

CVS Pharmacy

601 S Jefferson Ave
Mount Pleasant, TX 75455





INVESTMENT CONTACTS

Tim Speck
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INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a CVS in Mount Pleasant, TX.

This single-story 10,908 SF free standing CVS was built in 1999 on a 1.27 AC lot with 55+ parking spaces. The property is located at 601 South Jefferson Avenue in Mount Pleasant, Texas, a city in Titus County, approximately 100 miles Northeast of Dallas. The property is surrounded by major national tenants including Walmart, Home Depot, Harbor Freight, Tractor Supply, ALDI, McDonald's, Starbucks, Whataburger, Taco Bell, KFC, AutoZone, O'Reilly Auto Parts, Take 5 Oil Change, and many more. The property benefits from its hard corner location at the 4-way signalized intersection of S Jefferson Rd (US 271) & E Ferguson Rd (Hwy 49) which sees a combined average over 38,600 VPD.



OVERVIEW

MOUNT PLEASANT, TX

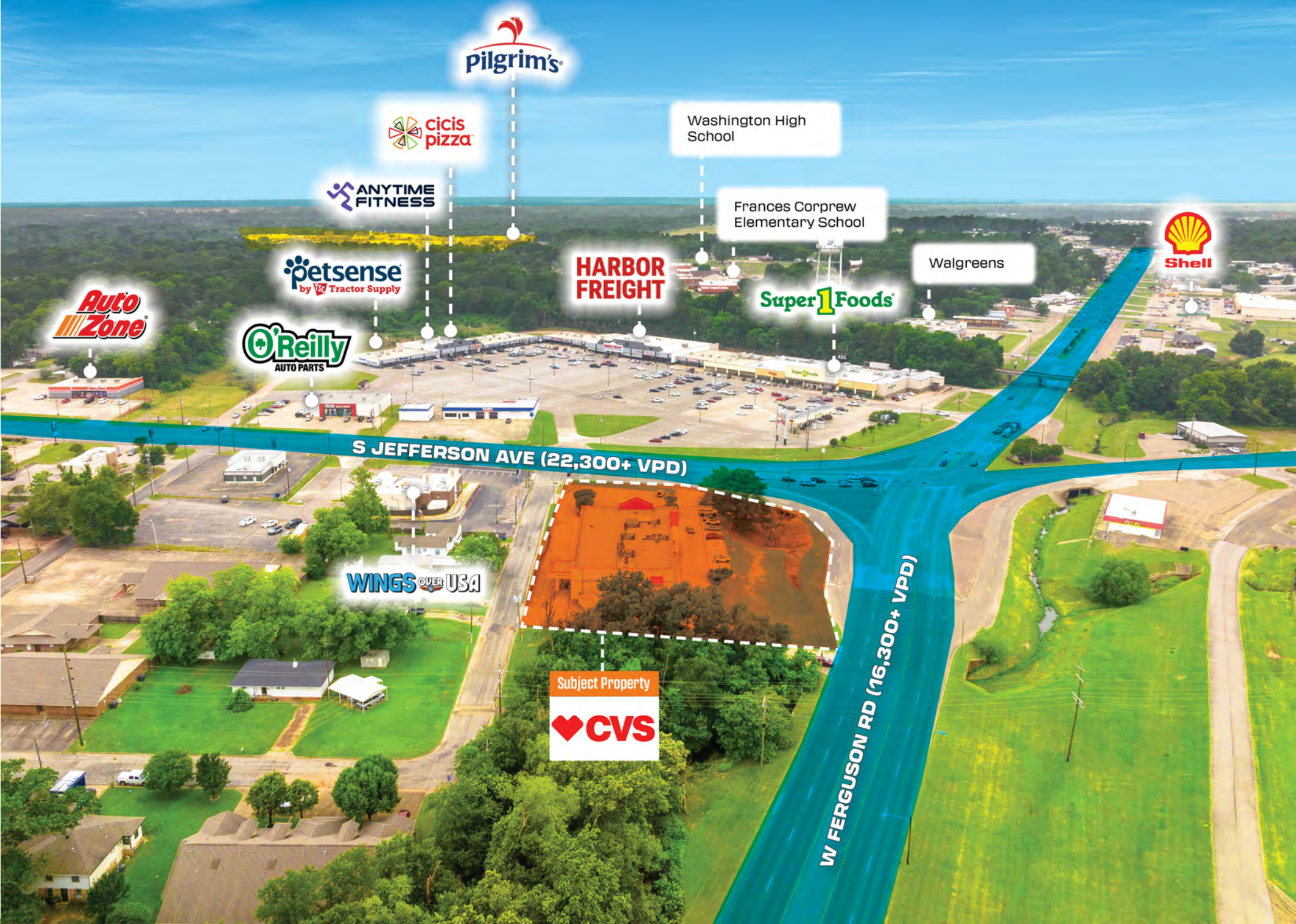
| | |
|-----------------------|---|
| PRICE: | \$3,912,416 |
| NET OPERATING INCOME: | \$234,745 |
| CAP RATE: | 6.00% |
| LEASE TYPE: | NNN |
| GUARANTY: | Corporate |
| TENANT: | CVS |
| ADDRESS: | 601 S Jefferson Ave Mount Pleasant, TX 75455 |
| RENTABLE AREA: | 10,908 SF |
| LAND AREA: | 1.27 AC |
| YEAR BUILT: | 1999 |
| APN: | 101271 |
| REMAINING LEASE TERM: | ± 12.6 Years |
| RENEWAL OPTIONS: | Four, 5-Year |
| RENT INCREASES: | 5% in Options |

