, Aldi, HEB, Kroger, and more. Strong tenant synergy increase consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site. Moreover, the asset is positioned among several apartment complexes including Royal Sienna (330 units), Ravella at Sienna Plantation (292 units), SYNC at Sienna (270 units), and more, providing a direct residential consumer base from which to draw. The dense 5-mile subject trade area is supported by more than 173,000 residents and 23,000 daytime employees. Residents within a 1-mile radius boast an extremely affluent average household income of more than \$157,000.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$4,613,000
Net Operating Income	\$369,000
Cap Rate	8.00%
Guaranty	The Lease Signature is Corporate (S&P: BBB)
Tenant	Walgreen Co. (Subleased to Popshelf)
Lease Type	Absolute NNN
Landlord Responsibilities	None

Note: The asset is being offered free and clear.

PROPERTY SPECIFICATIONS

Rentable Area	14,820 SF
Land Area	1.68 Acres
Property Address	4042 Lake Shore Harbour Drive Missouri City, Texas 77459
Year Built	2005
Parcel Number	8495-01-000-0050-907
Ownership	Fee Simple (Land & Building Ownership)



Approximately 7 Years Remaining | Investment Grade (S&P: BBB) | Corporate Signed | Subleased to Popshelf

- The tenant, Walgreen Co., has approximately 7 years remaining with 10 (5-year) options to extend
- The lease is signed by Walgreen Co. (S&P: BBB)
- **Walgreens currently subleases the property to Popshelf (Dollar General Brand)**
- **Landlord is not a party to the sublease with Popshelf and does not know the sublease terms and rent**
- **Walgreens may sublease without the Landlords approval**

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in an income tax free state

Strong Demographics in 5-Mile Trade Area | Six-Figure Incomes

- The dense 5-mile subject trade area is supported by more than 173,000 residents and 23,000 daytime employees
- Residents within a 1-mile radius boast an extremely affluent average household income of more than \$157,000

Strong National/Credit Tenants | Dense Retail Corridor | Missouri City Shopping Center (364,000 SF Power Center)

- The asset is ideally positioned less than 4 miles southeast of Missouri City Chopping Center, a 364,000 SF power center that's home to Hobby Lobby, Ross, Kohl's, Office Depot, PetSmart, and more
- Other nearby national/credit tenants include Walmart Supercenter, Target, Home Depot, Lowes, Aldi, HEB, Kroger, and more
- Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site

Signalized, Hard Corner Intersection | Heavily Traveled Trade Area | Multiple Nearby Apartment Complexes | Centralized Location

- Walgreens is located near the signalized, hard corner intersection of Sienna Parkway and State Highway 6, which supports over 82,000 vehicles per day
- The asset benefits from nearby access to Fort Bend Parkway Toll Road (24,200 VPD), making this an ideal, centralized location with easy commutes
- The site is positioned among several apartment complexes including Royal Sienna (330 units), Ravella at Sienna Plantation (292 units), SYNC at Sienna (270 units), and more, providing a direct residential consumer base from which to draw
- The subject property benefits from excellent visibility via two large monument signs along State Highway 6 (49,900 VPD) and Trammel Fresno Road (11,300 VPD)

PROPERTY OVERVIEW



LOCATION



Missouri City, Texas
Fort Bend & Harri County
Houston MSA

ACCESS



State Highway 6: 1 Access Point
Trammel Fresno Road: 1 Access Point

TRAFFIC COUNTS



State Highway 6: 49,900 VPD
Trammel Fresno Rd: 11,300 VPD
Fort Bend Pkwy Toll Rd: 24,200

IMPROVEMENTS



There is approximately 14,820 SF
of existing building area

PARKING



There are approximately 58 parking spaces
on the owned parcel.
The parking ratio is approximately 3.91 stalls per
1,000 SF of leasable area.

