



203 West Ferguson Road, Mount Pleasant, TX 75455



## \$7,112,608 | Investment Details

- ❖ 25 year absolute NNN lease with 17 years remaining on base term
- ❖ Texas is a tax free state
- ❖ Greater than national average store sales
- ❖ This location is the ONLY Walgreens in Mount Pleasant, Texas
- ❖ 3.20 acre oversized lot
- ❖ Adjacent to one of Mt .Pleasant's largest employers — Pilgrim's Corporation (poultry processing plant)

Offering Memorandum

Marcus & Millichap

Actual Site Photo

# TENANT OVERVIEW



Actual Site Photo

- ❖ Tenant Trade Name – Walgreens Boots Alliance, Inc.
- ❖ Ownership – Public (NASDAQ:WBA)
- ❖ Lease Guarantor – Corporate
- ❖ No Of Locations – 8,138 +/-
- ❖ Headquarters – Deerfield, IL
- ❖ Website – [www.walgreens.com](http://www.walgreens.com)

# TENANT INFO



## The Walgreens App

makes immunizations easy.  
View your history, schedule  
an immunization, and more!

[Learn more >](#)



Founded in 1901, Walgreens is the largest drug retailing chain in the United States currently operating over 8,138 drugstores in the U.S. and Puerto Rico. Additionally, in 2014, Walgreens completed the purchase of 3,000 +/- stores of the European retail pharmacy giant Alliance Boots for \$15(Bil) +/- in cash and stock, to expand their presence internationally. This acquisition created a drugstore network of nearly 13,200 stores across two dozen countries, with Walgreen Co. becoming a subsidiary of newly formed Walgreens Boots Alliance. Walgreens is consistently regarded as one of the most financially sound organizations in the United States.

- ❖ Standard & Poor's Rated BBB
- ❖ Second Largest Drugstore Chain in the United States
- ❖ Ranked #19 Fortune 500 Company
- ❖ Ranked #47 Global 500 Company
- ❖ Ranked #100,000 Global World's Most Admired Company





**8,138+**

Locations in U.S.



Standard & Poor's  
BBB Rated



**\$83.8 Billion**

Store Sales as of 8/2016

# TENANT INFORMATION

## Walgreens Boots Alliance, Inc.



www.fdreports.com | www.creditintell.com | May 31, 2017

General Information	
Address	108 Wilmot Rd , Deerfield, Illinois, 60015, United States
Phone	(847) 315-2500
Website	www.walgreens.com

Key Personnel	
Chairman	James A Skinner
Chief Executive Officer & Chairman	Stefano Pessina
Chief Financial Officer & Executive Vice President	George Fairweather
Executive Vice President	Alex Gourlay

Store Base	
Store Count	8,138
TTM Sales	\$116,701,000,000

Financial Markets	
Stock Ticker	WBA
Current Price	\$81.24 as of 8/14/17
52 Week High/Low	\$102.82 / \$75.18

Whether you get your drugs from the pharmacist or the chemist, Walgreens Boots Alliance has you covered. The company, formed when US-based Walgreen Co. bought its European counterpart Alliance Boots, includes nearly 13,000 retail pharmacies (or chemists in some parts of the world) in 10 countries, mostly the US and its territories and the UK, selling prescription and OTC drugs along with health and beauty products and general merchandise. The Alliance Boots part of the company also includes wholesale operations serving more than 200,000 pharmacies, hospitals, and clinics in a nearly 20 countries. Walgreens Alliance Boots was formed in 2014; it has scrapped plans to buy US pharmacy chain Rite Aid.

Fiscal Year Ended August 31, 2016

### Credit Rating Chart Comparison Creditintell | F&Dreports

ⓘ Please note that our rating model is our own proprietary model and is not meant to align with other rating agency models. This comparison was compiled purely for informational purposes based on a representative sampling of ratings on various retailers.

RATING	CREDIT QUALITY	EST. S&P
A1	Excellent	AAA
A2	Excellent	AA (+/-)
B1	Good	A (+/-)
B2	Good	BBB (+/-)
C1	Satisfactory	BB(+/-)
C2	Satisfactory	B+
D1	Below Satisfactory	B-
D2	Below Satisfactory	B
E1	Poor	CCC+/CCC
E2	Poor	CC
F1	Critical	C
F2	Critical	D

# THE OFFERING

Marcus & Millichap is pleased to announce the exclusive right to list for sale the within Walgreens, located at 203 West Ferguson Road, Mount Pleasant, Texas 75455, located at the NWC of U.S. Highway 271 and Madison. The 25 year NNN lease (no landlord obligations) was constructed in 2009 and has 17.1 years remaining on the base term of the lease (as at the time this campaign was launched) with a base term expiration date of September 2034, followed by 50 years of annual options thereafter. Located adjacent to Pilgrim's Corporation, one of the Country's largest poultry processing plants and one of the region's largest employers. Also in the immediate area is the Magellan Pipeline and Refinery.

