Walgreens

4202 S Carrier Pkwy,
Grand Prairie, TX 75052

Offering Memorandum

- Walgreens Low Rent
- Oversized Parcel
- 49K Vehicles Per Day


Walgreens

Investment Overview

Issenberg & Britti Group of Surmount is pleased to present for sale this Net Leased Walgreens located at 4202 S Carrier Parkway in Grand Prairie, Texas. The property is located within the Dallas-Fort Worth MSA, just 18 miles from Downtown Dallas and 25 miles from Downtown Ft. Worth. The subject property consists of a 13,905 SF free-standing building with a drive-thru and is situated on a large 1.86-acre parcel of land.

Strategically located in proximity to the entrance and exit ramps of the Lyndon B Johnson Freeway (I-20), which sees vehicle counts in excess of 190,112 per day, the property benefits from great visibility and tremendous vehicle traffic. Additionally, the property benefits from its location on the Hard-Signalized Intersection of S Carrier Parkway and Westchester Parkway with over 49,000 vehicles per day. The immediate trade area is home to Tom Thumb, Panera Bread, Chipotle, Brakes Plus, Chili's, Denny's, McDonald's, Boston Market, IHOP, Cheddar's Scratch Kitchen, The Home Depot, Chick-fil-A, and numerous other National and Regional Tenants.

Numerous apartment complexes surround this Walgreens including Prairie Gate Community Apartments, The Ellery at Westchester, Jefferson Vine Apartments, The Sutherland Apartments, Luxia Grand Prairie Apartments, and Winding Creek at the Preserve. There are also many brand new home developments nearby including Mira Lagos Crossing by First Texas Homes, Cedar Ridge Estates by Grand Homes, South Pointe by David Weekley Homes, and The Delaware by K. Hovnanian Homes.

Walgreens initially executed a 25-year lease in 2001 and currently has over five years remaining with five 5-year options to extend.

Walgreens is one of the largest pharmacy and retail health providers in the U.S., operating more than 8,700 locations across all 50 states and Puerto Rico. Each day, Walgreens serves millions of customers and patients through an integrated pharmacy and retail platform that combines in-store services with digital and omnichannel capabilities. In 2025, Walgreens was taken private by Sycamore Partners, alongside longtime investor Stefano Pessina and family, positioning the company to execute long-term strategic initiatives outside the public markets.

Investment Highlights

- Walgreens Corporate Guarantee
- Located within Dallas Fort Worth MSA
- Walgreens Exercised its Lease Option Showing Strong Commitment to the Site
- Drive-Thru Pharmacy
- Average Household Income Exceeds $126,900 in a 1 Mile Radius
- Store has Extended Hours from 8AM to Midnight Daily
- Hard Signalized Corner with Great Visibility | Combined Traffic Counts Exceeding 49,000 Vehicles per Day
- Located Right Off Interstate-20 Exits/Entrances | 190,112 Vehicles/Day
- Major Employers in the Area Include Lockheed Martin, Poly-America, Inc., Bell Helicopter-Textron, Vought Aircraft Industries and Walmart
- Numerous Apartment Complexes Surround this Walgreens including Prairie Gate Community Apartments, The Ellery at Westchester, Jefferson Vine Apartments, The Sutherland Apartments, Luxia Grand Prairie Apartments and Winding Creek at the Preserve
- New Home Developments Nearby Include Mira Lagos Crossing by First Texas Homes, Cedar Ridge Estates by Grand Homes, South pointe by David Weekley Homes and The Delaware by K. Hovnanian Homes
- Colleges and Universities Nearby Include Dallas International University, Lincoln College of Technology and Dallas Baptist University
- Texas Is a No Income Tax State

The Offering

Walgreens
4202 S Carrier Parkway,
Grand Prairie, Texas 75052

Walgreens

Property Details

Lot Size	81,021 SF (1.86 Acres)
Rentable Square Feet	13,905 SF
Price/SF	$255.30
Year Built / Remodeled	1996

