



101 RUFÉ SNOW DR NORTH | KELLER, TX 76248



ACTUAL SITE



INTERACTIVE
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:



KEVIN MCKENNA

Senior Associate
DIRECT +1 (214) 295-6517
MOBILE +1 (207) 752-4898
kevin.mckenna@matthews.com
License No. 742093 (TX)



JOSH BISHOP

SVP & Senior Director
DIRECT +1 (214) 692-2289
MOBILE +1 (315) 730-6228
josh.bishop@matthews.com
License No. 01940394 (CA)
License No. 688810 (TX)

BROKER OF RECORD

Kyle Matthews
License No. 9005919 (TX)



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TABLE OF CONTENTS



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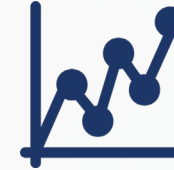
EXECUTIVE OVERVIEW



\$4,393,258
LIST PRICE



\$285,561
NOI



6.50%
CAP RATE

EXTREMELY STRONG CORPORATE GUARANTEE: CVS Health is the largest pharmacy chain in the United States with ±9,600 locations. CVS has a market cap of \$85B and features a BBB credit rating (S&P 500). In March of 2023, CVS acquired Oak Street Health in a ±\$10.6B transaction which included 169 medical centers across 21 states. This expansion gives CVS the ability to better serve customers with primary care and medical clinic options.

ATTRACTIVE LEASE STRUCTURE: CVS operates under an absolute NNN lease with zero landlord responsibilities and zero rent holidays. With just over one year remaining on their current option period, this investment provides upside to capitalize on a short lease with a proven location.

STRATEGIC RETAIL HUB: Keller Parkway is home to dozens of nationally recognized tenants providing retail synergy to CVS. Notable tenants include Kroger, Tom Thumb, Raising Canes, Chick-fil-A, Natural Grocers.

HIGH PERFORMANCE STORE: CVS reported gross sales in 2022 over \$17M and ranks 4/43 locations within the local area (Placer.ai). Presently, CVS is on pace to eclipse \$20M in gross sales for 2023.

HIGHLY TRAFFICKED ON SIGNALIZED CORNER LOCATION: CVS is ideally positioned along Keller Parkway and Rufe Snow Dr, making this one of the most highly trafficked areas in the city with visibility of over 50,000 vehicles daily.

ATTRACTIVE LEASE STRUCTURE: CVS operates under an absolute NNN lease with zero landlord responsibilities and zero rent concession. With just over one year remaining on their current option period, providing an investor with upside to capitalize on a short lease with a proven location.

IRREPLACEABLE LOCATION: Situated in the heart of the Dallas-Fort Worth metroplex, Keller is one of the most highly sought after suburbs to live within all DFW. Keller boasts an average household income of over \$120,000 and is home to over 570,000 residents within a 10-Mile radius. Keller is uniquely located ±30 minutes from both Dallas & Fort Worth.

FINANCIAL OVERVIEW

PROPERTY SUMMARY

GLA	±10,908 SF
Year Built	2000
Lot Size	±2.05 AC

ANNUALIZED OPERATING DATA

TERM	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 12/3/2024	\$23,796.82	\$285,561.80	-	6.50%
Option 1	\$24,251.32	\$291,015.80	1.91%	6.62%
Option 2	\$24,705.82	\$296,469.80	1.87%	6.75%
Option 3	\$25,160.32	\$301,923.80	1.84%	6.87%

FOR FINANCING OPTIONS REACH OUT TO:

COREY RUSSELL
corey.russell@matthews.com
+1 (817) 932-4333

LEASE SUMMARY

Tenant Trade Name	CVS
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof/Structure, Parking Lot,HVAC	Tenant Responsibility
Original Lease Term	20 Years
Lease Commencement Date	12/4/1999
Lease Expiration Date	12/3/2024
Term Remaining on Lease	±1 Year
Increase	Option 1: 1.91% Option 2: 1.87% Option 3: 1.84%
Options	Three, 5-Year Options



