Triple-Net Lease | Modern Lease Structure With Rent Increases | Dallas-Fort Worth, TX MSA

Walgreens

701 S Buddy Hayes Blvd, Anna, TX 75409

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The Villages of Hurricane Creek
Under Construction; Master-Planned Community
1,300+ Units
The Quinn Apartments
Medical City
Surgery Center of North Texas
WYNDHAM GARDEN
TEXOMA MEDICAL CENTER
Yardly Town Center
THE HOME DEPOT
chili's
TEXAS ROADHOUSE
US Hwy 75
78,811 VPD
Chick-fil-A
Walmart Supercenter
WHATABURGER
CVS
Love's
TACO BELL
KFC
Rice Xpress
Salsa TexMex Restaurant
at&t
Great Clips
LESLIE'S
W White St
15,465 VPD
Subject Property
Walgreens
Red River Title and Dental Office
Built 2024

The Offering

Price:	$6,148,000
Cap Rate:	5.40%
NOI:	$331,941

Investment Highlights

Triple-Net Lease With 12.9 Years Remaining | 2023 Build With Modern Lease Structure Incorporating Rent Increases

The property consists of a 9,956-square-foot freestanding building situated on a 1.25-acre parcel, featuring a modern site layout.

2,500%+ Population Growth Since 2000 | One of the Fastest-Growing Cities in North Texas

Anna was ranked among the four fastest-growing U.S. cities within its population cohort in 2024, with a current population exceeding 20,000 and annual growth rates ranging from 10 percent to 14 percent. Projections indicate continued expansion to nearly 40,000 residents by 2026 and potentially 100,000 by 2050.

Signalized Corner Location Near U.S. Highway 75 (78,811 VPD) With Direct Corridor Access

Positioned at the intersection of W White Street and Buddy Hayes Boulevard, the property benefits from dual turn lanes and a 2024 roadway expansion, improving traffic flow and accessibility. A planned southern extension to Buddy Hayes Boulevard this year will add a roundabout and direct access to the U.S. Highway 75 service road.

Positioned Within Walmart-Anchored Retail Corridor With National Co-Tenancy

The property is located adjacent to Walmart Supercenter and surrounded by national retailers including Chick-fil-A, Starbucks, Chipotle, Chili's, CVS, AT&T, and Great Clips, forming Anna's primary retail node along W White Street.

Investment Highlights

Affluent Trade Area With $147,837 Average Household Income

Strong household income levels and a high concentration of households earning above $100,000 annually support consistent consumer spending across pharmacy, healthcare, and convenience retail categories.

