CVS

604 S Main St

Winnsboro, Texas

Subject Property

STONECLIFF

OFFERING MEMORANDUM

Contacts

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SECTION 01

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

CVS

Tenant	CVS
Address	604 South Main St Winnsboro, TX 75494
County	Wood
Guaranty	Corporate
NOI	$48,500
Rent Increases	3% Every Option Period
Rent Commencement	1/12/2013
Rent Expiration	12/31/2030
Lease Type	NN
LL Responsibilities	Roof & Structure
Original Lease Term	17 Years
Lease Term Remaining	4+ Years
Options	Five (5), Two (2) Year Options

$746,154
ASKING PRICE

6.50%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
Current	$4,042	$48,500	-
Extension Terms			
Option 1	$4,163	$49,955	3.00%
Option 2	$4,288	$51,454	3.00%
Option 3	$4,417	$52,998	3.00%
Option 4	$4,549	$54,588	3.00%
Option 5	$4,686	$56,226	3.00%

INVESTMENT HIGHLIGHTS

Corporate Guaranty
The lease is backed by CVS Pharmacy

Credit Rated Tenant
CVS reported a total revenue of $372.8B in 2024 and stock is up 73% YTD

Experienced & Established Brand
CVS operates over 9,000 pharmacy locations across the United States

Just Off Intersection
The property is located just off the intersection

Below Market Rent
The tenant is paying $11.64 PSF, below the areas $14.00 market rent

Limited Competition
Only national brand pharmacy within a 20-mile radius

Minimal Landlord Responsibilities
Landlord only responsible for Roof & Structure

Tax Free State
Texas has no state income tax

Rental Increases
The property features 3% rental increases in each option period

- The subject property is located directly off S Main St with vehicle counts exceeding 7,400 VPD. It is just off the signalized intersection of E Coke Rd & S Main St (16,000 VPD)
- Dense retail corridor with tenants O'Reilly Auto Parts, Dairy Queen, Valero, McDonalds, Brookshires, Family Dollar, Dollar General, Sonic, Prosperity Bank & More
- Close proximity to Winnsboro Junior High School with over 361 students and Winnsboro high school with over 515 students
- Winnsboro, TX is located an hour and a half from downtown Dallas and has grown by 12-13% in the past 10 years

DEMOGRAPHICS

POPULATION (RADIUS)

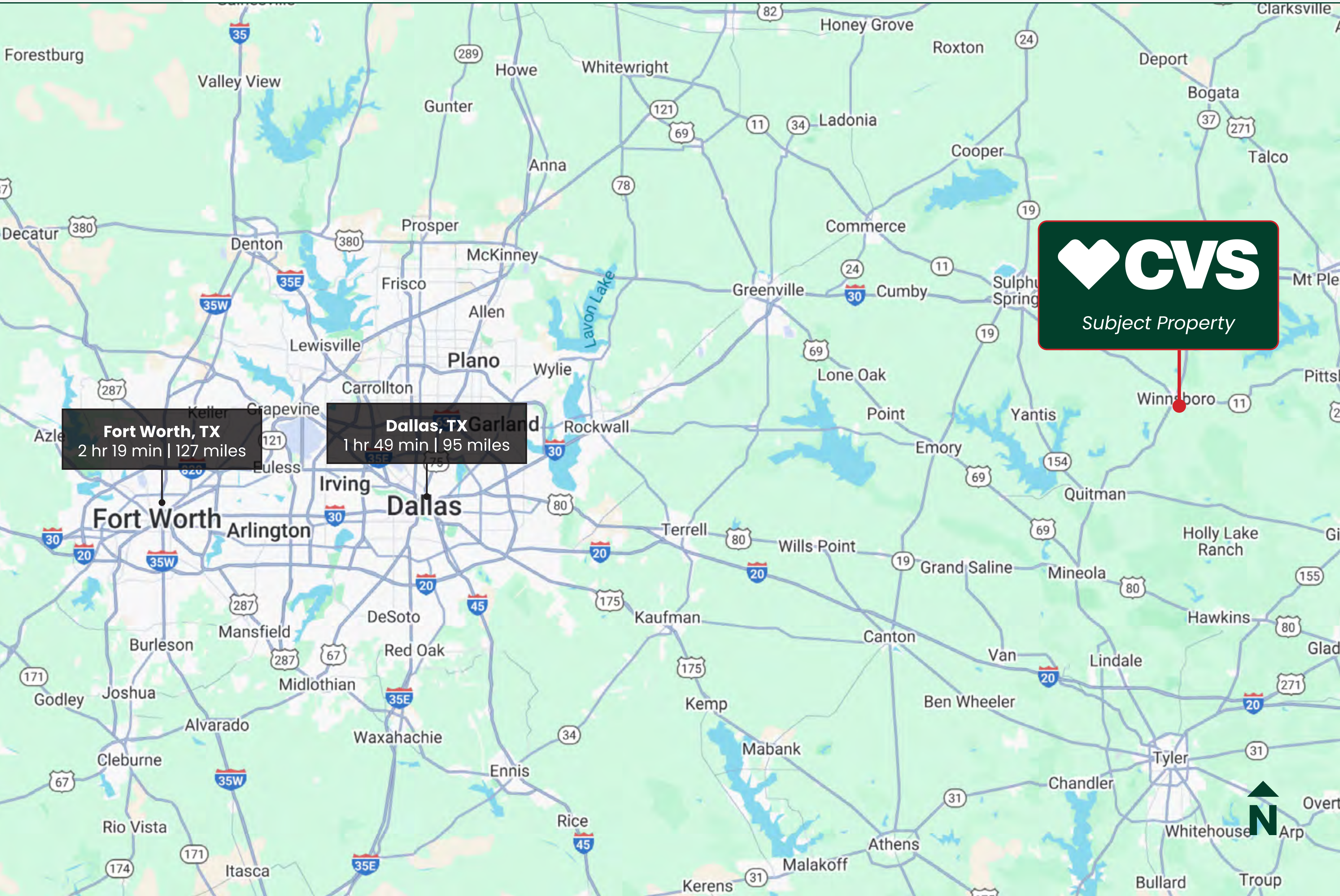
5,005	3-Mile
6,913	5-Mile
14,773	10-Mile

