



CVS PHARMACY
SAN ANTONIO (SCHERTZ), TEXAS

OFFERED BY:

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Listed in conjunction with Texas Broker
Wes Kirkham
Wes Kirkham Properties
License No. 246734



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All properties visits are by appointment only.

PROPERTY SUMMARY



TENANT:	CVS Pharmacy
GUARANTOR:	CVS Health Corporation (Corporate Guaranty)
LOCATION:	5334 FM1103 Schertz, Texas 78108
TYPE OF OWNERSHIP:	Fee Simple
CREDIT RATING:	Investment Grade, BBB (Standard and Poor's)
LEASE TYPE:	Absolute NNN – No Landlord Responsibilities whatsoever
LIST PRICE:	\$9,636,000.
CAP RATE:	4.00%
LEASE TERM:	25 Years
BASE RENT:	
	Current – 1/31/2045 \$385,446.
	Option 1 (5 Years) \$404,718.
	Option 2 (5 Years) \$424,954.
	Option 3 (5 Years) \$446,201.
	Option 4 (5 Years) \$468,512.
	Option 5 (5 Years) \$491,937.
OPTIONS:	Five, 5-Year Options with 5% increases
SQUARE FOOTAGE:	14,698 SF
LAND AREA:	2.249 +/- Acres
RENT COMMENCEMENT:	April 23, 2019
LEASE EXPIRATION:	January 31, 2045
RIGHT OF FIRST REFUSAL:	None
FINANCING:	Delivered Free and Clear

PROPERTY SUMMARY

CVS PHARMACY – SAN ANTONIO (SCHERTZ), TX



PROPERTY OVERVIEW:

RDO Investments is pleased to present a fee simple, single tenant, 14,698 square foot CVS Pharmacy located in Schertz (San Antonio), Texas. The property was constructed in 2020 on a **RARE** 25-year lease term. The newly constructed property is located on the northwest corner of FM1103 and Old Wiederstein Road with excellent ingress and egress. The site is located just south of Interstate 35 with over 120,000 vehicles per day. The lease is structured with five percent rental increases between each of the five, 5-year renewal options.

The lease is absolute net providing for zero landlord responsibilities. CVS, which is publicly traded on the New York Stock Exchange under the ticker symbol "CVS", has a current Investment Grade BBB credit rating by Standard & Poor's and reported annual revenues in excess of \$268 billion in 2020.

The property can be purchased as a portfolio sale or on a one off basis.

LOCATION OVERVIEW:

The Subject CVS is located in Schertz, Texas, the third-largest city in the Greater San Antonio area and the largest city of the Randolph Metrocom, which consists of cities surrounding the Randolph Air Force Base. The Randolph Metrocom, comprised of multiple towns in Comal, Bexar, and Guadalupe counties have a combined total of 355,000 residents and is growing rapidly.

The City of Schertz, Texas is the suburban center in the San Antonio – New Braunfels Metropolitan Statistical Area. Schertz is situated within three counties and is considered to be San Antonio's premier suburb. Ideally located on Interstate 35 and Interstate 10, the City of Schertz has emerged as a leader for industrial development within the San Antonio and Austin region. Schertz' current growth and economic prosperity can be attributed to its diverse economic base and pro-business climate. Schertz' location between San Antonio and New Braunfels has an available, highly-skilled labor force of 1.2 million.

Since the 1990s, Schertz has experienced substantial growth in population. From 2010 to 2017, the city's population rose by 25 percent. Today Schertz' economy is diverse, featuring a mix of retail businesses, healthcare, manufacturing, corporate/regional offices, and data centers including five Fortune® 100 companies. Schertz's Largest Employers include: Amazon, Sysco Central Texas, Brandt Engineering, Visionworks, National Republic Beverage Company, HEB Grocery, Wal-Mart Stores, Federal Express Ground, Lowe's, and Caterpillar.

Based upon the 2010 Census, the national demographics consulting firm Sites USA has estimated that for 2021 there are approximately 41,801 residents and 14,070 households within a three-mile radius of the Property. According to Sites USA, the average household income within a three-mile radius of the Property was estimated to be \$111,152.

