



**25 Yr. Operating History / Strong Sales /
Rental Increases**

Tenant: Walgreen Co. an Illinois Corporation
Store #: 6562

Location: 121 Ferris Ave.,
Waxahachie, TX 75165

Building: 15,153 Approx. SF

Land Size: 1.47 Approx. Acres

Net Rent: \$353,738 / Yr.

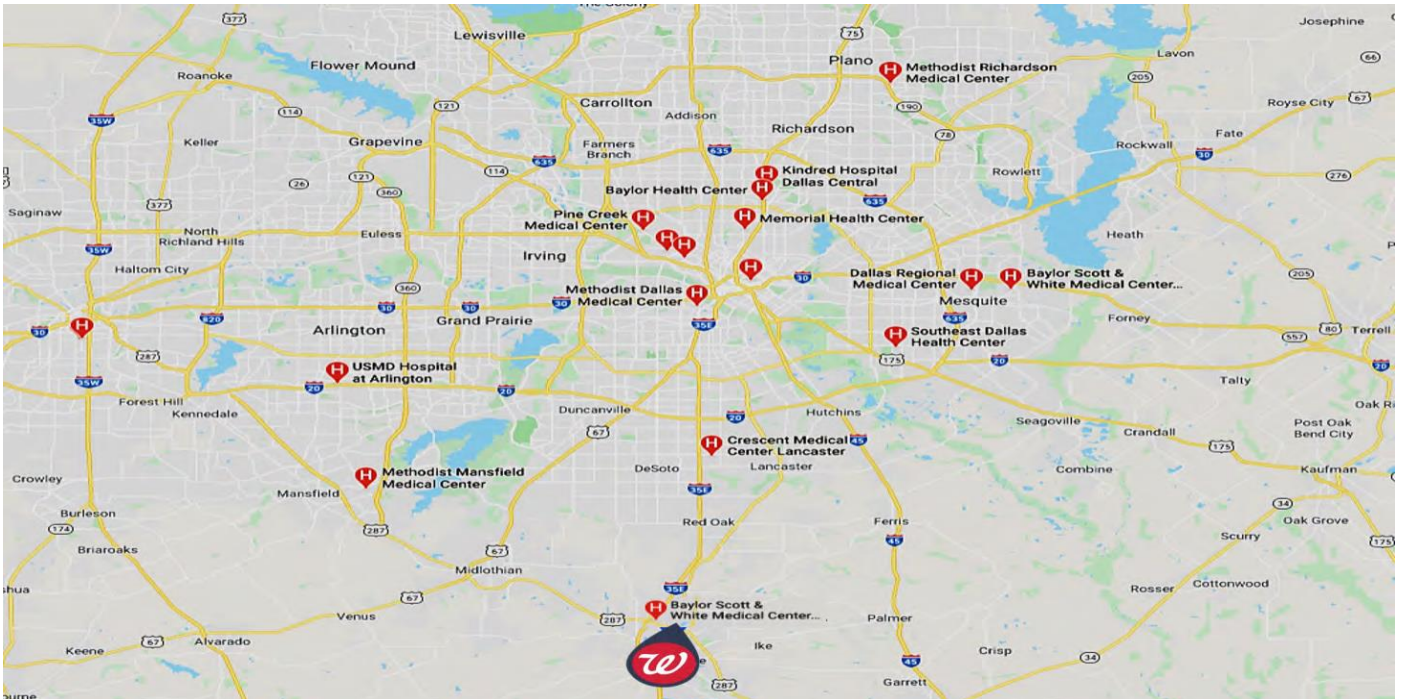
Price: \$5,659,803

Price Cap: 6.25%

Increases: 5% Every 5 yrs

Lease Type: NNN

Term Exp: 11/30/2035 (Walgreens has 12 / 5 yr. options to renew)



Exclusively Listed:

Seneca Real Estate Group, LLC
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Northmarq Commercial



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