

CVS

1101 EAST HIGHWAY 377
GRANBURY | TEXAS 76048

**CORPORATE
ABSOLUTE NNN LEASE**



ACTUAL SITE

CIA commercial
investment
advisors

OFFERING MEMORANDUM

JESSICA GIBSON | Owner

jess@ciadvisor.com

602.770.7145

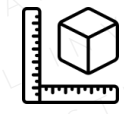
Highlights

PRICE \$3,769,000	CAP RATE 7.25%	NOI \$273,265
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LOCATION

SEC of Hwy 377 & Hill Boulevard, Granbury, Texas



LOT SIZE

±57,935 SF (±1.33 acres)



GROSS LEASABLE AREA

±13,368 SF



LEASE TERMS

5 years remaining



TRAFFIC COUNTS

E US Hwy 377 - 55,594 CPD | Hill Blvd - 4,864 CPD

AREA RETAILERS

Walmart, Lowe's, Home Depot, Michaels, Maurices, HomeGoods, Marshalls, Ross Dress for Less, Tractor Supply Co., Five Below, Rack Room Shoes, Boot Barn, Ulta Beauty, Staples, PetSmart, Petsense by TSC, Kroger Marketplace, ALDI, Brookshires, H-E-B, Spec's Wines, Dollar Tree, Dollar General, Goodwill, Rent-A-Center, Aaron's, Walgreens, Planet Fitness, Cinergy Cinemas

HIGHER EDUCATION

25 miles from **Weatherford College** - a public community college offering over 50 associate degree programs & certificates serving 7,242 students (Fall 2025)

HEALTHCARE

5 minutes (2 miles) to **Lake Granbury Medical Center** - a 73-bed hospital providing a wide range of medical care, surgical and rehabilitation services to residents in Hood, Somervell and Erath County

Texas is an income tax-free state

Financial Analysis

TENANT CVS Pharmacy, Inc.

LEASE GUARANTOR Corporate CVS

GROSS LEASABLE AREA ±13,368 SF

LOT SIZE ±1.33 acres (±57,935 SF)

YEAR BUILT 2005

OWNERSHIP Fee Simple (Building & Land)

EXPENSE REIMBURSEMENT This is an **Absolute NNN lease**.
Tenant is responsible for all expenses.

LEASE TERM 5 years remaining

RENTAL INCREASES Flat

LEASE START DATE December 22, 2005

RENT COMMENCEMENT DATE December 22, 2005

EXPIRATION DATE January 31, 2031



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Current	12/22/05 to 01/31/28	\$273,265	7.25%

RENTAL HOLIDAY February 2028 to January 2031

Renewal Options

CVS has two renewal options for five years each at a monthly rate of \$20,494.89, totaling \$245,938.68 annually, effective until January 31, 2041. February 1, 2041, CVS has ten 5-year renewal options available at Market Rent until 2091.

Tenant Profile



TYPE	Public
TRADED AS	NYSE: CVS
S&P CREDIT RATING	BBB Stable
MOODY'S RATING	Baa3 Stable
INDUSTRY	Healthcare Plans

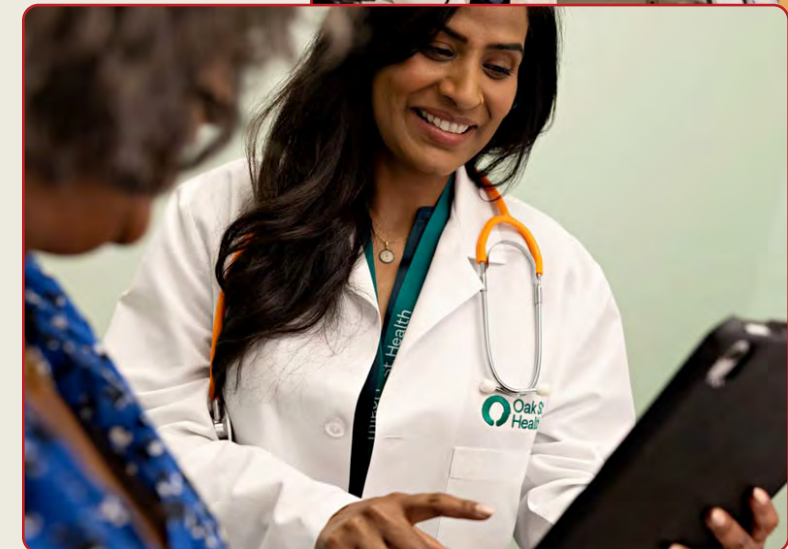
NYSE: CVS

\$93.22

+1.15 (1.24%)