Financial Overview

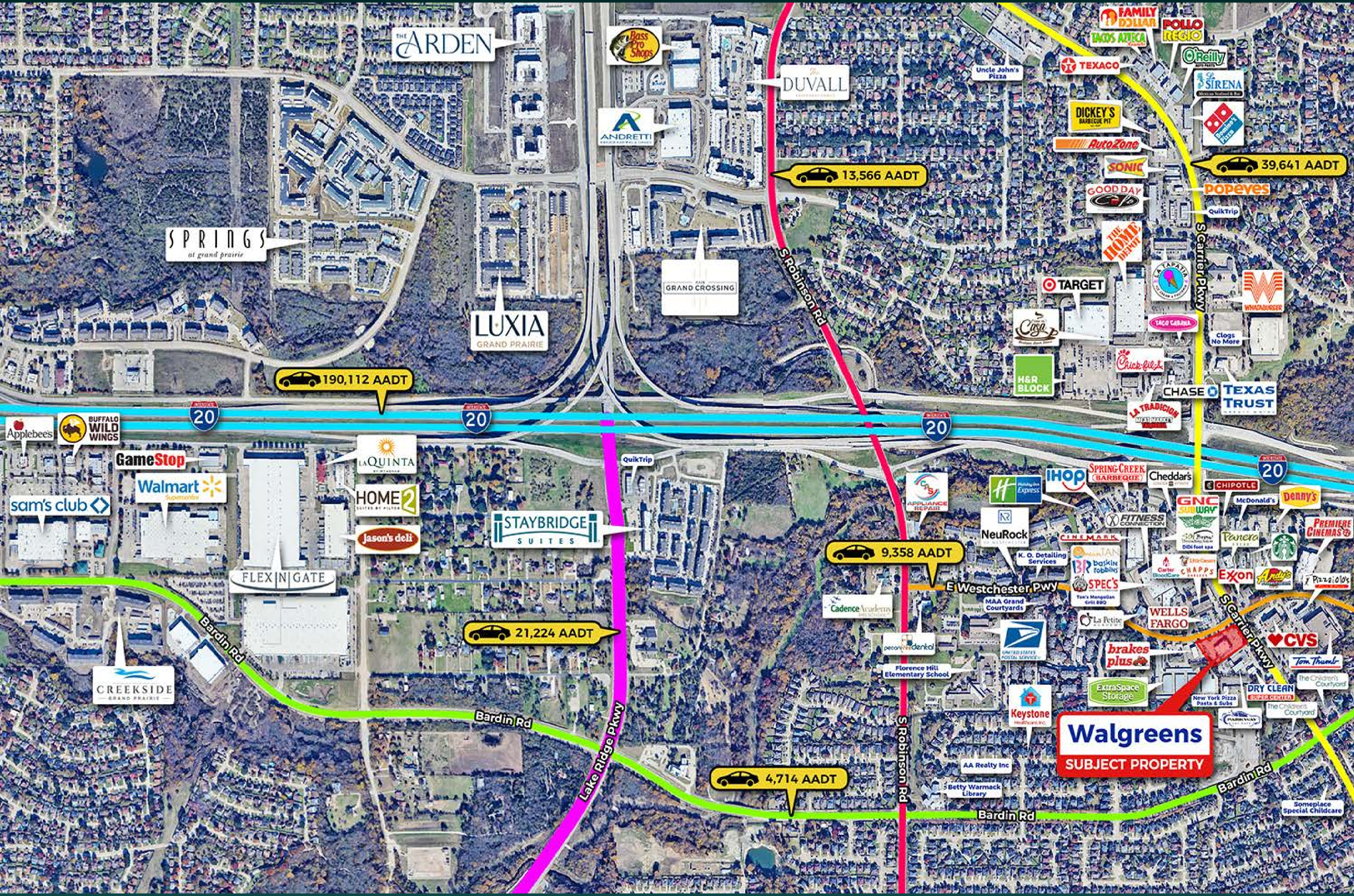
List Price	**$3,550,000**
Down Payment	100% / $3,550,000
Cap Rate	6.64%
Type of Ownership	Fee Simple

Property Rent Data

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
10/01/2001 - 09/30/2031 (Current)	$19,641	$235,689
Base Rent ($16.95 / SF)		$235,689
Net Operating Income		$235,689.00
TOTAL ANNUAL RETURN	CAP 6.64%	**$235,689**