TENANT OVERVIEW

CVS PHARMACY – SAN ANTONIO (SCHERTZ), TX



CVS HEALTH CORPORATION (NYSE: CVS), TOGETHER WITH ITS SUBSIDIARIES, PROVIDES INTEGRATED PHARMACY HEALTH CARE SERVICES.

CVS Health is the nation's premier health innovation company helping people on their path to better health. Whether in one of its pharmacies or through its health services and plans, CVS Health is pioneering a bold new approach to total health by making quality care more affordable, accessible, simple and seamless. CVS Health is community-based and locally focused, engaging consumers with the care they need when and where they need it. The Company has more than 9,800 retail locations, approximately 1,100 walk-in medical clinics, a leading pharmacy benefits manager with approximately 93 million plan members, a dedicated senior pharmacy care business serving more than one million patients per year, expanding specialty pharmacy services, and a leading stand-alone Medicare Part D prescription drug plan. CVS Health also serves an estimated 39 million people through traditional, voluntary and consumer-directed health insurance products and related services, including a rapidly expanding Medicare Advantage offering. This innovative health care model increases access to quality care, delivers better health outcomes and lowers overall health care costs.

Exemplifying the organizations commitment to leading the transformation of health care, CVS Health recently completed their acquisition of Aetna, establishing the company as the nation's premier health innovation company. The acquisition will transform the consumer health experience and build healthier community through a new innovative health care model that is local, cost efficient and consumer centric. The combined company will connect consumers with the powerful health resources of CVS Health in communities across the country and Aetna's network of providers to help remove barriers to high quality care and build lasting relationships with consumers, making it easier for consumers to access the information, resources and services they need to achieve their best health.

CVS Health Corporation was founded in 1892 and is headquartered in Woonsocket, Rhode Island. To find more information regarding how CVS Health is shaping the future of health visit: www.cvshealth.com.



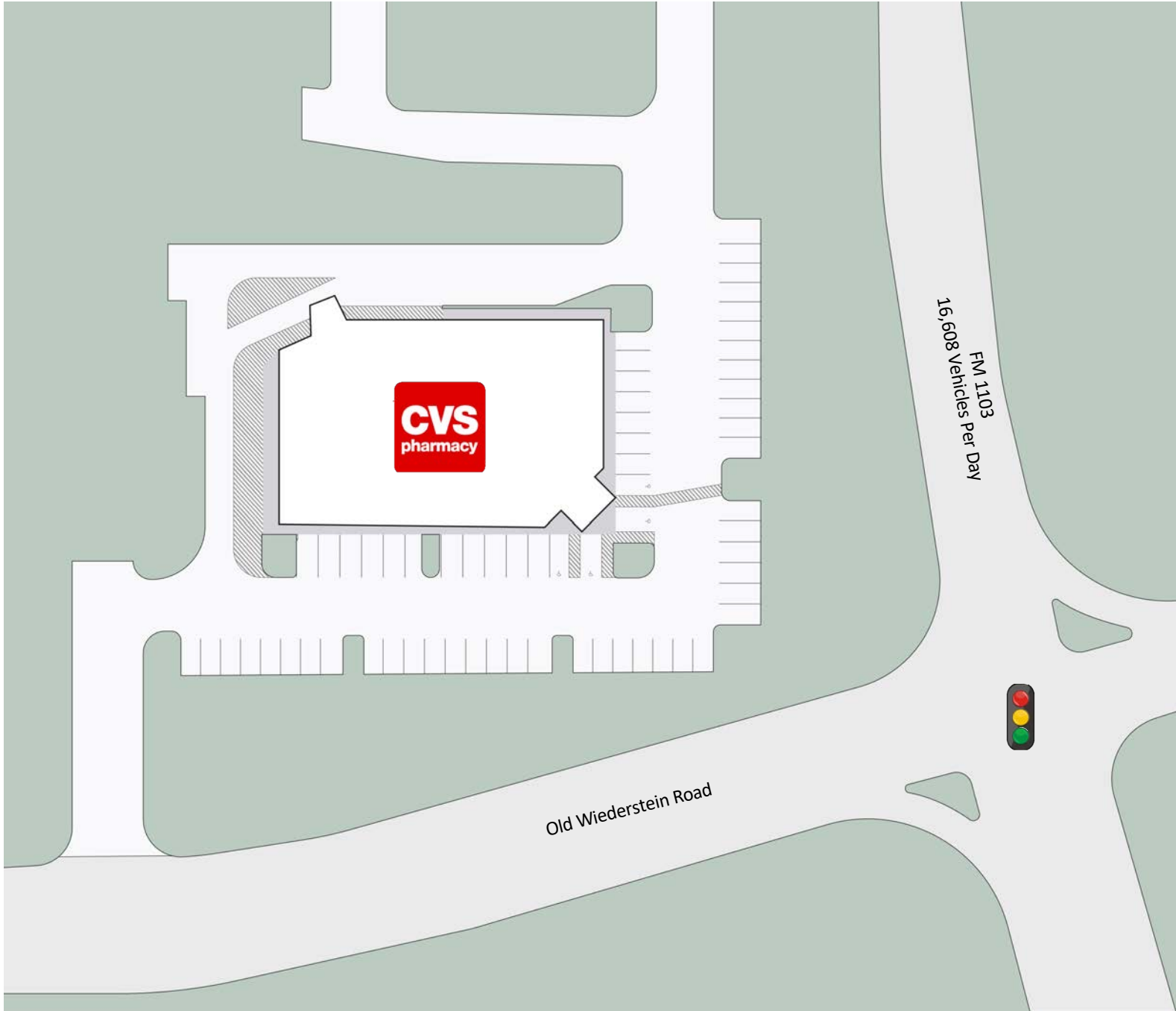
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SITE PLAN
CVS PHARMACY – SAN ANTONIO (SCHERTZ), TX