PARCEL



Parcel Number: 8495-01-000-0050-907
Acres: 1.68
Square Feet: 73,311

CONSTRUCTION



Year Built: 2005

ZONING

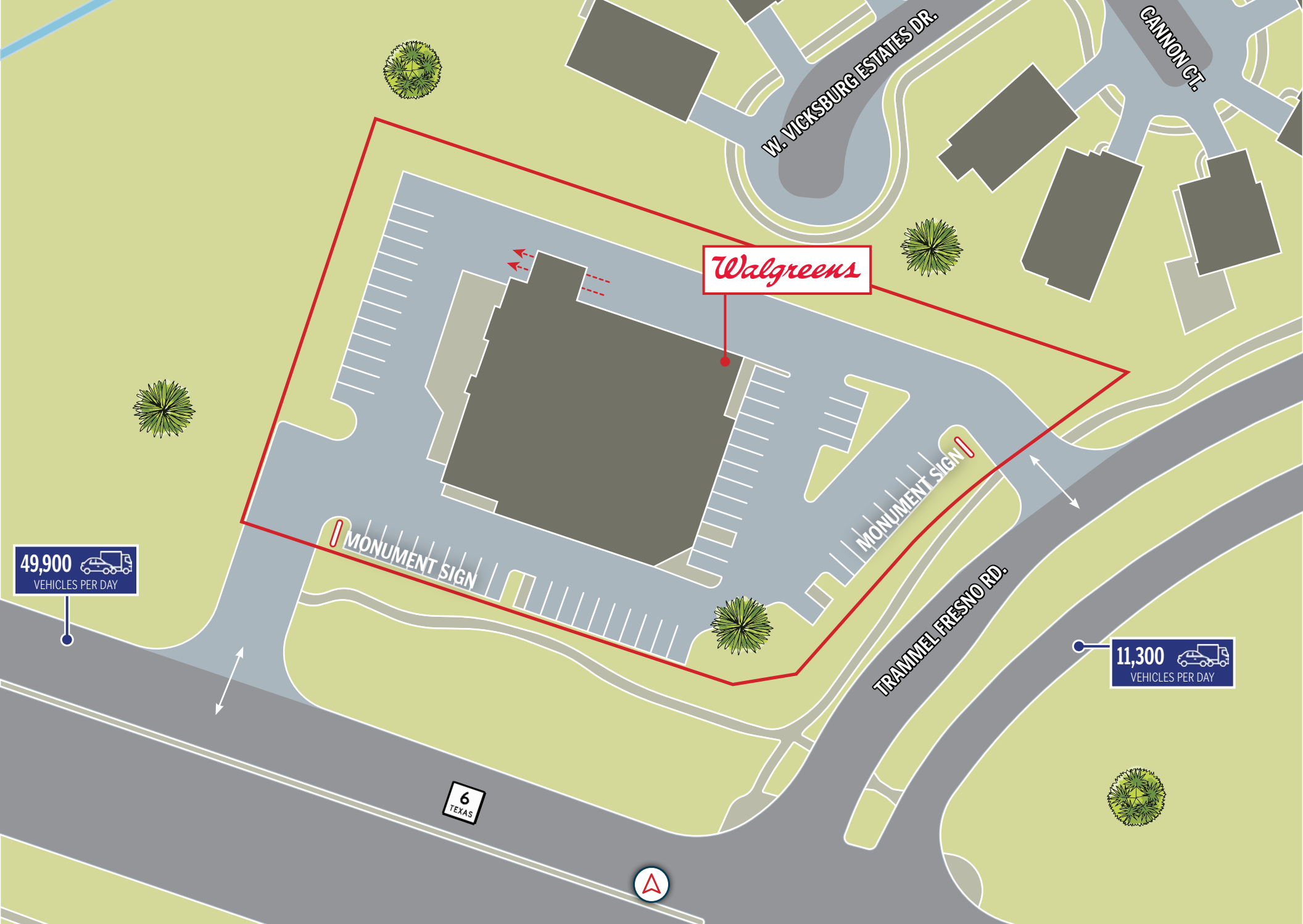


LC-2: Local Retail

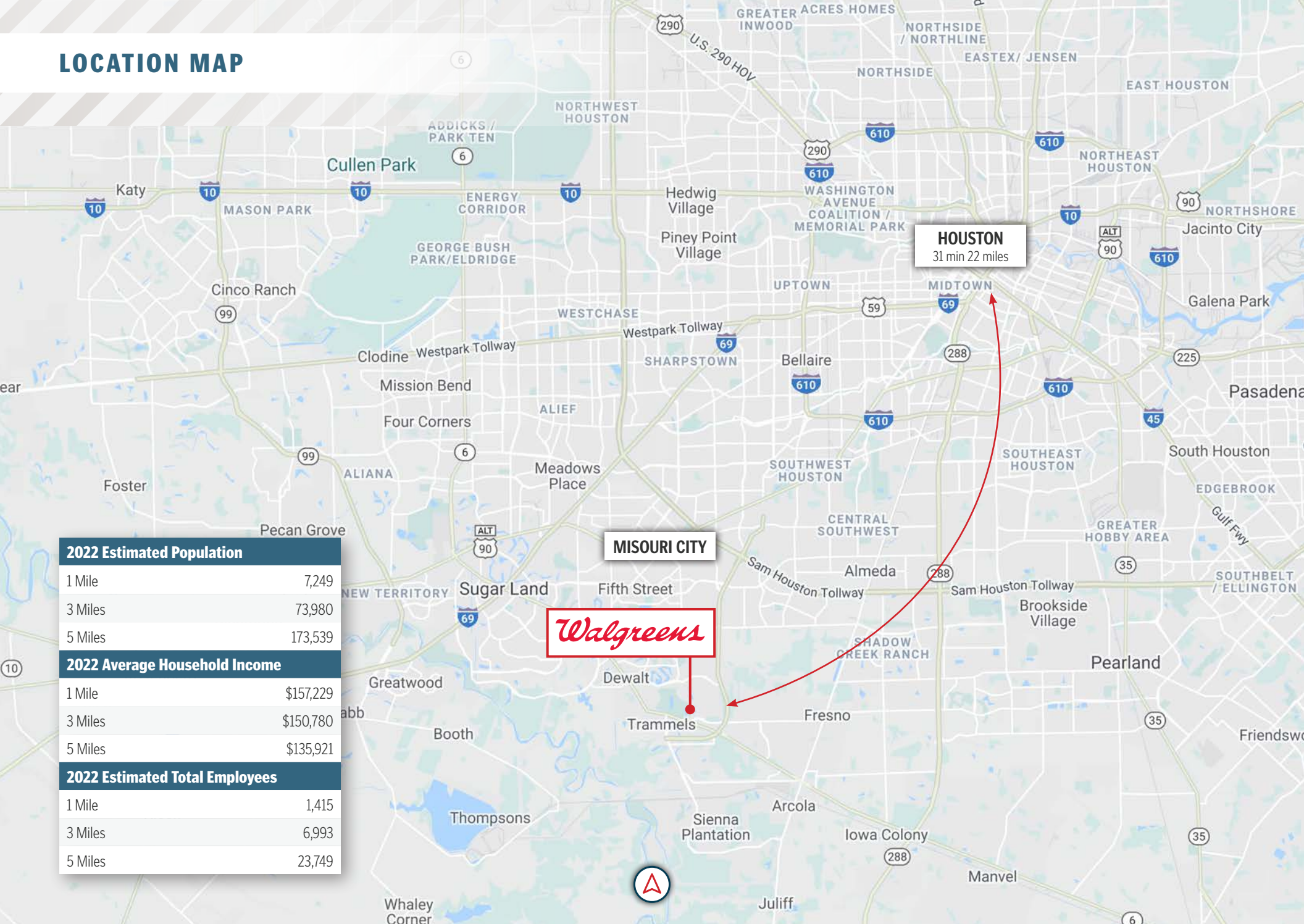








LOCATION MAP



2022 Estimated Population

1 Mile	7,249
3 Miles	73,980
5 Miles	173,539

2022 Average Household Income

1 Mile	\$157,229
3 Miles	\$150,780
5 Miles	\$135,921

2022 Estimated Total Employees

1 Mile	1,415
3 Miles	6,993
5 Miles	23,749



MISSOURI CITY, TEXAS

Missouri City, Texas, in Fort Bend County, is 14 miles SW of Houston, Texas. Missouri City is part of the Houston-Sugar Land-Baytown metropolitan area. It includes the master-planned upscale community known as Lake Olympia. Missouri City is conveniently located near primary freeways and rail lines. The City of Missouri City had a population of 79,330 as of July 1, 2022.