116,814 Residents Within 10 Miles With +19.42% Projected Growth

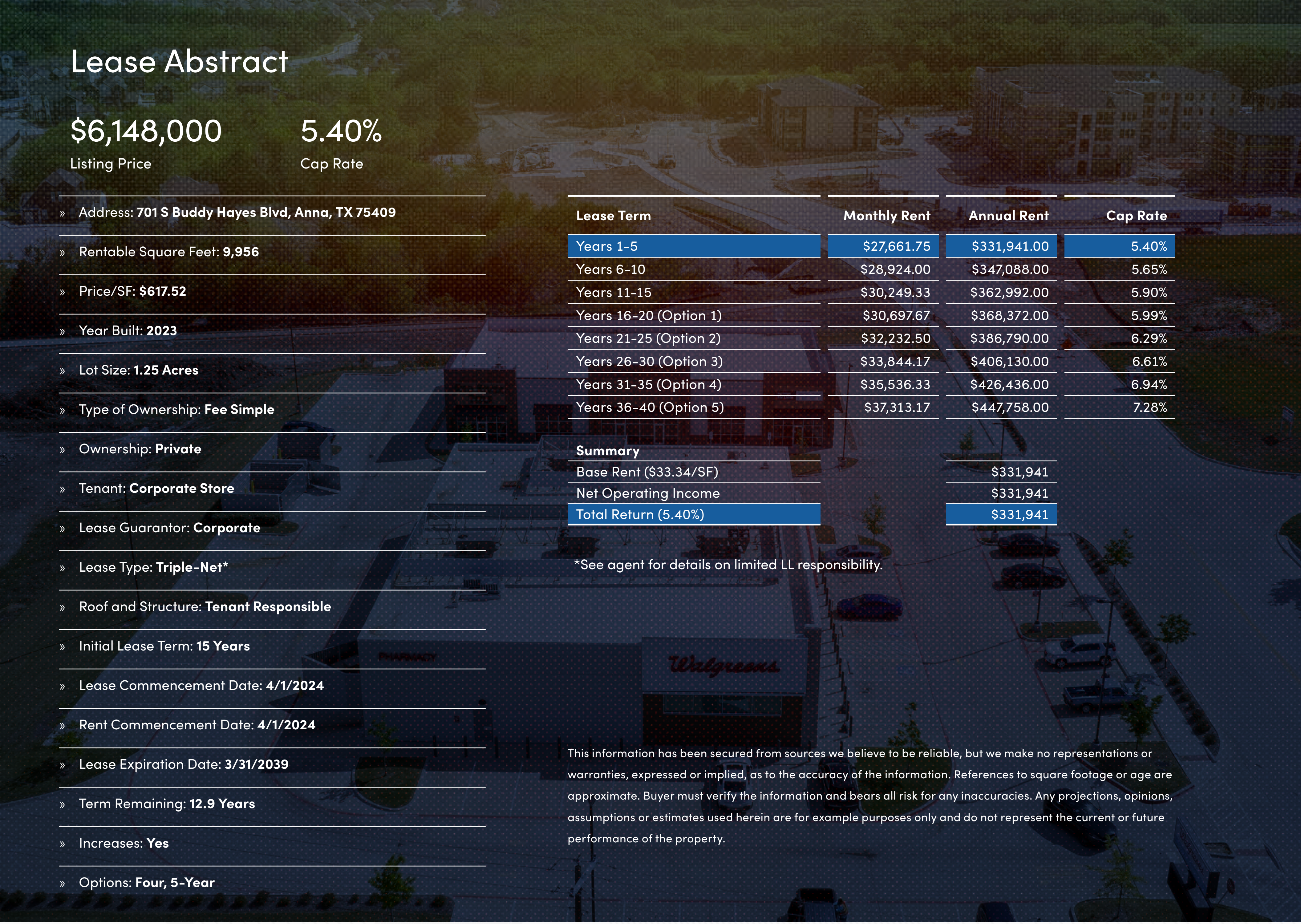
The surrounding trade area continues to expand rapidly, with population projected to reach 139,501 by 2030, supporting long-term demand for essential retail services.

Surrounded by Rapid Residential Growth Including 1,300+ Unit Master-Planned Community

Nearby developments including the Villages of Hurricane Creek, Yardly Town Center, The Quinn Apartments, and Jefferson Arbor position the site to capture sustained population growth and increasing daily traffic from expanding residential density.

DFW Metro Growth & Stability | #1 U.S. Metro for Population Growth

The Dallas–Fort Worth metroplex is the fastest-growing major metro in the United States, adding over 1.2 million residents from 2010 to 2020. As the fourth-largest U.S. MSA, DFW benefits from a diverse economy, low cost of living, and continued in-migration — all of which support sustained demand essential retail.



Lease Abstract

$6,148,000
Listing Price

5.40%
Cap Rate

- Address: **701 S Buddy Hayes Blvd, Anna, TX 75409**
- Rentable Square Feet: **9,956**
- Price/SF: **$617.52**
- Year Built: **2023**
- Lot Size: **1.25 Acres**
- Type of Ownership: **Fee Simple**
- Ownership: **Private**
- Tenant: **Corporate Store**
- Lease Guarantor: **Corporate**
- Lease Type: **Triple-Net***
- Roof and Structure: **Tenant Responsible**
- Initial Lease Term: **15 Years**
- Lease Commencement Date: **4/1/2024**
- Rent Commencement Date: **4/1/2024**
- Lease Expiration Date: **3/31/2039**
- Term Remaining: **12.9 Years**
- Increases: **Yes**
- Options: **Four, 5-Year**

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Years 1-5	$27,661.75	$331,941.00	5.40%
Years 6-10	$28,924.00	$347,088.00	5.65%
Years 11-15	$30,249.33	$362,992.00	5.90%
Years 16-20 (Option 1)	$30,697.67	$368,372.00	5.99%
Years 21-25 (Option 2)	$32,232.50	$386,790.00	6.29%
Years 26-30 (Option 3)	$33,844.17	$406,130.00	6.61%
Years 31-35 (Option 4)	$35,536.33	$426,436.00	6.94%
Years 36-40 (Option 5)	$37,313.17	$447,758.00	7.28%

Summary	
Base Rent ($33.34/SF)	$331,941
Net Operating Income	$331,941
Total Return (5.40%)	$331,941

*See agent for details on limited LL responsibility.