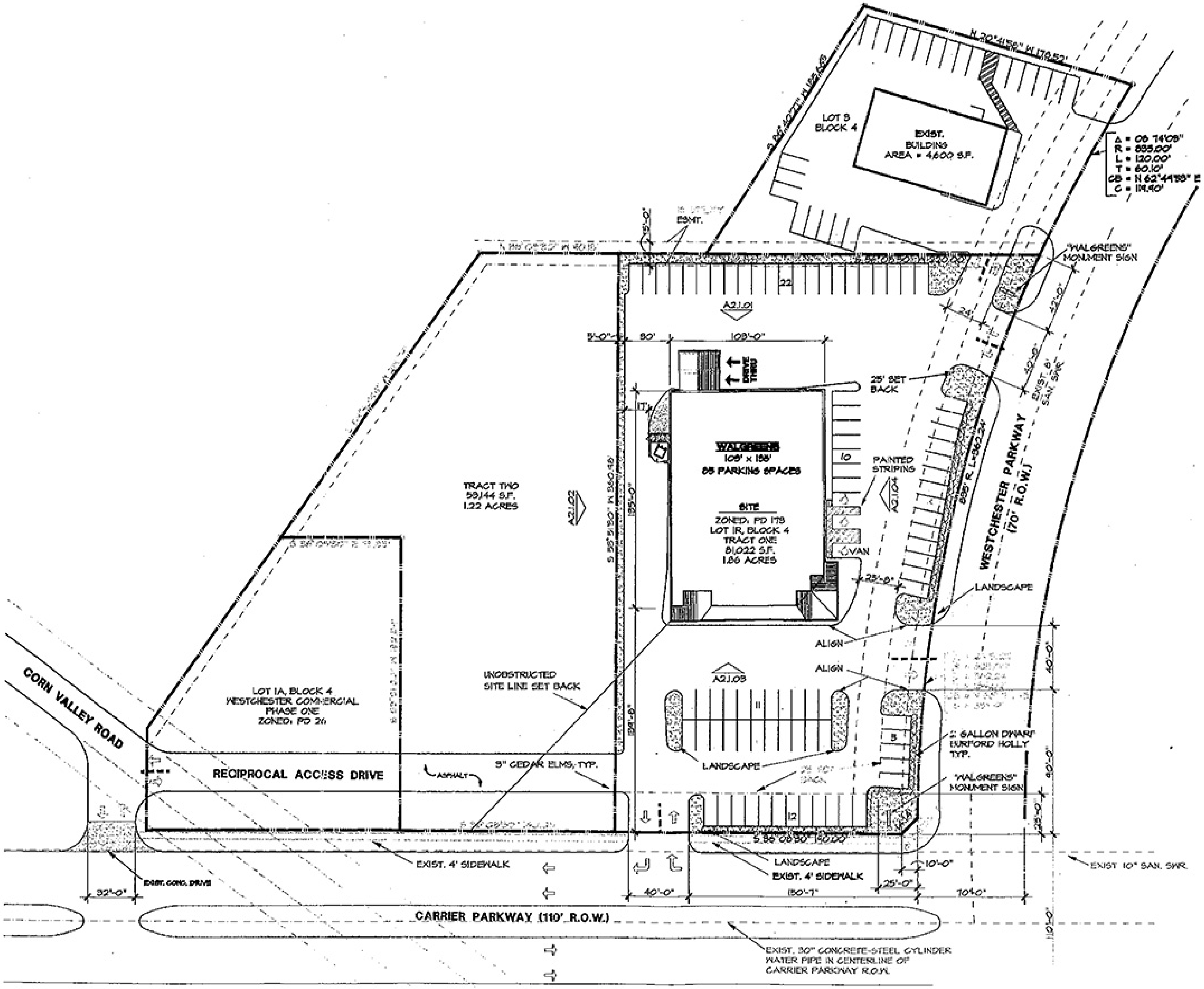
Lease Abstract

Tenant Trade Name	Walgreens
Tenant	Corporate
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Term	20 Years
Lease Commencement Date	10/01/2001
Rent Commencement Date - Estimated	10/01/2001
Expiration Date of Base Term	09/30/20231
Increases	Flat
Options	Five 5-Year Options
Term Remaining on Lease	5 Years
Landlord Responsibility	Roof & Structure
Tenant Responsibility	All other Items
Property Type	Net Leased Drug Store
Right of First Refusal	30 Days