Missouri City's economy is largely based on the oil and gas industry, as well as manufacturing and retail. The city is home to several major oil and gas companies, including Chevron, Shell, and ExxonMobil. The city is also home to several manufacturing companies, including Dow Chemical and BASF. The city's retail sector is also thriving, with several major shopping centers and malls located in the city. The city is also home to several major employers, including the University of Houston, Houston Community College, and the Houston Independent School District.

Missouri City is primarily a suburb. Residents enjoy the nearby attractions and activities of Houston. Some of the notable attractions in the county include Fort Bend County Fair and Livestock Show which is a ten-day event that includes a parade, rides, music and country dancing. It's one of the largest county fairs in the state. Fort Bend County Museum features exhibits of the history of the county and showcases the John M. and Dottie L. Moore Home which is a Reconstruction era mansion. Fort Bend Theater offers family entertainment. George Ranch Historical Park provides an insight into the lifestyle during the early days of the region and includes the notable Victorian Davis House. The Great Southwest Equestrian Center offers horse shows and events and includes a beautiful Southern mansion. Rosenberg Railroad Museum provides information about the history of the railroad in the region and includes artifacts and equipment.

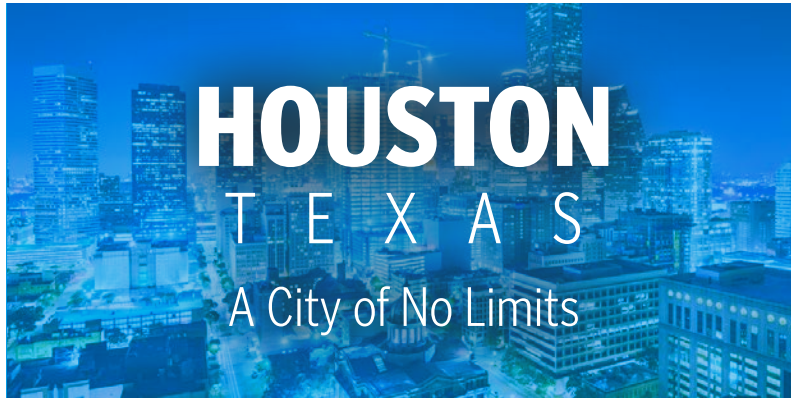


HOUSTON, TEXAS








Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico. The City of Houston is the largest city in Texas with a population of 2,355,890 as of July 1, 2022. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

Known as the Bayou City for its waterway system, Houston thrives because it is a great place to work and a great place to live. For business and fun, for living and visiting, Houston is one of the dynamic frontiers on the world stage. With its proximity to the Southern Hemisphere and having the infrastructure to accommodate the growing needs of numerous global interests, Houston has become an international destination and one of the world's great cities. As a major corporate center, Houston is home to 23 Fortune 500 companies. The port of Houston ranks high among U.S. ports in foreign tonnage handled. The city is a major business, financial, science, and technology center. Houston is outstanding in oil and natural-gas production and is the energy capital of the world. It is the home of one of the largest medical facilities in the world: the Texas Medical Center, and the focus of the aerospace industry. The Lyndon B. Johnson Space Center is the nation's headquarters for staffed spaceflight.

Southwest Houston is a primary business and residential hub of the city which includes the world-renowned Texas Medical Center to the vibrant Galleria area to dozens of terrific neighbourhoods in-between. Southwest Houston covers almost 60 square miles of charming neighbourhoods, thriving businesses districts, exciting entertainment venues, and world-class medical care and educational institutions. With over 14,000 business establishments Southwest Houston adds significantly to the Houston area economy. South Houston's convenient; close-in location is traversed by most major thoroughfares in the city.



 Home to 2,325,353
ONE OF THE FASTEST GROWING REGIONS IN THE UNITED STATES

<p>AVERAGE HOUSEHOLD INCOME \$84,179</p> 	<p>MEDIAN HOUSTON AGE 33</p> 	<p>NEW JOBS SINCE 2020 300,000+</p> 	<p>MEDIAN HOUSE VALUE \$171,800</p> 
<p>RETAIL VACANCY RATE 8.8%</p> 	<p>CITY OF HOUSTON RETAIL INVENTORY: \$305.5M SF</p> 	<p>ANNUAL RENTAL RATE GROWTH 5.6%</p> 	

HOUSTON IS A METROPOLITAN CITY MADE UP OF SEVEN NEIGHBORHOODS,
EACH UNIQUE IN ITS OWN WAY.