7-ELEVEN
BRAUM'S
Kwik Kar
WING STOP
brakes plus
Anna Market Center
McDonald's
Chicken Express
Brookshire's
Walgreens
SouthState
Dairy Queen
DOLLAR TREE
TEXAS BANK
AutoZone
ExtraSpace Storage
Integrity
WORKOUT ANYTIME
KUMON
SUNVIEW CAFE
Paw of the Family
Public Storage
Retail Development
Planned; 9,700 SF
Jefferson Arbor
Built 2025; 325 Units
Subject Property
Walgreens
Salsa TexMex Restaurant
at&t
Great Clips
LESLIE'S
Red River Title and Dental Office
Built 2024
TACO BELL
KFC
W White St
15,465 VPD
Rice Xpress

Tenant Overview

The Stats

- » Tenant Name: **Walgreens**
- » Options to Terminate: **No**
- » Options to Purchase: **No**
- » First Right of Refusal: **No**
- » No. of Locations: **8,000+**
- » Headquartered: **Deerfield, Illinois**
- » Web Site: **www.walgreens.com**
- » Years in the Business: **120+ Years**

Walgreens: Essential Healthcare Retail Platform

Walgreens Boots Alliance is one of the largest pharmacy store chains in the United States and a staple of the net lease investment market, supported by a non-discretionary business model and investment-grade credit ratings (S&P: BBB-, Moody's: Baa2). As of late 2025, the company has transitioned into a private standalone organization under Sycamore Partners.

The company operates approximately 8,000 retail locations across all 50 states and Puerto Rico, providing a national footprint that supports broad access to pharmacy and healthcare services. Walgreens' scale is further reflected in its community reach, with approximately 78% of the U.S. population living within five miles of a store location.

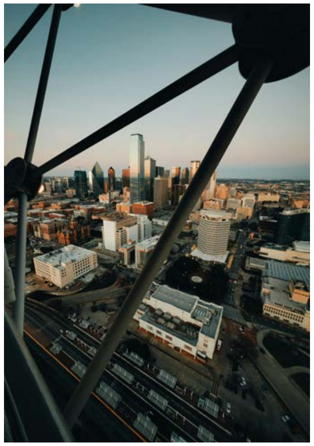
Walgreens serves nearly 9 million customers and patients daily and employs approximately 211,000 team members, reflecting its role as a large-scale healthcare and retail operator. Store-level demand is driven primarily by prescription fulfillment, immunizations, and health-related services, generating consistent foot traffic across economic cycles.

The tenant's operating model is supported by recurring healthcare demand, national supply chain infrastructure, and integration within pharmacy benefit networks, positioning Walgreens as a core service provider within local communities and supporting sustained utilization across its store base.


Walgreens
Walgreens
ONLY
ONLY

Market Overview

The Dallas/Fort Worth Metroplex is Home to More Than 8.2 Million Residents



Anna, Texas is a rapidly expanding suburb within the Dallas–Fort Worth Metroplex, one of the fastest-growing regions in the United States. The city has experienced significant population growth over the past decade, driven by northward expansion from Dallas along U.S. Highway 75. Collin County, where Anna is located, is among the fastest-growing counties in Texas, benefiting from sustained in-migration and residential development.

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 8.2 million residents. It encompasses 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 980,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 820,000 people over the past five years. In keeping with historical trends, Collin and Denton counties have received the majority of recent growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

Population

8.2 Million

(Proj. Growth 2024-2029: +5.6%)