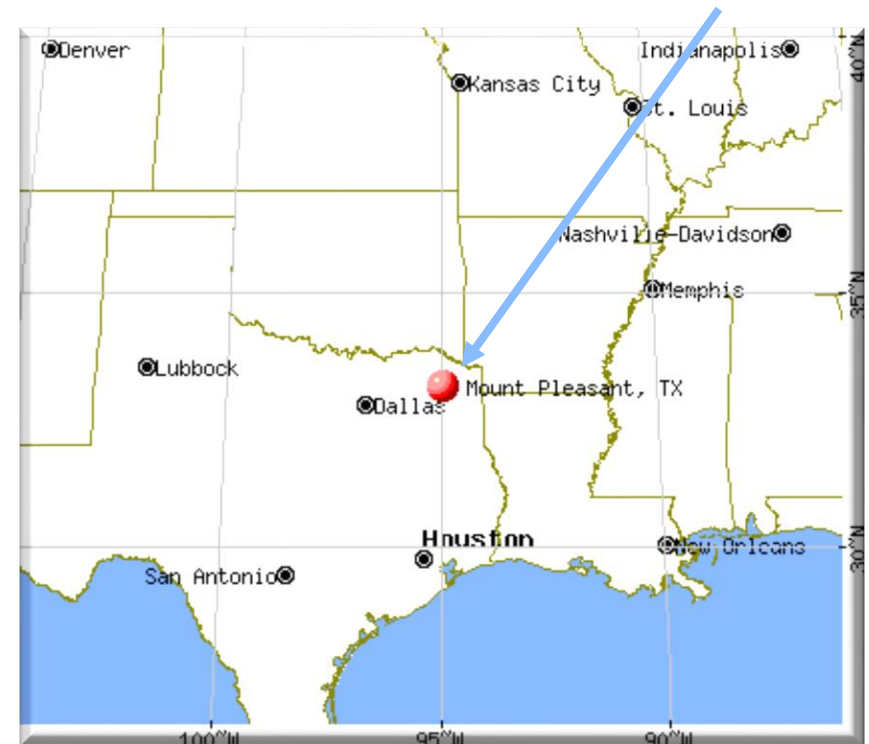
## Overview

Price	\$7,112,608
Gross Leasable Area	14,820 SF
Lot Size	3.20 Acres
Net Operating Income	\$408,975
CAP Rate	5.75%
Year Built	2009

## Lease Abstract

Lease Type	NNN
Lease Term	25 Years
Lease Start	9/21/2009
Renewal Options	50x1
Increases	Percentage Rents
Roof and Structure	Tenant Responsible

## MOUNT PLEASANT TEXAS



Child  
Development  
Services



TITUS COUNTY  
COURT HOUSE

W Ferguson Rd

TITUS  
COUNTY JAIL



MAGELLAN  
PIPELINE &  
REFINERY



FRANCIS ELEM SCHOOL



  
**Pilgrim's**<sup>TM</sup>



# AREA MAPPING



# DEMOGRAPHICS

## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Prepared Foods	2,500
Priefert Complex Designs	800
Pilgrims Pride Corporation	685
Titus Regional Medical Center	332
Walmart	300
Pilgrims Pride Rendering/By-P	287
City of Mount Pleasant	213
Big Tex Trailer World Inc	200
Ntcc	199
Mount Pleasant Ind Schl Dst	156
K Diamond Corporation	150
Lowes	150

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2016 Estimate Pop	7,039	16,202	20,830
2016 Census Pop	6,872	16,200	20,903
2016 Estimate HH	2,140	5,211	6,816
2016 Census HH	2,079	5,228	6,852
Median HH Income	\$34,159	\$38,214	\$40,287
Per Capita Income	\$13,670	\$16,686	\$18,447
Average HH Income	\$44,167	\$51,080	\$55,653

**NNNDEAL.COM**  
THE SINGLE TENANT RESOURCE



## Mount Pleasant, Texas

Mount Pleasant, Texas is a city in Titus County, located in NE Texas. The area draws aviation enthusiasts to the Mid-America Flight Museum. Industry is a vital part of Mt Pleasant's community. They have numerous corporations with plants in Titus County. Mount Pleasant is considered the trailer manufacturing capital of North America and is the home to many national trailer manufacturers. Mount Pleasant is also the headquarters of Priefert Ranch & Rodeo Equipment.

They offer many educational opportunities. Their K-12 schools are nationally ranked and provide an outstanding education for future generations. Titus County is the home to four school districts, three of those being located in Mount Pleasant. Mount Pleasant also is the home to Northeast Texas Community College. 2 year and 4 year degrees can be obtained due to the joint efforts between Northeast Texas Community College and Texas A&M Texarkana.

Mount Pleasant, as the hub of Northeast Texas, is rich in history, culture and recreation, home to many lakes and scenery. Mount Pleasant optimizes the laid back style of Texas country living.



**NNNDEAL.COM**  
THE SINGLE TENANT RESOURCE



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Lior Regenstreif  
Senior Managing Director Investments  
Senior Director Net Leased Properties Group

16830 Ventura Blvd., Suite 100  
Encino, CA 91436  
818.907.9525 Direct  
E-mail: [Lior.Regenstreif@MarcusMillichap.com](mailto:Lior.Regenstreif@MarcusMillichap.com)

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