THE ARDEN
Bass Pro Shops
DUVALL
ANDRETTI
SPRINGS
at grand prairie
GRAND CROSSING
LUXIA
GRAND PRAIRIE
13,566 AADT
39,641 AADT
190,112 AADT
21,224 AADT
9,358 AADT
4,714 AADT
20
S Robinson Rd
S Carrier Pkwy
Lake Ridge Pkwy
Bardin Rd
E Westchester Pwy
Applebee's
BUFFALO WILD WINGS
GameStop
Walmart
sam's club
LA QUINTA
HOME2
jason's deli
STAYBRIDGE SUITES
FLEX N GATE
CREEKSIDE
QuikTrip
Cadence Academy
Florence Hill Elementary School
NeuRock
K. O. Detailing Services
MAA Grand Courtyards
Keystone
AA Realty Inc
Betty Warmack Library
FAMILY DOLLAR
TACOS AZTECA
POLLO REGIO
O'Reilly
TEXACO
Uncle John's Pizza
SIRENA
DICKEY'S BARBECUE PIT
Domino's
AutoZone
SONIC
GOOD DAY
Popeyes
QuikTrip
THE HOME DEPOT
TARGET
LA TAPATIA
WHATABURGER
TACO CABANA
Clogs No More
H&R BLOCK
Chick-fil-A
CHASE
TEXAS TRUST
LA TRADICION
IHOP
SPRING CREEK BARBEQUE
Cheddar's
CHIPOTLE
GNC
SUBWAY
McDonald's
Denny's
PREMIERE CINEMAS
Panera
FITNESS CONNECTION
CINEMARK
baskin robbins
SPEC'S
CHAPPS
Exxon
WELLS FARGO
CVS
Tom Thumb
brakes plus
ExtraSpace Storage
DRY CLEAN
New York Pizza Pasta & Subs
The Children's Courtyard
Walgreens
SUBJECT PROPERTY
Someplace Special Childcare

Research Site Plan Aerial


190,112 AADT
INTERSTATE
20
INTERSTATE
20
S Carrier Pkwy
E Westchester Pkwy
9,358 AADT
WALGREENS
Subject Property
39,641 AADT


LOT 5
BLOCK 4
EXIST.
BUILDING
AREA = 4,600 S.F.
"WALGREENS"
MONUMENT SIGN
25' SET
BACK
DRIVE
THRU
WALGREENS
108' x 158'
88 PARKING SPACES
SITE
ZONED: PD 178
LOT 1R, BLOCK 4
TRACT ONE
81,022 S.F.
1.86 ACRES
PAINTED
STRIPING
VAN
WESTCHESTER PARKWAY
(70' R.O.W.)
LANDSCAPE
ALIGN
ALIGN
TRACT TWO
53,144 S.F.
1.22 ACRES
LOT 1A, BLOCK 4
WESTCHESTER COMMERCIAL
PHASE ONE
ZONED: PD 26
UNOBSTRUCTED
SITE LINE SET BACK
CORN VALLEY ROAD
RECIPROCAL ACCESS DRIVE
ASPHALT
3" CEDAR ELMS, TYP.
LANDSCAPE
"WALGREENS"
MONUMENT SIGN
EXIST. 4' SIDEWALK
LANDSCAPE
EXIST. 4' SIDEWALK
EXIST. 10" SAN. SWR.
EXIST. CONC. DRIVE
CARRIER PARKWAY (110' R.O.W.)
EXIST. 30" CONCRETE-STEEL CYLINDER
WATER PIPE IN CENTERLINE OF
CARRIER PARKWAY R.O.W.


Walgreens
1-HR PHOTO
PHARMACY
DO NOT ENTER

Research Property Photos

Walgreens

SYCAMORE PARTNERS COMPLETES ACQUISITION OF WALGREENS BOOTS ALLIANCE

August 28, 2025

NEW YORK–Aug. 28, 2025—Sycamore Partners (“Sycamore”) announced today that it has completed its acquisition of Walgreens Boots Alliance, Inc. (the “Company” or “WBA”).

Sycamore is acquiring the business in partnership with Stefano Pessina and his family, who have reinvested 100% of their interests in WBA, demonstrating their ongoing support and confidence in the Company’s future.

Stefan Kaluzny, Managing Director of Sycamore, said, “Walgreens Boots Alliance, Inc., its companies and its dedicated team members play an essential role in the communities they serve around the world. We look forward to partnering with the management teams at each company, including Walgreens, The Boots Group, Shields Health Solutions, CareCentrix and VillageMD. As standalone companies under private ownership, they will build on their proud legacies to enhance the customer experience and deepen the trusted relationships they have earned with millions of customers around the world.”

Stefano Pessina said, “This milestone begins a new chapter for Walgreens, The Boots Group and the other portfolio businesses. Our family has proudly supported these companies for decades, and we are pleased to continue that commitment alongside Sycamore. Together, we are united in our belief in the future of these organizations and the essential role they play in millions of lives each day.”