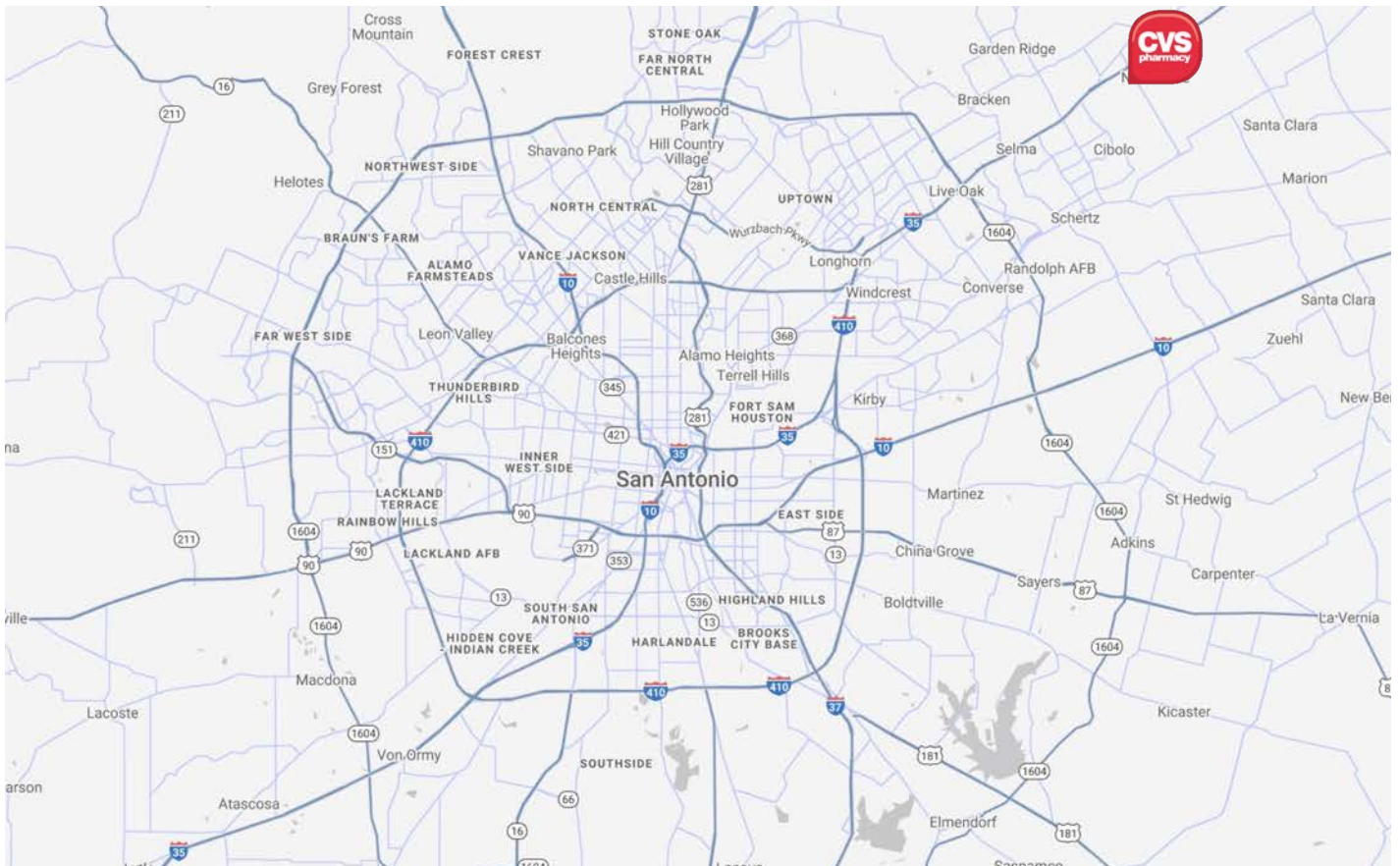
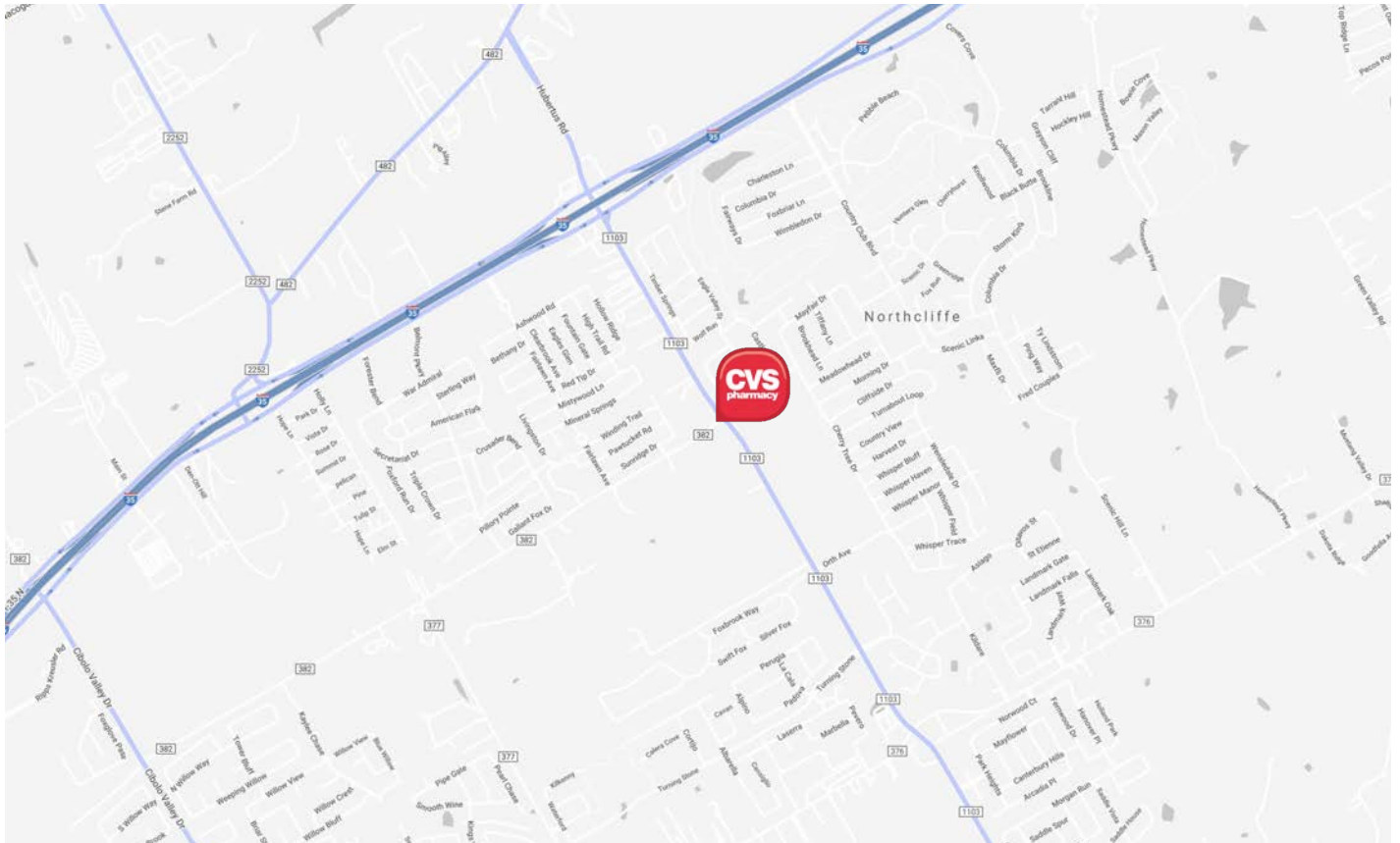
SITE AERIAL
CVS PHARMACY – SAN ANTONIO (SCHERTZ), TX