Households

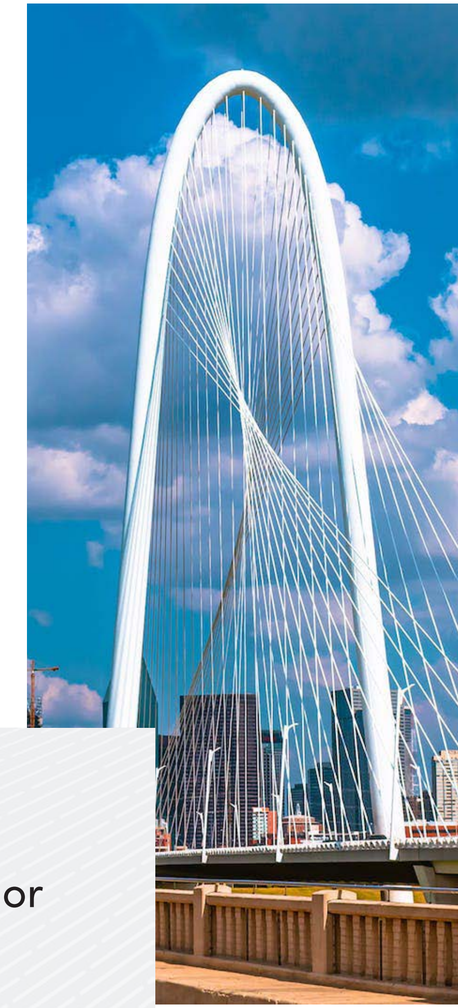
3.0 Million

(Proj. Growth 2024-2029: +5.8%)

Median Age

36

(U.S. Median: 39)



High-Growth

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade — a trend that is set to continue for the near future.


KFC


Anna Medical Offices
TEXOMA MEDICAL CENTER
Medical City
Surgery Center of North Texas
US Hwy 75
78,811 VPD
THE HOME DEPOT
The Quinn Apartments
Yardly Town Center
TEXAS ROADHOUSE
chili's
The Villages of Hurricane Creek
Under Construction; Master-Planned Community
1,300+ Units
CHIPOTLE MEXICAN GRILL
PANDA EXPRESS
LESLIE'S
at&t
Great Clips
Walmart
Supercenter
ups
Jersey Mike's SUBS
FUZZY'S TACO SHOP
Chick-fil-A
WHATABURGER
CVS
Integrity
KUMON
WORKOUT ANYTIME
SUNVIEW CAFE
BREAKFAST & LUNCH
Paw of the Family
Subject Property
Walgreens
ANNA Kids DENTISTRY
BRANCHES
W White St
7,080 VPD
QuikTrip
CALIBER COLLISION
W White St
15,465 VPD
Loves
TACO BELL
KFC
Walgreens
FARMERS
Dairy Queen
DOLLAR TREE
WARRIOR TIRE
GRAHAM
FLYING J
Anna Dental
TEXAS BANK
Domino's
Red River Title and Dental Office
Built 2024
Popeyes
Public Storage
Jefferson Arbor
Built 2025; 325 Units
ANYTIME FITNESS
Jack in the box
Meryl Street
2026 Opening; 340 Units
Retail Development
Planned; 9,700 SF
QualGear
Accessories that Inspire.

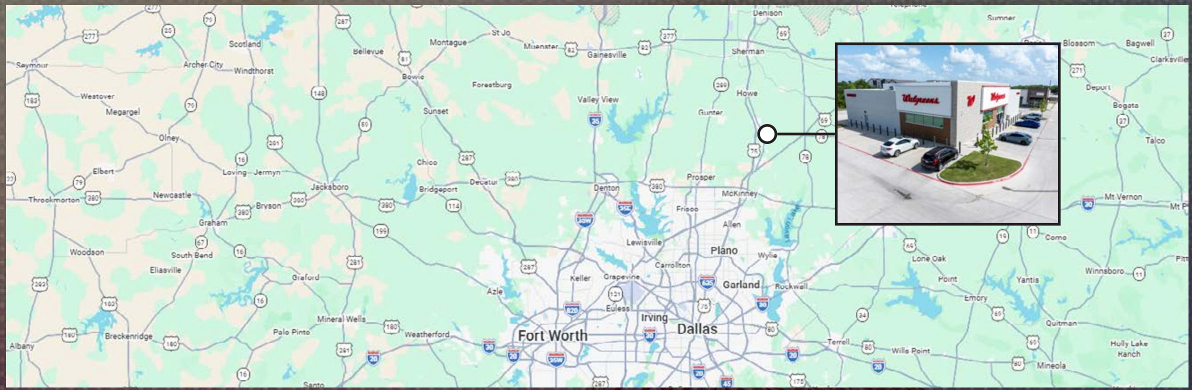
Demographic Overview

Within the 10-mile radius, the trade area supports a population of 116,814 residents as of 2025, projected to increase to 139,501 by 2030, reflecting +19.42 percent growth . This expansion follows a substantial increase from 75,800 residents in 2020, representing a +54 percent population gain over a five-year period and reinforcing the area's position within a high-growth North Texas corridor.

