



604 S Main St
Winnsboro, Texas





Contacts

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SECTION 01

EXECUTIVE SUMMARY



THE OFFERING

Stonecliff is pleased to present the fee-simple interest in a single-tenant CVS Pharmacy located at 604 South Main Street in Winnsboro, Texas. This premier retail investment offers long-term stability backed by a credit-rated, corporate-guaranteed tenant, with NN lease structure and limited landlord responsibilities (roof and structure), providing predictable income growth. Strategically positioned directly off S. Main Street with vehicle counts exceeding 7,400 VPD and just off the signalized intersection of E. Coke Rd & S. Main Street (16,000 VPD), the property benefits from excellent visibility and accessibility. The site sits within a dense retail corridor anchored by national and regional tenants including O'Reilly Auto Parts, Dairy Queen, Valero, McDonald's, Brookshire's, Family Dollar, Dollar General, Sonic, and Prosperity Bank, ensuring strong consumer traffic and cross-shopping synergy. The property is also in close proximity to Winnsboro Junior High School, serving over 361 students, and Winnsboro High School, serving more than 515 students annually. Winnsboro, located approximately 90 minutes from downtown Dallas, has experienced population growth of 12–13% over the past decade, further supporting retail demand.



INVESTMENT OVERVIEW



Tenant	CVS
Address	604 South Main St Winnsboro, TX 75494
County	Wood
Guaranty	Corporate
NOI	\$48,500
Rent Increases	3% Every Option Period
Rent Commencement	1/12/2013
Rent Expiration	12/31/2030
Lease Type	NN
LL Responsibilities	Roof & Structure
Original Lease Term	17 Years
Lease Term Remaining	5+ Years
Options	Five (5), Two (2) Year Options



\$808,000
ASKING PRICE



6.00%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
Current	\$4,042	\$48,500	-
Extension Terms			
Option 1	\$4,163	\$49,955	3.00%
Option 2	\$4,288	\$51,454	3.00%
Option 3	\$4,417	\$52,998	3.00%
Option 4	\$4,549	\$54,588	3.00%
Option 5	\$4,686	\$56,226	3.00%



INVESTMENT HIGHLIGHTS

Corporate Guaranty

The lease is backed by CVS Pharmacy

Credit Rated Tenant

CVS reported a total revenue of \$372.8B in 2024 and stock is up 73% YTD

Experienced & Established Brand

CVS operates over 9,000 pharmacy locations across the United States

Just Off Intersection

The property is located just off the intersection

Below Market Rent

The tenant is paying \$11.64 PSF, below the areas \$14.00 market rent

Limited Competition

Only national brand pharmacy within a 20-mile radius

Minimal Landlord Responsibilities

Landlord only responsible for Roof & Structure

Tax Free State

Texas has no state income tax

Rental Increases

The property features 3% rental increases in each option period

- The subject property is located directly off S Main St with vehicle counts exceeding 7,400 VPD. It is just off the signalized intersection of E Coke Rd & S Main St (16,000 VPD)
- Dense retail corridor with tenants O'Reilly Auto Parts, Dairy Queen, Valero, McDonalds, Brookshires, Family Dollar, Dollar General, Sonic, Prosperity Bank & More
- Close proximity to Winnsboro Junior High School with over 361 students and Winnsboro high school with over 515 students
- Winnsboro, TX is located an hour and a half from downtown Dallas and has grown by 12-13% in the past 10 years



DEMOGRAPHICS

POPULATION (RADIUS)



