



Representative Photo

CVS Pharmacy – No Rent Holiday – Top 30% Nationally
1510 W Hickory St, Denton, TX 76201 (Dallas – Ft Worth MSA)

Price: 7,200,000 | CVS 15.5 Year Absolute Triple Net Lease | 6.3% Cap



REALTY ADVISORS

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- Adjacent to the University of North Texas (46,000 Enrolment)
- Located in the Dallas - Fort Worth Texas MSA (4th Largest)
- .8 Miles from the 255 Bed Texas Health Perspiration Hospital
- Beer and Wine Sales + 1.5% Annual Population Growth 1-Mile
- Property Ranks in the Top 30% of all CVS Properties Nationally

This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy.
It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

HMX Realty Advisors presents for sale an absolute triple net CVS with 15.5 years of remaining lease term in the Dallas-Ft Worth MSA. This CVS ranks in the top 30% of all CVS Pharmacies nationally. The CVS is directly adjacent to the University of North Texas with a student enrollment of approximately 46,000 and .8 miles from the Texas Health Perspiration Hospital with 273 beds and 450 physicians. Texas Women's University, located 1.1 miles north-east of the CVS has an enrolment of 15,800 students across three campuses with the Denton Campus being the largest.

The property is situated across the street from a major UNT campus entry point with proximity to student residence halls, making it easily accessible on foot for a large portion of the student population. This proximity highlights its value as a key provider of health and convenience products to the UNT community. UNT is a tier-one research university with 240-degree programs on a 963-acre campus. This CVS is the closest national pharmacy chain to Texas Health Perspiration Hospital Denton <https://www.texashealth.org> which has 255 beds and a medical staff of 450 physicians. It is one of then largest employers in Denton.

Denton is the county seat of Denton County and is located just north of Dallas - Fort Worth on Interstate 35. It is part of the Dallas – Fort Worth MSA which is the 4th most populous in the United States with 7.5 million residents. It has a booming economy with strengths in finance, tech, energy, aviation and logistics. It is a headquarters of 21 fortune 500 and an additional 45 fortune 1000 corporations. The population grew by 2.18% between July 2023 and July 2024 adding 178,000 residents.

INVESTMENT SUMMARY:

NNN Rent: \$451,759.08

Sale Price: \$7,200,000

Cap Rate: 6.3%

Tenant: CVS Pharmacy, Inc.