Household formation continues to track with population growth, totaling 38,574 households in 2025 and projected to reach 46,170 by 2030, an increase of +19.69 percent . The average household size of 2.98 indicates a family-oriented residential base, consistent with suburban development patterns occurring throughout Collin County.

Income levels within the trade area reflect a high-earning consumer base. Average household income is $147,837, with median household income of $125,196 . Income distribution shows approximately 60 percent of households earning above $100,000 annually, including over 39 percent exceeding $150,000, supporting discretionary spending and daily-needs retail demand.

Growth trends remain consistent across all measured radii. Within the 5-mile radius, population reaches 51,639 residents with projected growth of +19.40 percent through 2030, while the 3-mile radius supports 24,287 residents with +19.78 percent projected growth . This uniform expansion indicates broad-based residential development rather than isolated growth pockets.
The combination of sustained population growth, increasing household formation, strong income levels, and a growing daytime population supports long-term demand for pharmacy, healthcare, and service-oriented retail uses within the immediate trade area.



	3 Mile	5 Mile	10 Mile
Population - 2030 Projection	29,092	61,657	139,501
Population - 2025 Estimate	24,287	51,639	116,814
Population - Growth 2025 - 2030	19.78%	19.40%	19.42%
Population - 2010 Census	8,520	16,445	42,407
Population - 2020 Census	15,751	33,553	75,800
Population - Growth 2010 - 2020	84.87%	104.03%	78.74%
Daytime Population	11,836	29,315	74,258
Households - 2030 Projections	11,836	29,315	74,258
Households - 2025 Estimate	9,342	20,649	46,170
Households - Growth 2025 - 2030	7,797	17,257	38,574
Households - Growth 2010 - 2020	81.23%	95.92%	77.68%
2030 Est. Average Household Income	$145,839	$157,655	$172,737
2025 Est. Average Household Income	$122,268	$133,738	$147,837
2030 Est. Median Household Income	$120,511	$132,055	$147,996
2025 Est. Median Household Income	$102,346	$110,590	$125,196

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE: MMI)

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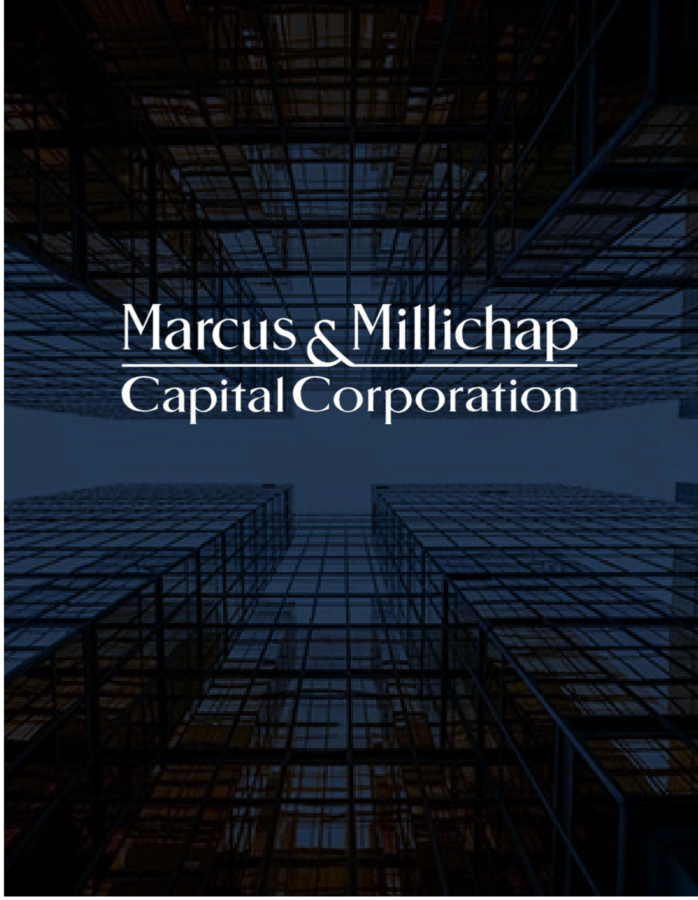
We have access to current, product-specific market intelligence through information sharing among our national network of investment sales professionals, research experts, and financing originators. We partner internally to provide our clients with the insight to formulate the ideal capital plan that considers multiple financing options and assesses liquidity and risks.



Reach out to the MMCC Team for Financing Options

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Walgreens
PHARMACY

Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information requred by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord's Initials ____________ Date ____________

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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