



604 S Main St

Winnsboro, Texas



Subject Property



Contacts

TEDDY LEONARD

Managing Principal

P: 512.573.0101

E: teddy@stonecliffre.com

TX#: 631339

BOBBY JAROSZ

Senior Associate

P: 214.271.8416

E: bobby@stonecliffre.com



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

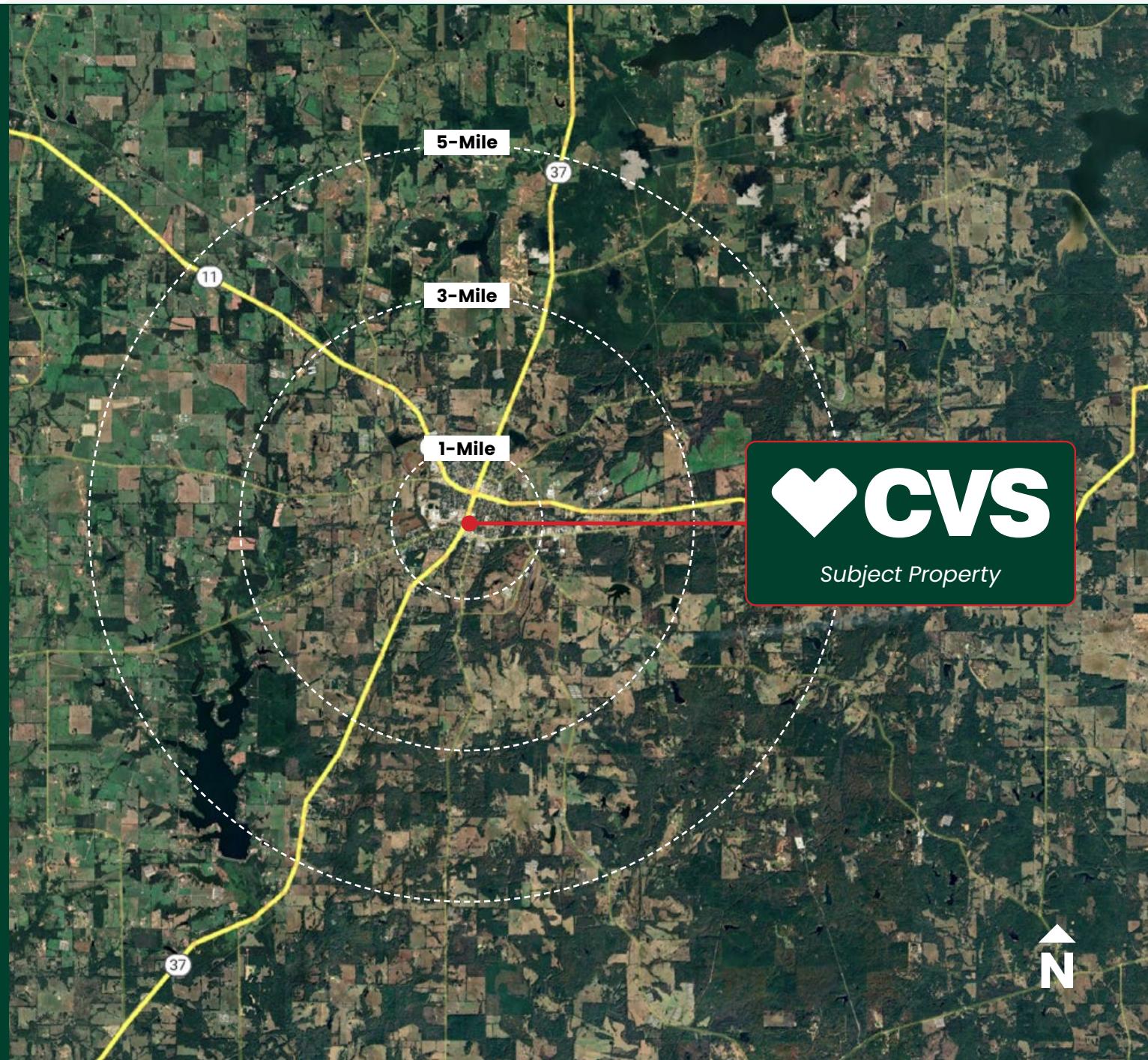