NORTHWEST OF DOWNTOWN
HISTORIC NEIGHBORHOOD THAT DATES BACK TO THE LATE 1800S
HOUSTON HEIGHTS




THE CENTRAL BUSINESS HUB FOR
THE NATION'S FOURTH LARGEST CITY
DOWNTOWN



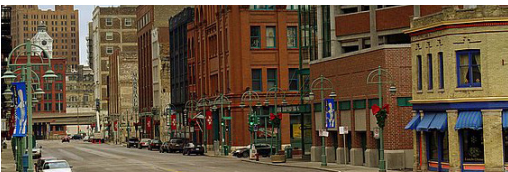
EXCLUSIVE AND PREMIER SHOPPING DISTRICT.
OFFERING MORE THAN 700 RETAILERS, FINE DINING AND HOTELS
GALLERIA/UPTOWN



NEAR THE CONVENTION CENTER AND PNC STADIUM
KNOWN FOR ITS ART, MUSIC, RESTAURANTS, AND BREWERIES
EADO/EAST END



CELEBRATE ART, CULTURE, FOOD AND NIGHTLIFE AT THE ECCENTRIC
MONTROSE NEIGHBORHOOD JUST WEST OF DOWNTOWN
MONTROSE



ADJACENT TO WILLIAM P. HOBBY AIRPORT,
ONE OF THE CITY'S TWO PASSENGER AIRPORTS
THIRD WARD



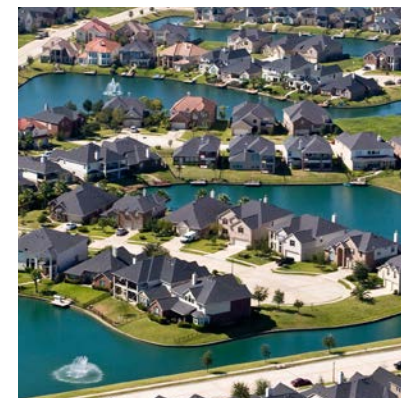
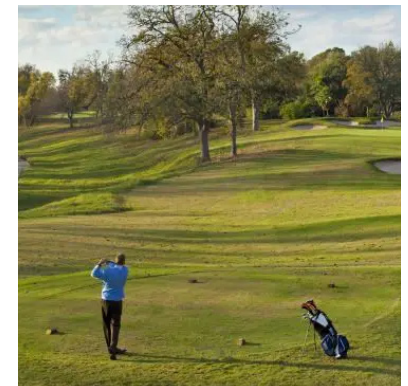
HOME TO HERMANN PARK, THE HOUSTON ZOO
AND 19 WORLD-CLASS MUSEUMS
MUSEUM DISTRICT

Houston

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	7,249	73,980	173,539
2027 Projected Population	8,142	80,569	189,266
2010 Census Population	3,296	44,283	120,583
Projected Annual Growth 2022 to 2027	2.35%	1.72%	1.75%
Historical Annual Growth 2010 to 2020	5.96%	4.49%	2.99%
Households & Growth			
2022 Estimated Households	2,691	23,918	55,342
2027 Projected Households	3,024	26,057	60,309
2010 Census Households	1,166	14,253	38,096
Projected Annual Growth 2022 to 2027	2.36%	1.73%	1.73%
Historical Annual Growth 2010 to 2020	6.54%	4.52%	3.11%
Race & Ethnicity			
2022 Estimated White	18.47%	25.99%	23.96%
2022 Estimated Black or African American	42.03%	36.87%	37.04%
2022 Estimated Asian or Pacific Islander	27.34%	23.08%	19.32%
2022 Estimated American Indian or Native Alaskan	0.33%	0.38%	0.68%
2022 Estimated Other Races	4.33%	5.31%	9.94%
2022 Estimated Hispanic	11.06%	14.29%	21.87%
Income			
2022 Estimated Average Household Income	\$157,229	\$150,780	\$135,921
2022 Estimated Median Household Income	\$118,685	\$114,017	\$101,788
2022 Estimated Per Capita Income	\$55,630	\$48,819	\$43,444
Businesses & Employees			
2022 Estimated Total Businesses	227	1,100	3,389
2022 Estimated Total Employees	1,415	6,993	23,749