Credit Rating: Investment Grade

Lease: Absolute Triple Net

Lease Expiration Date: 1/31/2041

Remaining Lease Term: 15.5 Years

Land Area: 1.01 AC

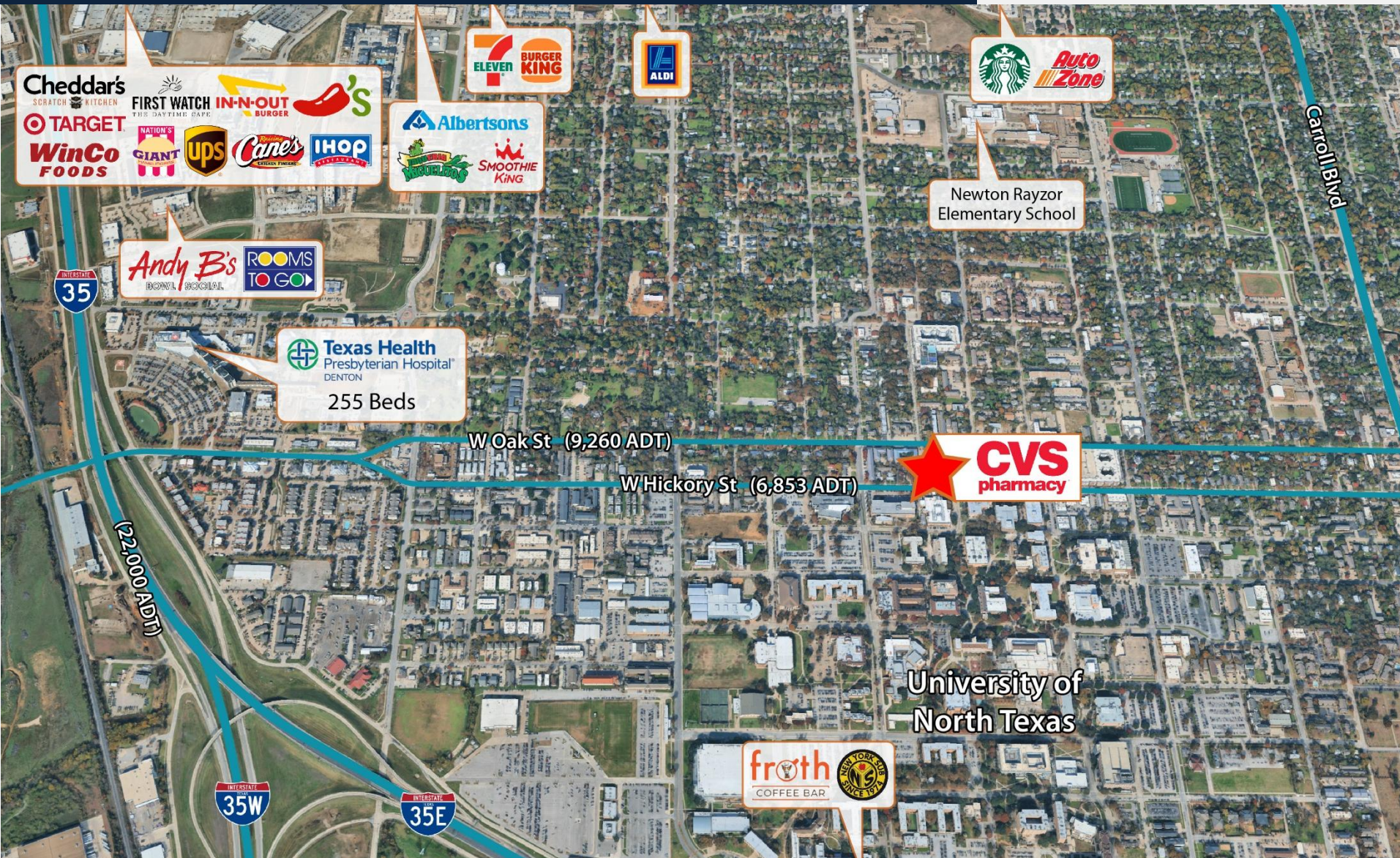
Building: 13,211 SF

Built: 2015

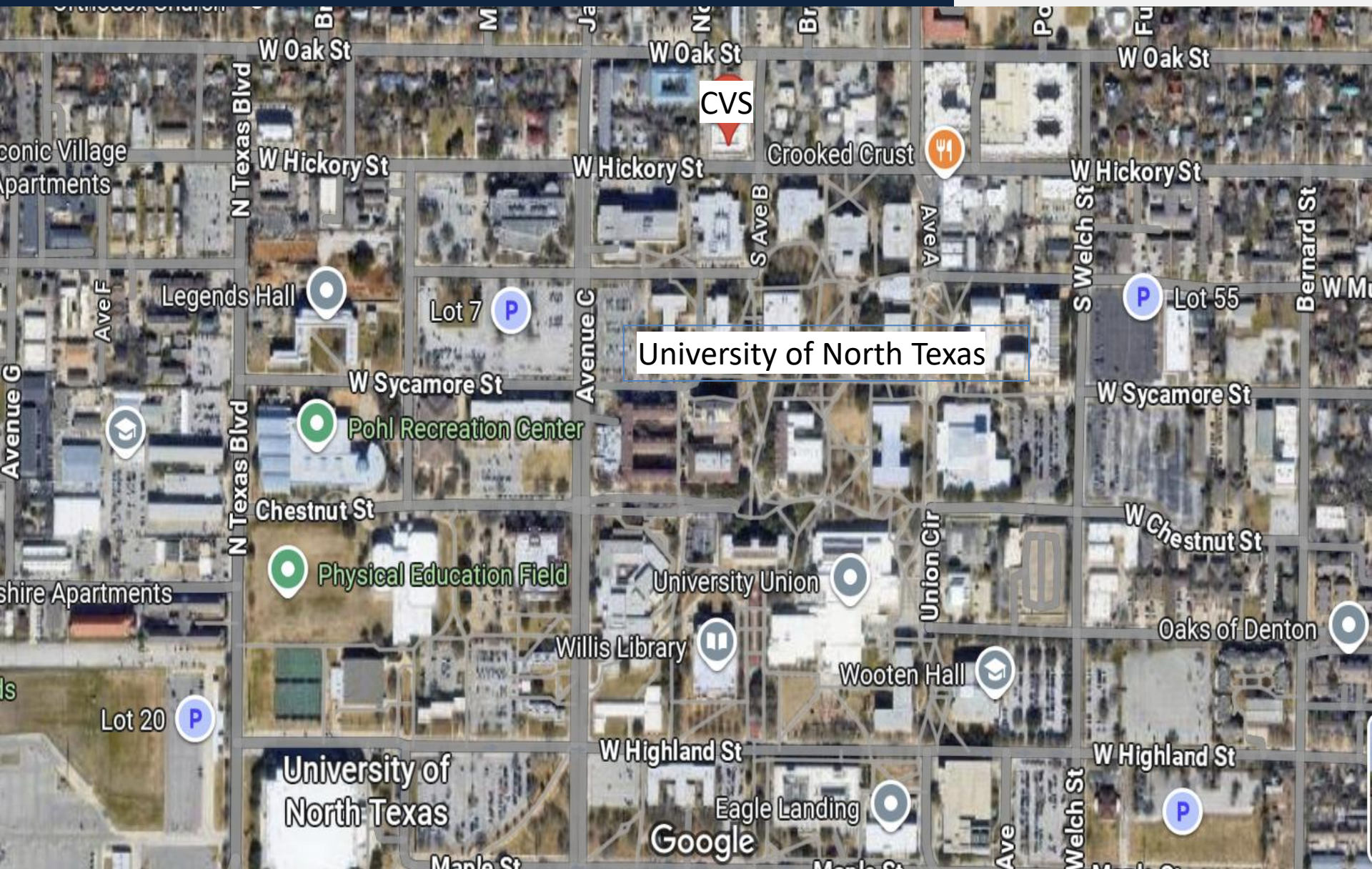
Tenancy: Single

Options: 10 5-Year Options

Escalations: Options 1 and 2 \$451,759
Options 2 thru 10 FMV