AVERAGE HOUSEHOLD INCOME

$63,567	3-Mile
$68,944	5-Mile
$77,435	10-Mile

**2024 Estimates - Crexi*

LOCATION MAP



SECTION 02

PROPERTY OVERVIEW

SITE PLAN / PROPERTY DETAILS

4,165
Square Feet

0.70
Acres

1986
Year Built

AERIAL

CVS
Subject Property
Winnsboro
Junior High
361+ students
Winnsboro
High School
515+ students
7,400 VPD
S Main St
W Coke Rd
9,800 VPD
DOLLAR TREE
O'Reilly
AUTO PARTS
PROSPERITY BANK
DQ
Valero
FAMILY DOLLAR
DOLLAR GENERAL
Exxon
Western
Union
SONIC
Brookshire's
N
Google Earth

DRONE AERIAL

DRONE AERIAL

SECTION 03

TENANT PROFILE

TENANT OVERVIEW

CVS

FOUNDED IN 1963
Lowell, Massachusetts

QUICK FACTS:

Woonsocket, MA	**300,000+**	**9,000+**
Headquarters	Employees	Stores Nationally

CVS Health is a prominent American healthcare company founded on May 8, 1963, in Lowell, Massachusetts, by Stanley and Sidney Goldstein and Ralph Hoagland, originally named Consumer Value Stores (CVS) and adopting the CVS name in 1964. Over the years, it has grown through strategic acquisitions such as Revco in 1997 and Caremark Rx in 2007, expanding its presence in pharmacy benefits management. As of December 31, 2024, CVS Health operates over 9,000 retail pharmacy locations across the United States, along with more than 1,000 walk-in and primary care clinics, including MinuteClinic and HealthHUB locations. In fiscal year 2024, the company reported revenues of approximately $372.8 billion and a net income of $4.6 billion, employing around 259,500 individuals. CVS has been transforming select stores into HealthHUBs offering chronic disease management, wellness programs, and access to healthcare professionals, and in 2021 it acquired Oak Street Health for $10.6 billion to enhance primary care services, especially for Medicare Advantage patients. In recent years, CVS has announced plans to close roughly 900 stores, introduce smaller pharmacy-only formats, and focus on digital and expanded health services in response to changing consumer behaviors and financial pressures.

CVS Health continues to innovate in the healthcare sector by integrating technology and personalized care into its services. The company has invested heavily in digital platforms, allowing patients to manage prescriptions, schedule clinic visits, and access telehealth services conveniently. Its expansion into primary care and chronic disease management aims to reduce healthcare costs while improving patient outcomes. Additionally, CVS partners with insurers, employers, and community organizations to offer preventive care programs and wellness initiatives. By balancing retail pharmacy operations with comprehensive healthcare services, CVS positions itself as a major player in shaping the future of accessible, patient-centered healthcare in the United States.

SECTION 04

MARKET OVERVIEW

Winnsboro Texas

Winnsboro, Texas, is a charming East Texas town that blends historic character with modern growth. Located approximately 90 miles east of Dallas, Winnsboro serves as a regional hub for surrounding rural communities, offering essential services, retail, and cultural experiences.

The town's downtown area is a focal point of activity, featuring a revitalized Main Street that has undergone significant improvements through the Texas Main Street Program. This initiative has led to over $11 million in public and private investments, enhancing the district's appeal and functionality. The area boasts a mix of specialty shops, art galleries, and restaurants, contributing to its status as a designated Cultural Arts District.

Retail options in Winnsboro are diverse, with national chains like Walmart Supercenter and Brookshire's complementing local businesses. These establishments provide residents and visitors with a range of shopping and dining choices. Additionally, the Winnsboro Economic Development Corporation supports local enterprises and attracts new investment to the area.

The town's commitment to preserving its heritage while embracing growth makes it an attractive destination for both residents and businesses seeking a blend of tradition and opportunity.

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