Following the closing of the transaction, Walgreens, The Boots Group, Shields Health Solutions, CareCentrix and VillageMD will operate as separate standalone companies.

With the completion of the acquisition, WBA’s common stock has ceased trading and will no longer be listed on the Nasdaq. In addition to their cash consideration of $11.45 per WBA share, WBA shareholders will receive one non-transferable right to receive up to an additional $3.00 in cash per WBA share from the net proceeds of the future monetization of WBA’s debt and equity interests in VillageMD, which includes the Village Medical, Summit Health and CityMD businesses.

Name	Walgreens
Ownership	Private
Sales Volume	$139.1 Billion
Tenant	Corporate Store
HQ	Deerfield, IL
Number of Locations	8,115+
Number of Employees	331,000
Web Site	www.walgreens.com

FOUNDED IN 1901

HOW MANY WALGREENS PHARMACIES ARE THERE IN THE UNITED STATES?

Last updated on August 11,2025

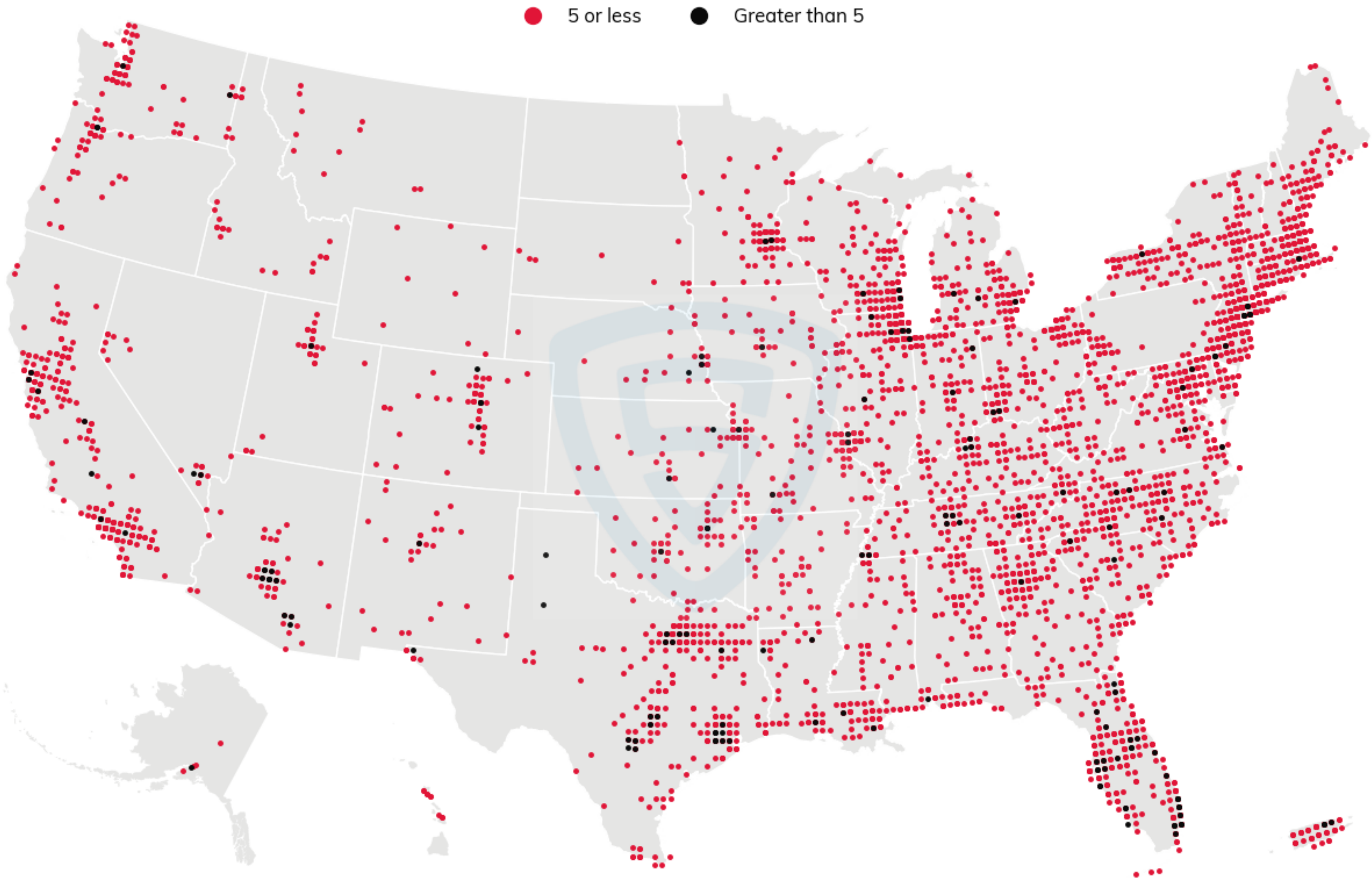
There are 8,115 Walgreens pharmacies in the United States as of August 11, 2025. The state and territory with the most number of Walgreens locations in the US is Florida, with 788 pharmacies, which is about 10% of all Walgreens pharmacies in the US.