QT Goodwill Public Storage
POPEYES Exxon

Walmart LA FITNESS SUPERCUTS
Starbucks Jack in the box sam's club AutoZone DOLLAR GENERAL

Great Clips

BEAR CREEK INTERMEDIATE SCHOOL
940 STUDENTS

RaceTrac

Little Caesars

Domino's Pizza

SMOOTHIE KING Shell FUNSTEIN BROS. BAGELS ZAXBY'S
SONIC O'Reilly's AUTO PARTS
Chicken EXPRESS ANYTIME FITNESS

Kroger

PIZZA
PAPA JOHN'S

Starbucks

CHASE

SUBWAY

AT&T

Raising Cane's
CHICKEN FINGERS

Andy's
Frozen Custard
SINCE 1989

McDonald's

Chick-fil-A

RUFE SNOW DR ± 16,000 VPD

KELLER PKWY ± 40,000 VPD



CVS pharmacy®
SUBJECT PROPERTY



Logos for Panda Express, Starbucks, Chipotle, Sprouts Farmers Market, Hobby Lobby, Baskin Robbins, PNC, Walgreens, Chase, Dunkin', and ME Massage Envy.

Logos for 7-Eleven, Chevron, Whataburger, Planet Fitness, Scooter's Coffee, Big Lots, and Ace Hardware.

Logos for Jason's Deli, Bank of America, and Walgreens.

Logos for Natural Grocers, Qdoba Mexican Eats, Tropical Cafe, and Pure Barre.

Logos for Tom Thumb, Petco, Pizza Hut, and Orangetheory.

Logos for Sherwin Williams, Freddy's Steakburgers, Jersey Mike's Subs, and Firehouse Subs.

Logo for Braum's.

Logo for the Conservatory at Keller Town Center.

Logo for Chick-fil-A.

Logo for CVS pharmacy, labeled as the 'SUBJECT PROPERTY'.

RUFE SNOW DR ± 16,000 VPD

Logo for McDonald's.

KELLER PKWY ± 40,000 VPD

SUBJECT PROPERTY

**DALLAS/FORT WORTH
INTERNATIONAL AIRPORT**

DALLAS, TX

FORT WORTH, TX



TENANT OVERVIEW



COMPANY NAME
CVS Pharmacy

OWNERSHIP
Public

YEAR FOUNDED
1963

INDUSTRY
Drug Store

HEADQUARTERS
Woonsocket, RI

NO. OF EMPLOYEES
±300,000



TENANT OVERVIEW

CVS Pharmacy has solidified its position as a cornerstone of the American healthcare landscape since its inception in 1963. With an extensive network of over 9,600 stores across the United States, CVS has become a one-stop destination for a diverse range of pharmaceutical and wellness needs. Boasting a comprehensive inventory that includes prescription medications, over-the-counter drugs, personal care items, cosmetics, and even some groceries, CVS Pharmacy has endeared itself to millions of customers seeking convenience and affordability in their healthcare management. Additionally, its user-friendly mobile app and online platform offer customers the convenience of refilling prescriptions, scheduling vaccinations, and accessing a wealth of health-related information and resources at their fingertips.

Beyond its retail operations, CVS Pharmacy has extended its reach into the realm of community health with the establishment of MinuteClinic, an in-store medical clinic offering a variety of basic healthcare services. Staffed by certified healthcare professionals, MinuteClinic provides accessible and affordable treatment for common illnesses, minor injuries, and vaccinations, fostering a culture of proactive healthcare management and prevention within local communities. Moreover, CVS has made significant strides in promoting health education and awareness, partnering with various organizations to advocate for initiatives such as smoking cessation programs, preventative health screenings, and public health campaigns. Through its multifaceted approach to healthcare, CVS Pharmacy continues to play a pivotal role in enhancing the well-being and accessibility of healthcare services for individuals and communities nationwide.