CVS Pharmacy – Denton, TX
Directly Adjacent to the University of N. Texas



CVS Pharmacy – Denton, TX

Location Map – Part of the Dallas – Fort Worth MSA



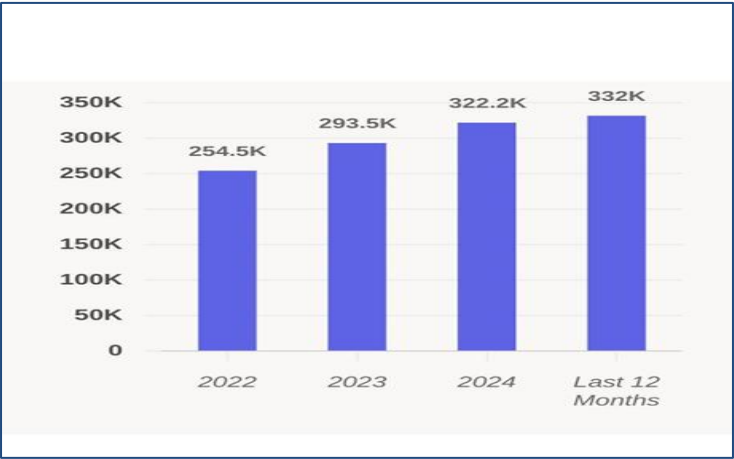
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RETAIL MAP

CVS Pharmacy Denton TX Top 19% Performance in 30 Miles Year Over Year Visit Trend and CVS Ranking within Chain