Volume: 3,449,057

20 minutes minimum delay | May 28, 2026 | 1:12 PM



CVS Health Corporation provides health solutions in the United States. It operates through Health Care Benefits, Health Services, and Pharmacy & Consumer Wellness segments.

Its Health Care Benefits segment provides various traditional & consumer-directed insurance products to a wide array of groups & individuals.

The Health Services division delivers pharmacy benefit management solutions, clinical programs, and medical spend management.

Additionally, the Pharmacy & Consumer Wellness segment sells prescription & over-the-counter drugs, as well as personal care products, through its extensive retail & online footprint.

As of March 31, 2026, the Company had approximately 9,000 retail pharmacy locations, more than 1,000 walk-in and primary care medical clinics and a leading pharmacy benefits manager with approximately 88 million plan members.

CVS Health Corporation was incorporated in 1996 and is headquartered in Woonsocket, Rhode Island.

Granbury Synopsis

Granbury is a city located near Fort Worth in Hood County Texas boasting approximately 8 thousand people. Enjoy lots of recreational activities - from camping at **DeCordova Bend Park** or **Fort Richardson State Park** both offering plenty of trails great for exploring plus there are even golf courses available should you be looking for something more relaxing; plus its **vibrant downtown district** offers up some great restaurants/bars! Mega metro area set in the rolling plains and urban area of Texas. Primary industries include finance and manufacturing.

- Located in north Texas, 35 miles east of Fort Worth and 220 miles north of Houston.

GRANBURY AWARDS & FEATURES

- USA Today - Best Historic Small Town in America 2019, 2020 & 2021
- Texas Travel Awards Name Granbury - Best Community/Philanthropic Effort | Small Market - Visit Granbury Winter Guest - Goosebump Jump 2022
- Texas Travel Industry Association (TTIA) - 2019 Best Rural Small Towns in Texas
- Paradise Magazine - 5 Fabulous Places for Empty-Nesters to Explore
- Southern Living - 10 Must Visit Spots
- CNN Travel - Top July 4 Events Across the United States
- That Texas Couple - 20 Texas Christmas Destinations
- BIZJOURNALS - 25 Best Places to Retire in Texas
- Frommer's Top 7 Ghost Tours
- Texas Highways Magazine's Top 40 Travel Destinations

2024 DEMOGRAPHICS

POPULATION	1-MI	3-MI	5-MI
Population	4,328	23,632	43,533
Est. Population (2029)	4,500	26,208	47,707
Census Population (2010)	2,952	17,428	32,065
HOUSEHOLDS	1-MI	3-MI	5-MI
Households	2,113	10,066	17,845
Projected Households (2029)	2,167	11,025	19,333
Census Households (2010)	1,462	7,324	13,069
AVERAGE HOUSEHOLD INCOME	1-MI	3-MI	5-MI
Average Household Income	\$110,392	\$115,814	\$125,257
Projected Avg HH Income (2029)	\$114,767	\$119,820	\$130,157



CONFIDENTIALITY AGREEMENT

ADVISORY TEAM

JESSICA GIBSON

Owner

jess@ciadvisor.com

(602) 770-7145

BROKER OF RECORD

Paul Blackburn

Blackburn Properties

LIC # 376821



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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.



Information About Brokerage Services

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 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 property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner'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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

CIA Brokerage Company	9004841	jess@ciadvisor.com	602 770 7145
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Paul K. Blackburn	376821	pkb@blackburnproperties.com	210 828 7654
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date