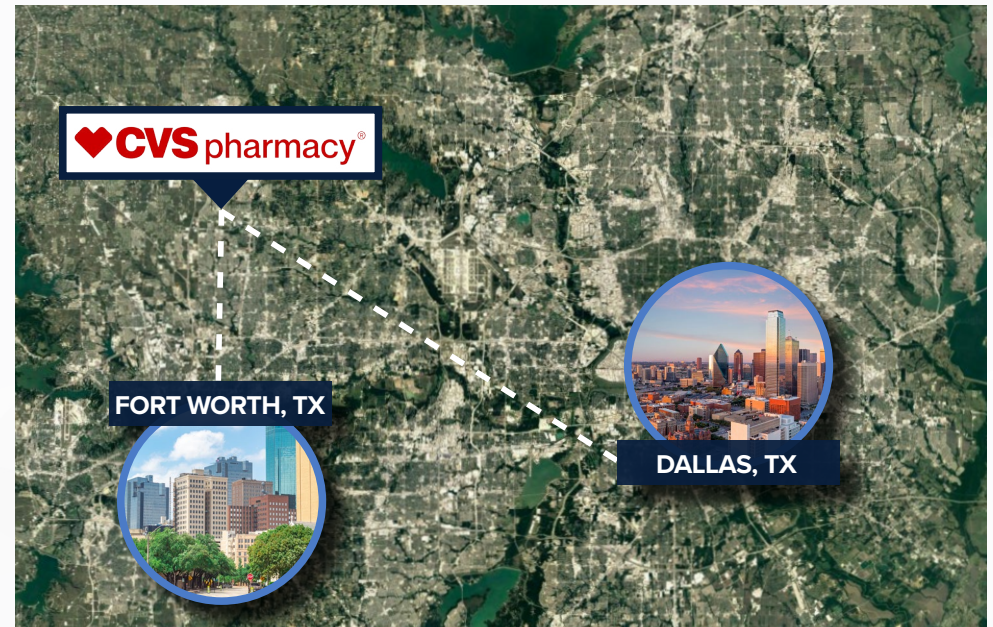
AREA OVERVIEW

KELLER, TX

Keller, Texas, a vibrant city located in the heart of the Dallas-Fort Worth metroplex, is renowned for its welcoming community, excellent schools, and high quality of life. Nestled in Tarrant County, Keller offers a perfect blend of suburban tranquility and urban convenience, making it an ideal place for families and young professionals alike. With its picturesque parks, recreational facilities, and a thriving local economy, Keller fosters a strong sense of community spirit, evident in its numerous community events and gatherings. The city's commitment to preserving its natural beauty is reflected in its well-maintained green spaces and a network of hiking trails, ensuring residents can enjoy the great outdoors without venturing too far from home. From its charming historic Old Town district to its modern amenities and diverse dining options, Keller continues to be a sought-after destination for those seeking a balanced and fulfilling lifestyle in the bustling DFW area.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	10,418	76,051	225,764
2023 Estimate	10,142	74,463	221,123
2020 Census	8,137	62,402	187,557
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	4,108	25,600	75,849
2023 Estimate	3,990	25,031	74,208
2020 Census	3,150	20,783	62,637
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$132,780	\$171,424	\$146,173



FORT WORTH, TX

Fort Worth, Texas, is a vibrant city that seamlessly blends its rich Western heritage with modern urban living. Known as the “City of Cowboys and Culture,” Fort Worth offers a unique Texan experience characterized by its historic Stockyards District, where cattle drives, rodeos, and Western authenticity come to life.

The city’s downtown area boasts a dynamic arts and culinary scene, with an array of galleries, museums, theaters, and restaurants that cater to a diverse range of tastes. From the world-renowned Kimbell Art Museum to the Fort Worth Stock Show & Rodeo, the city provides a fascinating juxtaposition of tradition and innovation. Its warm Southern hospitality, combined with a growing economy and a strong sense of community, makes Fort Worth a captivating destination for residents and visitors alike.