Visits YoY	+5.8%
Visits Yo2Y	+19.5%
Visits Yo3Y	+38.3%



Ranking Overview

CVS/pharmacy
1510 W Hickory St, Denton... # 10271

Nationwide



Texas



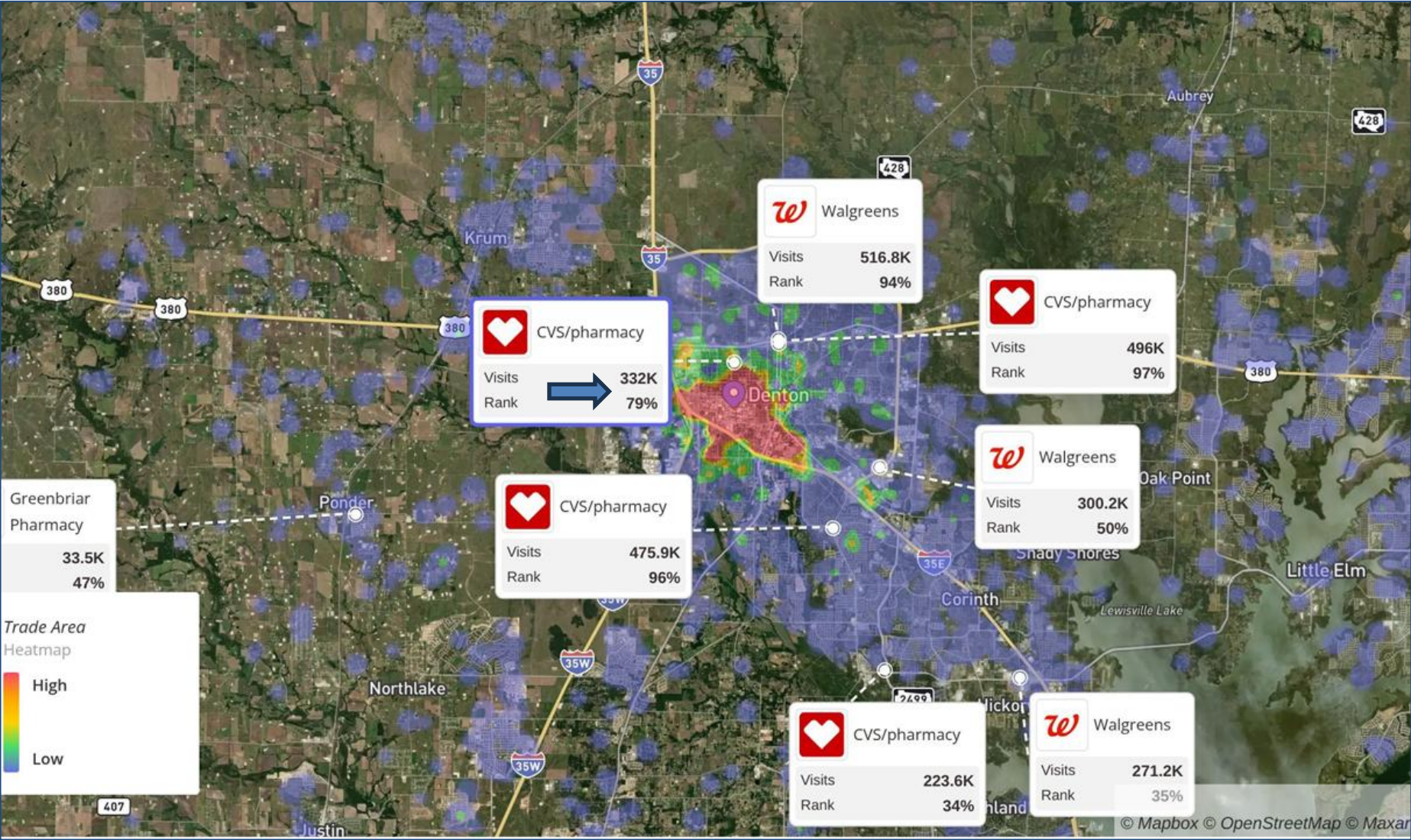
30 miles



Chain: CVS/pharmacy | Visits | Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



CVS Pharmacy – Denton, TX
Market Landscape – Top 21% of Visits for State of Texas





This CVS sells beer and wine to the University of North Texas community
Per Google reviews: "Great location Great **staff** Great **selection** Great store"

Population	1 Mile	3 Miles	5 Miles
2010 Population	18,861	65,826	103,956
2020 Population	19,008	72,744	120,140
2025 Population	19,849	80,167	137,204
2030 Population	20,691	86,007	150,719
2010-2020 Annual Rate	0.08%	1.00%	1.46%
2020-2025 Annual Rate	0.83%	1.87%	2.56%
2025-2030 Annual Rate	0.83%	1.42%	1.90%
2025 Male Population	52.00%	48.80%	48.5%
2025 Female Population	48.00%	51.20%	51.5%
2025 Median Age	24.2	27.1	29.0
Average Household Income	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$55,714	\$78,895	\$94,552
2030 Average Household Income	\$60,199	\$86,101	\$103,073
2025-2030 Annual Rate	1.56%	1.76%	1.74%
Households	1 Mile	3 Miles	5 Miles
2025 Wealth Index	27	51	69
2010 Households	7,395	25,880	39,271
2020 Households	8,322	30,098	46,751
2025 Households	8,879	34,377	55,253
2030 Households	9,572	37,876	62,241
2010-2020 Annual Rate	1.19%	1.52%	1.76%
2020-2025 Annual Rate	1.24%	2.56%	3.23%
2025-2030 Annual Rate	1.51%	1.96%	2.41%
2025 Average Household Size	1.88	2.14	2.35

Contact Us

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