RENT ROLL



Tenant Name	Square Feet	LEASE TERM		Begin	Increase	RENTAL RATES					
		Lease Start	Lease End			Monthly	PSF	Annually	PSF	Recovery Type	Options
Walgreen Co.	14,820	7/14/2005	7/31/2030	Current	-	\$30,750	\$2.07	\$369,000	\$24.90	Absolute NNN	10 (5-Year)

(Corporate Signed)

- 1) Tenant has a 10-Day Right of First Refusal (ROFR).
- 2) Tenant has a 30-Day Right of First Offer (ROFO).
- 3) The asset is being offered free and clear.

FINANCIAL INFORMATION

Price	\$4,613,000
Net Operating Income	\$369,000
Cap Rate	8.00%
Lease Type	Absolute NNN

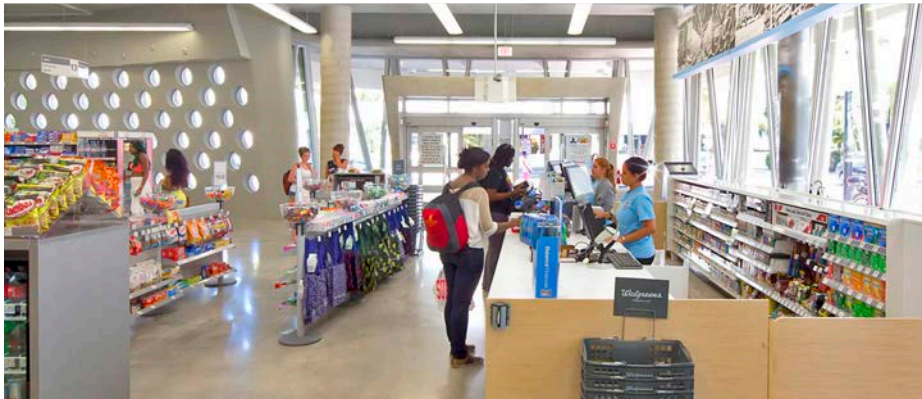
PROPERTY SPECIFICATIONS

Year Built	2005
Rentable Area	14,820 SF
Land Area	1.68 Acres
Address	4042 Lake Shore Harbour Drive Missouri City, Texas 77459



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



WALGREENS

walgreens.com

Company Type: Subsidiary

Parent: Walgreens Boots Alliance

2022 Employees: 200,000

2022 Revenue: \$132.70 Billion

2022 Net Income: \$4.34 Billion

2022 Assets: \$90.12 Billion

2022 Equity: \$25.25 Billion

Credit Rating: S&P: BBB

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 pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with fully integrated physical and digital platforms supported by the latest technology to deliver high-quality products and services in local communities nationwide.



POPSHELF

popshelf.com

Company Type: Public (NYSE: DG)

Locations: 150+

Locations: Dollar General

2022 Employees: 163,000

2022 Revenue: \$34.22 Billion

2022 Net Income: \$2.40 Billion

2022 Assets: \$26.33 Billion

2022 Equity: \$6.26 Billion

Credit Rating: S&P: BBB

popshelf's is retail store of Dollar General. Popshelf's mission is to make every day special by providing shoppers a stress-free shopping destination for everyday items and those special things that make living better. With most items priced under \$5, in addition to a complement of extreme value items priced above \$5, we make it easy for consumers to stay within their budget while treating themselves at the same time! popshelf offers a fun, on-trend and rotating selection of seasonal, houseware, home décor, health and beauty products, home cleaning supplies and paper products and party goods in addition to candy & snacks, toys, games and electronics, among other items. popshelf's currently operates 100 locations in 9 states including more than 30 store-within-a-store locations that combine pOpshelf and DG Market offerings. pOpshelf is on track to operate approximately 150 standalone stores and 40 combination formats by the end of the 2022 fiscal year, as well as operate up to approximately 1,000 total stores by its 2025 fiscal year end.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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