ECONOMY

The economy of Fort Worth, Texas, is a dynamic and diverse engine of growth that reflects the city’s resilience and adaptability. With a strong foundation in industries such as manufacturing, energy, healthcare, and aviation, Fort Worth has established itself as a key player in the Texas economy. The city’s strategic location as a transportation hub, along with its pro-business environment, has attracted a wide range of companies, from Fortune 500 corporations to innovative startups. The presence of major defense contractors, like Lockheed Martin, has solidified Fort Worth’s position as a significant aerospace and defense center. Additionally, the city’s commitment to fostering innovation and entrepreneurship is evident in the growth of tech-focused initiatives and educational institutions. As Fort Worth continues to balance its traditional economic roots with forward-looking opportunities, it remains a hub of economic activity and potential.



DALLAS - FORT WORTH METROPLEX

The Dallas–Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the 4th largest in the United States. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2022, Dallas–Fort Worth is home to 23 Fortune 500 companies, the fourth-largest concentration of Fortune 500 companies in the United States behind New York City, Chicago, and Houston.

#2

BEST PLACES TO LIVE IN TEXAS

- *US NEWS*, 2022

#4

LARGEST METRO IN THE US

- *US CENSUS*, 2022



ECONOMY

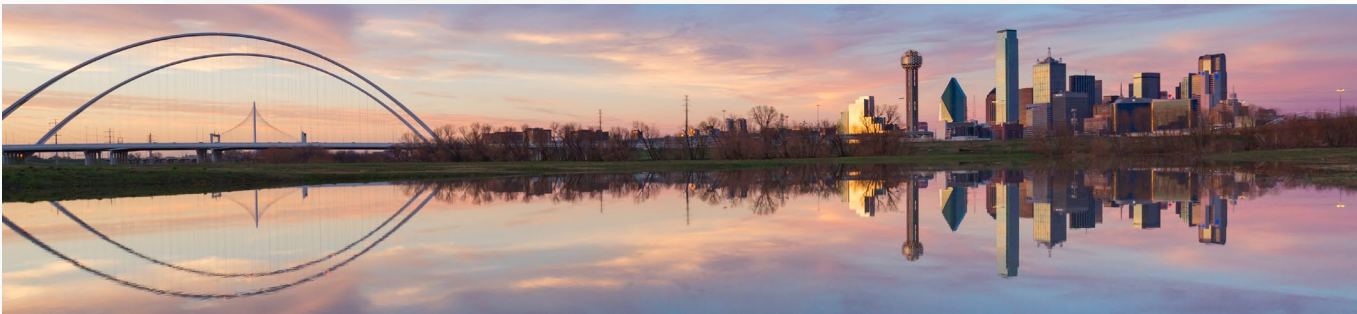
Dallas-Fort Worth is the 4th largest metropolitan area in the U.S., with approximately 7.6 million people, and consistently ranks among the top metros for job growth. The metro averaged over 100,000 new jobs in the last few years, with an annual growth of almost 3%. Many companies across various industries have relocated or expanded operations due to the low cost of doing business and the availability of a highly-skilled workforce in the Dallas-Fort Worth area. Over the last decade, North Texas has attracted over 130 new corporate headquarters.

HEADQUARTERED IN DFW

- AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.
- ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.
- Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
- In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.
- Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.
- Southwest Airlines is headquartered in Dallas and has more than 53,000 employees.

DALLAS CULTURE

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



DALLAS EVENTS

State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



TEXAS RANGERS
(Major League Baseball)



DALLAS COWBOYS
(National Football League)



DALLAS MAVERICKS
(National Basketball Association)



DALLAS STARS
(National Hockey League)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **101 Rufe Snow Dr North, Keller, TX 76248** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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