

CVS Pharmacy

Fair Oaks Ranch, TX

Price: \$5,540,922

Cap Rate: 5.75%

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15-Year Abs NNN Lease

Located in One of the Fastest Growing & Most Affluent Suburbs of San Antonio



THE OFFERING

Northmarq, in association with SAR Enterprises, is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the CVS Pharmacy located in Fair Oaks Ranch, Texas ("the Property"). The Property consists of a 12,694 square foot freestanding retail building on a 1.75-acre parcel of land. CVS operates under an absolute NNN lease with over 15 years of lease term remaining, offering a completely hands-off, long-term investment.

The Property is strategically positioned at the high-traffic intersection of I-10 and Fair Oaks Parkway, within a rapidly developing retail corridor. The surrounding area boasts affluent demographics, with an average household income of \$178,000 within a 5-mile radius. Fair Oaks Ranch, part of the thriving San Antonio MSA, has seen a 3.93% population increase annually since 2020, highlighting its ongoing growth and appeal. This growth, combined with the San Antonio region's robust economic expansion, ensures continued demand for retail services.



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