RETAILER MAP
CVS PHARMACY – SAN ANTONIO (SCHERTZ), TX



LOCATION MAP
CVS PHARMACY – SAN ANTONIO (SCHERTZ), TX



DEMOGRAPHICS
CVS PHARMACY – SAN ANTONIO (SCHERTZ), TX



Lat/Lon: 29.6171/-98.2342

RS1

5334 FM1103		1 mi radius	3 mi radius	5 mi radius
Schertz, TX 78108				
POPULATION	2021 Estimated Population	11,859	41,801	85,770
	2026 Projected Population	15,019	50,288	101,013
	2010 Census Population	6,216	24,647	58,206
	2000 Census Population	2,120	5,681	29,543
	Projected Annual Growth 2021 to 2026	5.3%	4.1%	3.6%
	Historical Annual Growth 2000 to 2021	21.9%	30.3%	9.1%
	2021 Median Age	36.7	36.1	37.2
HOUSEHOLDS	2021 Estimated Households	4,106	14,070	30,232
	2026 Projected Households	5,161	16,841	35,137
	2010 Census Households	2,135	8,111	20,357
	2000 Census Households	797	2,001	10,467
	Projected Annual Growth 2021 to 2026	5.1%	3.9%	3.2%
	Historical Annual Growth 2000 to 2021	19.8%	28.7%	9.0%
RACE AND ETHNICITY	2021 Estimated White	78.4%	74.0%	74.4%
	2021 Estimated Black or African American	8.2%	12.3%	11.5%
	2021 Estimated Asian or Pacific Islander	2.3%	3.1%	3.1%
	2021 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.7%
	2021 Estimated Other Races	10.2%	9.9%	10.4%
	2021 Estimated Hispanic	29.4%	28.1%	28.9%
INCOME	2021 Estimated Average Household Income	\$97,944	\$111,152	\$104,164
	2021 Estimated Median Household Income	\$99,117	\$106,656	\$96,316
	2021 Estimated Per Capita Income	\$33,917	\$37,419	\$36,731
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.1%	2.3%
	2021 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.4%	3.8%
	2021 Estimated High School Graduate	22.0%	20.8%	23.2%
	2021 Estimated Some College	24.4%	21.8%	21.3%
	2021 Estimated Associates Degree Only	11.3%	11.9%	11.6%
	2021 Estimated Bachelors Degree Only	21.2%	23.8%	23.4%
	2021 Estimated Graduate Degree	14.9%	16.2%	14.4%
BUSINESS	2021 Estimated Total Businesses	81	583	2,199
	2021 Estimated Total Employees	624	4,180	19,799
	2021 Estimated Employee Population per Business	7.7	7.2	9.0
	2021 Estimated Residential Population per Business	146.8	71.7	39.0

CONTACT

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