5,005
3-Mile



6,913
5-Mile



14,773
10-Mile

AVERAGE HOUSEHOLD INCOME



\$63,567
3-Mile



\$68,944
5-Mile

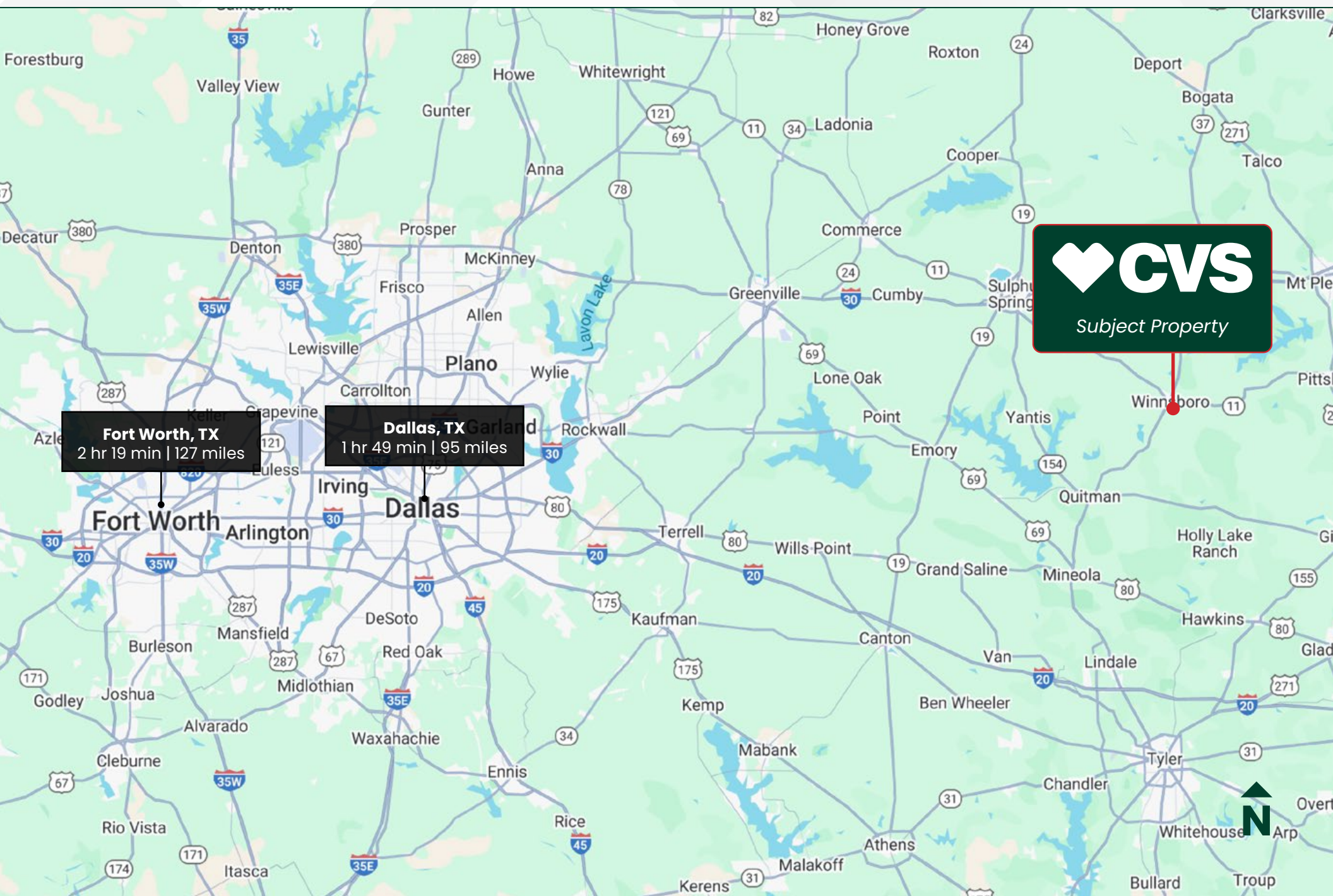


\$77,435
10-Mile



*2024 Estimates - Crexi

LOCATION MAP




Subject Property

SECTION 02

PROPERTY OVERVIEW



SITE PLAN / PROPERTY DETAILS

4,165

Square Feet

0.70

Acres

1986

Year Built



AERIAL



DRONE AERIAL






Western Union











W Coke Rd
9,800 VPD



PROSPERITY BANK





S Main St
7,400 VPD







Subject Property

DRONE AERIAL



Winnsboro
High School
515+ students

Winnsboro
Junior High
361+ students

W Coke Rd
9,800 VPD



S Main St
7,400 VPD

SECTION 03

TENANT PROFILE



TENANT OVERVIEW



FOUNDED IN 1963

Lowell, Massachusetts

QUICK FACTS:

Woonsocket, MA

Headquarters

300,000+

Employees

9,000+

Stores Nationally

CVS Health is a prominent American healthcare company founded on May 8, 1963, in Lowell, Massachusetts, by Stanley and Sidney Goldstein and Ralph Hoagland, originally named Consumer Value Stores (CVS) and adopting the CVS name in 1964. Over the years, it has grown through strategic acquisitions such as Revco in 1997 and Caremark Rx in 2007, expanding its presence in pharmacy benefits management. As of December 31, 2024, CVS Health operates over 9,000 retail pharmacy locations across the United States, along with more than 1,000 walk-in and primary care clinics, including MinuteClinic and HealthHUB locations. In fiscal year 2024, the company reported revenues of approximately \$372.8 billion and a net income of \$4.6 billion, employing around 259,500 individuals. CVS has been transforming select stores into HealthHUBs offering chronic disease management, wellness programs, and access to healthcare professionals, and in 2021 it acquired Oak Street Health for \$10.6 billion to enhance primary care services, especially for Medicare Advantage patients. In recent years, CVS has announced plans to close roughly 900 stores, introduce smaller pharmacy-only formats, and focus on digital and expanded health services in response to changing consumer behaviors and financial pressures.

CVS Health continues to innovate in the healthcare sector by integrating technology and personalized care into its services. The company has invested heavily in digital platforms, allowing patients to manage prescriptions, schedule clinic visits, and access telehealth services conveniently. Its expansion into primary care and chronic disease management aims to reduce healthcare costs while improving patient outcomes. Additionally, CVS partners with insurers, employers, and community organizations to offer preventive care programs and wellness initiatives. By balancing retail pharmacy operations with comprehensive healthcare services, CVS positions itself as a major player in shaping the future of accessible, patient-centered healthcare in the United States.



SECTION 04

MARKET OVERVIEW



MARKET OVERVIEW



Winnsboro Texas

Winnsboro, Texas, is a charming East Texas town that blends historic character with modern growth. Located approximately 90 miles east of Dallas, Winnsboro serves as a regional hub for surrounding rural communities, offering essential services, retail, and cultural experiences.

The town's downtown area is a focal point of activity, featuring a revitalized Main Street that has undergone significant improvements through the Texas Main Street Program. This initiative has led to over \$11 million in public and private investments, enhancing the district's appeal and functionality. The area boasts a mix of specialty shops, art galleries, and restaurants, contributing to its status as a designated Cultural Arts District.

Retail options in Winnsboro are diverse, with national chains like Walmart Supercenter and Brookshire's complementing local businesses. These establishments provide residents and visitors with a range of shopping and dining choices. Additionally, the Winnsboro Economic Development Corporation supports local enterprises and attracts new investment to the area.

The town's commitment to preserving its heritage while embracing growth makes it an attractive destination for both residents and businesses seeking a blend of tradition and opportunity.





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