8,115
Locations

53
States and Territories

3,339
Cities

8,13.0215
Avg. Rating



Walgreens pharmacy locations in the USA

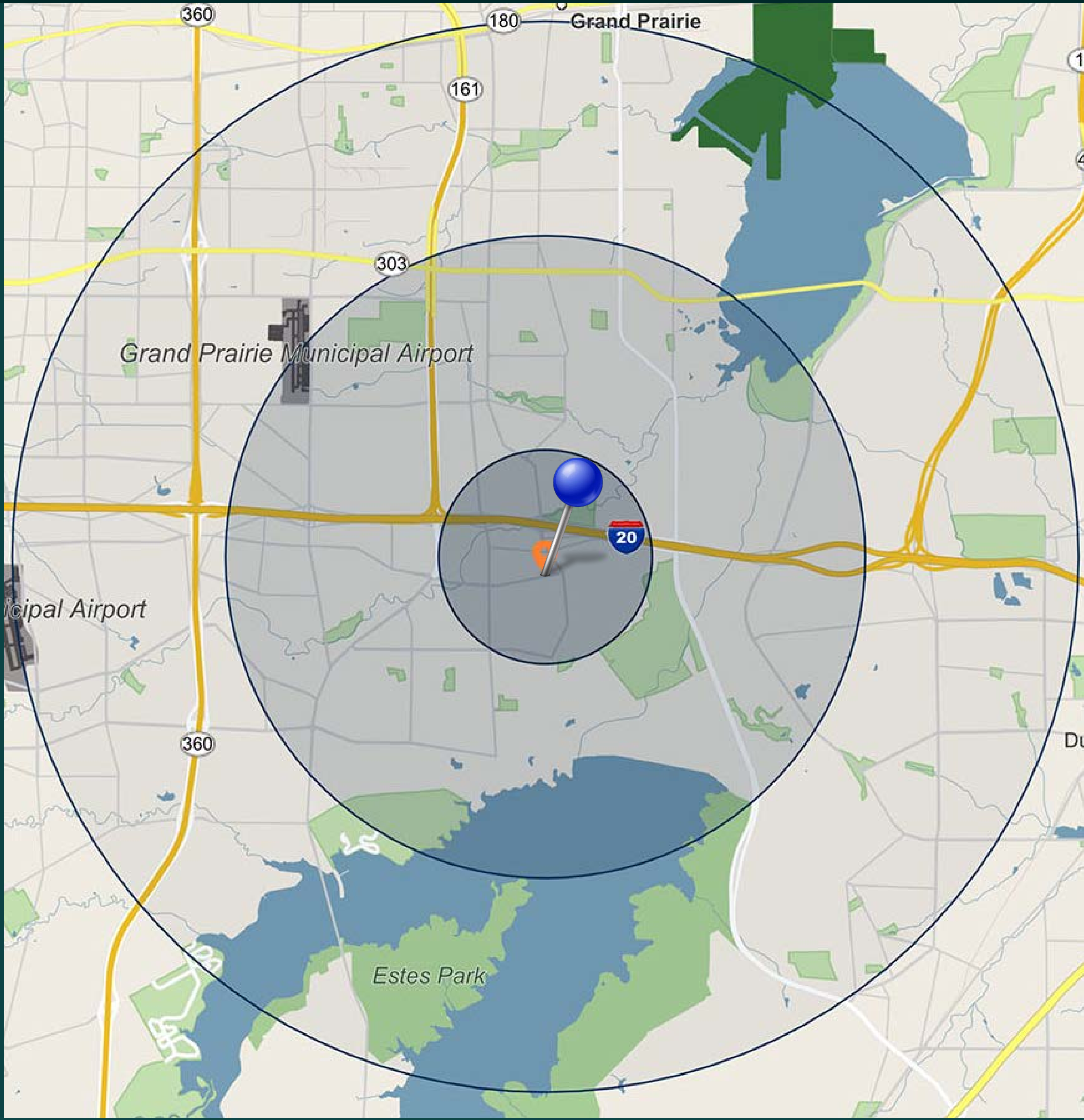
Each grid point covers 10-mile radius with at least one location

