

# Former CVS Pharmacy

## Confidential For Lease & Investment Offering

2700 West Main Street | League City, TX 77573

**MAZ.**



# Former CVS Pharmacy



**Exclusively** Listed By

**Zach Weik**

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License No. 735610 (TX)

<b>\$3,989,000</b>	<b>\$20K/Mo</b>	<b>6.02%</b>	<b>12,268 SF</b>	<b>2.10 AC</b>
Price	Proj. Lease (NNN)	Proj. CAP	Square Footage	Lot Size



## Investment Opportunity

MAZ Real Estate is pleased to exclusively offer the Former CVS Pharmacy at 2700 West Main Street in League City, Texas, **FOR SALE at \$3,989,000 OR FOR LEASE at \$20,000 per month NNN**. The offering is a 12,268 SF freestanding building on 2.10 acres, anchoring the signalized hard corner of West Main Street (FM 518) and Landing Boulevard, one of the most heavily trafficked intersections in the trade area at approximately 35,000 vehicles per day. The building is vacant and available, delivering immediate flexibility for an owner-user, a single-tenant lease, or a multi-tenant conversion.

Priced below replacement cost, the asset sits directly across from a Walmart Neighborhood Market alongside AutoZone, Chevron, Exxon, Take 5, U-Haul, and Wellby Financial. League City is among the fastest-growing cities in the Houston MSA, with 114,000-plus residents and average household incomes above \$130,000 within three miles. The hard corner, visibility, and 2.10-acre site offer multiple paths to value: single-tenant income, multi-tenant conversion, or redevelopment.

Further upside is tied to the planned Landing Boulevard expansion, which TxDOT and the City of League City intend to connect to Interstate 45. At \$20,000 per month NNN, the property produces a projected \$240,000 NOI, a 6.02% return at the asking price.

A rare chance to own or occupy an irreplaceable hard corner, below replacement cost.



# Asset Overview

Property Name	<b>Former CVS Pharmacy</b>
Address	<b>2700 West Main Street</b>
City, St. , ZIP	<b>League City, TX 77573</b>
Property Type	<b>Retail: Single-Tenant</b>
Gross Leasable Area	<b>12,268 SF</b>
Lot Size	<b>2.10 AC</b>
Year Built	<b>2003</b>
No. Of Buildings	<b>1</b>
Zoning	<b>GC (General Commercial)</b>
Traffic Count	<b>35,000 VPD</b>
Parcel	<b>4550-0000-0001-000</b>



# Financial Overview

Pro Forma			
	Total	\$PSF	Notes
<b>INCOME</b>			
Rental Income	\$240,000	\$19.56	At \$20K/mo NNN (\$19.56/SF)
Reimbursement Revenue	\$58,600	\$4.78	
Vacancy Factor	\$0	\$0.00	
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$298,600</b>	<b>\$24.33</b>	
<b>EXPENSES</b>			
Real Estate Taxes	(\$27,000)	(\$2.20)	
Insurance	(\$15,000)	(\$1.22)	
Repairs & Maintenance	(\$7,000)	(\$0.57)	
Utilities	Tenant	--	
Property Management Fee (3.0% ERG)	(\$9,600)	(\$0.78)	
<b>Total Operating Expenses</b>	<b>(\$58,600)</b>	<b>(\$4.78)</b>	
<b>Net Operating Income</b>	<b>\$240,000</b>	<b>\$19.56</b>	
<b>Expense Recovery Ratio</b>	<b>100%</b>	<b>NNN</b>	

# Rent Roll

Tenant Entity	GLA SF	% of GLA	Terms Commencement	Term Expiration	Rent PSF Annual	Rent PSF Monthly	Monthly Rent	Lease Type
Available / Pro Forma	12,268	100%	Negotiable	Negotiable	\$19.56	\$1.63	\$20,000	NNN
Total / In-Place	12,268 SF	100%			\$19.56	\$1.63	\$20,000	NNN

*Projected terms — property is available; no lease in place"*

# Information About Brokerage Services

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction on received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose: that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law. **AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MAZ Real Estate LLC DBA MAZ	9014338	Info@MAZre.com	713-900-5555
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeris M. Ganim	607578	Jganim@MAZre.com	713-900-5555
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales/Associate	License No.	Email	Phone
Zachary Weik	735610	Zach@MAZre.com	713-900-5555
Sales Agent/Associates Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initial	Date
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# Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenants for real property located at 2700 West Main Street, League City, TX 77573 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information 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 MAZ Real Estate. The material and information in the Offering Memorandum is unverified. MAZ Real Estate 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 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.

MAZ Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of MAZ Real Estate, the property, or the seller by such entity.

Owner and MAZ Real Estate expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing of this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 MAZ Real Estate or any of their affiliate 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 marketing or sale of 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.

The image features a solid blue background with a complex pattern of light blue geometric shapes. These include concentric circles, straight lines, and dotted patterns, creating a sense of depth and movement. The word "MAZ." is centered in the lower half of the image in a bold, white, sans-serif font. The period at the end of the word is a small, solid orange dot.

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