

Walgreens

Anthony, TX

Purchase Price: **\$5,440,000**

Cap Rate: **6.25%**

Stan Johnson Company is pleased to present to qualified investors the opportunity to acquire a 100% fee simple interest in the Walgreens (the "Property") located in Anthony, TX.

Built in 2008, this Walgreens location occupies a 14,820 square-foot building on approximately 1.85 acres and features a drive-thru pharmacy. Walgreens is currently operating under a 25-year lease with over 15 years remaining and features fifty (50), one (1) year renewal options. The absolute NNN lease structure features no Landlord responsibilities and requires the tenant to pay for all expenses including taxes, insurance, roof, structure and parking lot.

Location Synopsis

Anthony is a city in El Paso County, TX and a part of the El Paso Metropolitan Statistical Area which boasts a population of 838,972.

El Paso is the county seat of El Paso County, Texas. As of 2017, the population estimate for the city from the US Census was 683,577, making it the sixth most populous city in Texas. El Paso stands on the Rio Grande River across the Mexico-United States border from Ciudad Juárez. The region of over 2.7 million people constitutes the largest bilingual and binational work force in the Western Hemisphere.

Investment Highlights

- Absolute NNN Lease with No Landlord Responsibility
- Long Lease Term Remaining
- Investment Grade Credit Guaranty from Best-in-Class Tenant
- Strategic Positioning with Outstanding Visibility & Access
- Income Tax-Free State



Representative Property

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