Source: ScrapeHero.com

WWW.SCRAPEHERO.COM/LOCATION-REPORTS/WALGREENS-USA/

Demographics Population Profile

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	15,072	93,202	229,936
2023 Estimate			
Total Population	13,857	88,148	220,121
2020 Census			
Total Population	13,404	87,870	223,392
2010 Census			
Total Population	13,458	84,480	208,796
Daytime Population			
2023 Estimate	8,535	62,051	189,476
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2028 Projection			
Total Households	5,334	31,218	77,701
2023 Estimate			
Total Households	4,924	29,437	74,134
Average (Mean) Household Size	2.9	3.0	3.0
2020 Census			
Total Households	4,665	28,317	71,984
2010 Census			
Total Households	4,588	26,920	67,158
HOUSEHOLDS BY INCOME	**1 Mile**	**3 Miles**	**5 Miles**
2023 Estimate			
$200,000 or More	11.3%	6.2%	4.2%
$150,000-$199,999	11.3%	7.2%	6.1%
$100,000-$149,999	27.0%	21.5%	17.6%
$75,000-$99,999	17.4%	17.0%	14.9%
$50,000-$74,999	15.9%	20.9%	21.3%
$35,000-$49,999	7.5%	10.6%	12.8%
$25,000-$34,999	3.6%	6.0%	8.3%
$15,000-$24,999	2.9%	4.8%	7.1%
Under $15,000	3.2%	5.8%	7.7%
Average Household Income	$126,990	$98,090	$84,508
Median Household Income	$99,285	$77,490	$66,369
Per Capita Income	$45,149	$32,848	$28,571



Population

In 2023, the population in your selected geography is 220,121. The population has changed by 5.42 since 2010. It is estimated that the population in your area will be 229,936 five years from now, which represents a change of 4.5 percent from the current year. The current population is 48.5 percent male and 51.5 percent female. The median age of the population in your area is 32.0, compared with the U.S. average, which is 38.7. The population density in your area is 2,803 people per square mile.

Households

There are currently 74,134 households in your selected geography. The number of households has changed by 10.39 since 2010. It is estimated that the number of households in your area will be 77,701 five years from now, which represents a change of 4.8 percent from the current year. The average household size in your area is 3.0 people.

Income

In 2023, the median household income for your selected geography is $66,369, compared with the U.S. average, which is currently $68,480.The median household income for your area has changed by 24.35 since 2010. It is estimated that the median household income in your area will be $73,608 five years from now, which represents a change of 10.9 percent from the current year.

The current year per capita income in your area is $28,571, compared with the U.S. average, which is $39,249. The current year's average household income in your area is $84,508, compared with the U.S. average, which is $100,106.

Employment

In 2023, 117,702 people in your selected area were employed. The 2010 Census revealed that 55.9 percent of employees are in white-collar occupations in this geography, and 26.1 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 30.00 minutes.

Housing

The median housing value in your area was $180,675 in 2023, compared with the U.S. median of $268,796. In 2010, there were 42,397.00 owner-occupied housing units and 24,763.00 renteroccupied housing units in your area.

Education

The selected area in 2023 had a lower level of educational attainment when compared with the U.S averages. Only 7.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 16.4 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.7 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 28.7 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 21.7 percent in the selected area compared with the 20.1 percent in the U.S.

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ISSENBERG BRITTI GROUP

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Broker of Record:
Brian Brockman
surmount@bangrealty.com
(513) 898-1551
License # 701472
Bang Realty-Texas, Inc

RONNIE ISSENBERG
Senior Managing Director
P: 786-566-1446
E: Rissenberg@surmount.com

GABRIEL BRITTI
Senior Managing Director
P: 518-269-0496
E: Gbritti@surmount.com

KEVIN O'HANLON
Senior Director
P: 516-695-5272
E: Kohanlon@surmount.com

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Get in touch

(212) 715-1031
info@surmount.com