INVESTMENT HIGHLIGHTS

- Long Operating History at this Site | Over 25 Years
- Hard Corner at 4-Way Signalized Intersection | Strong Combined Average Traffic Counts of 38,600+ VPD (Ferguson Rd & Jefferson Ave)
- Excellent Visibility & Access | Multiple Points of Ingress/Egress
- Large 1.27 Acre Lot with Double Drive Thru Surrounded by Every Major Retailer
- Surrounded by Major National Tenants including Walmart, Home Depot, Harbor Freight, Tractor Supply, ALDI, McDonald's, Starbucks, Whataburger, Taco Bell, KFC, AutoZone, O'Reilly Auto Parts, Take 5 Oil Change, and many more
- Absolute NNN Lease | Zero Landlord Responsibilities
- Ample Parking | Over 55 Spaces
- 5% Rental Increases Built into Each of the Four, 5-Year Option Periods



AERIAL - WEST



AERIAL - SOUTH



AERIAL - NORTH



BLACK & DECKER

Ivan Smith
FURNITURE

MAAK



TEXAS
PARKS &
WILDLIFE

—EST. 1987—
NARDELLO'S
PIZZA TAVERN

Super 1 Foods



Subject Property



W FERGUSON RD (16,300+ VPD)

S JEFFERSON AVE (22,300+ VPD)

WINGS OVER USA

AT&T

AERIAL - BIRDSEYE



Mount Pleasant
Independent School

Vivian Fowler
Elementary School

Brookshire's
food & pharmacy



FAMILY
DOLLAR



Hess
Furniture & Appliances

TEXAS
PARKS &
WILDLIFE

MAAK

Ivan Smith
FURNITURE

MAGELLAN
MIDSTREAM PARTNERS, L.P.

pilgrim's

Walgreens

Subject Property

CVS

PE Wallace
Middle School

W FERGUSON RD (16,300+ VPD)

S JEFFERSON AVE (22,300+ VPD)

Schlotzsky's



Arby's

Jefferson Park Shopping Center

ANYTIME
FITNESS

O'Reilly
AUTO PARTS

Super 1 Foods

Mount Pleasant Family Dental

cicis
pizza

petsense
by Tractor Supply

HARBOR
FREIGHT

LOCATION OVERVIEW

MOUNT PLEASANT, TX

Located about 80 miles Northeast of Tyler on U.S. Highway 271 at its intersection with U.S. Highway 67 and Interstate I-30 is the City of Mount Pleasant, the county seat of Titus County.

Members of the Caddo Indian Tribe remained in the area as the first pioneers from the United States began to settle Northeast Texas during the 1830s. The Caddos were known as builders of large burial mounds. Legend has it that they spoke of a "Pleasant Mound" in the central part of present-day Titus County. It is believed that the early Anglo settlers changed the name to "Pleasant Mount", and later the name evolved to "Mount Pleasant".

Downtown Mount Pleasant is home to a variety of locally-owned restaurants, boutiques, salons, and specialty stores. The Alley on Third is an award-winning outdoor music venue that features local musicians during select months.

Mount Pleasant is known for being the site of Walmart's first store in Texas. Additionally, Radar, the world's tallest living horse, resided in Mount Pleasant from 2006 to 2008.

| DEMOGRAPHICS | 1 MILE | 5 MILE | 10 MILE |
|----------------------|----------|----------|----------|
| 2024 POPULATION | 6,812 | 21,657 | 31,518 |
| 2029 POPULATION EST. | 6,929 | 21,953 | 31,824 |
| AVG. HH INCOME | \$55,228 | \$62,038 | \$66,233 |
| MEDIAN HH INCOME | \$47,772 | \$50,572 | \$54,089 |
| BACHELORS DEGREE + | 13% | 16% | 17% |
| 2024 HOUSEHOLDS | 2,207 | 7,356 | 10,987 |
| 2029 HOUSEHOLDS EST. | 2,245 | 7,457 | 11,093 |



LOCATION MAP



TENANT OVERVIEW

CVS HEALTH

CVS Health is engaged in the retail drugstore business. The company operates 9,200+ locations in all 50 states, the District of Columbia, and Puerto Rico. CVS Pharmacy is the nation's drugstore chain and total prescription revenue.

CVS Pharmacy also offers healthcare services through their MinuteClinic locations, most of which are located within their stores. CVS is headquartered in Woonsocket, Rhode Island and was founded in 1963.

CVS Health is a publicly traded company on the New York Stock Exchange (Symbol: CVS) with a market capitalization of approximately \$68 billion. CVS is an investment grade rated tenant with a Standard & Poor's rating of BBB.



COMPANY OVERVIEW

WOONSOCKET, RI
HEADQUARTERS

PUBLIC
COMPANY TYPE

CVS
NYSE

9,200+
LOCATIONS

\$357.8B
REVENUE (2023)

\$8.344B
NET INCOME (2023)

300,000
NO. OF EMPLOYEES (2023)



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Marcus & Millichap

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R E N T D I S C L A I M E R

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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Information About Brokerage Services

2-10-2025

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:**
 - 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.

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|---|-------------|-------------------------------|--------------|
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Date

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