	14,773
	10-Mile

AVERAGE HOUSEHOLD INCOME

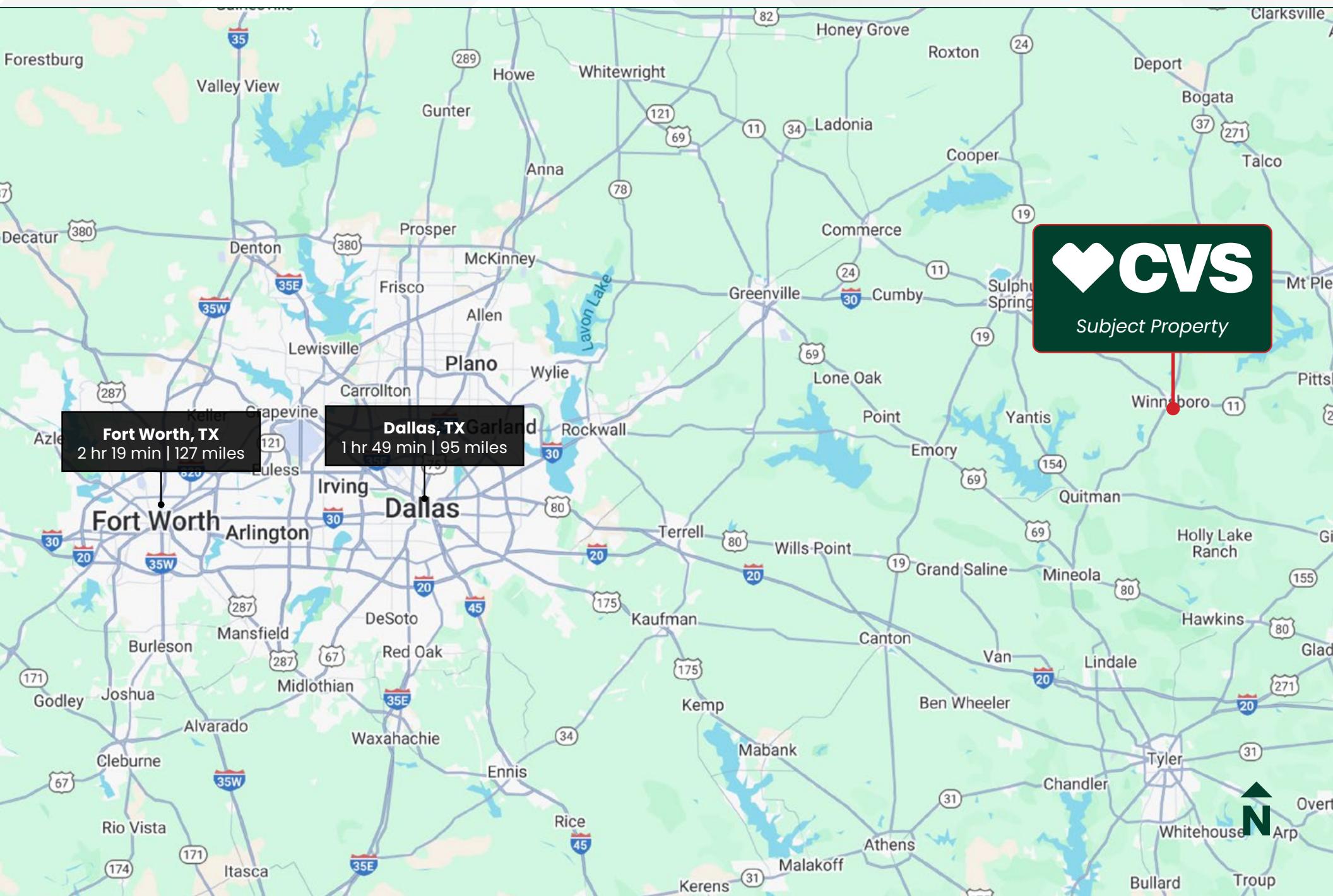
	\$63,567
	3-Mile

	\$68,944
	5-Mile

	\$77,435
	10-Mile



LOCATION MAP



SECTION 02

PROPERTY OVERVIEW



SITE PLAN / PROPERTY DETAILS

4,165
Square Feet

0.70
Acres

1986
Year Built



AERIAL



DRONE AERIAL

N



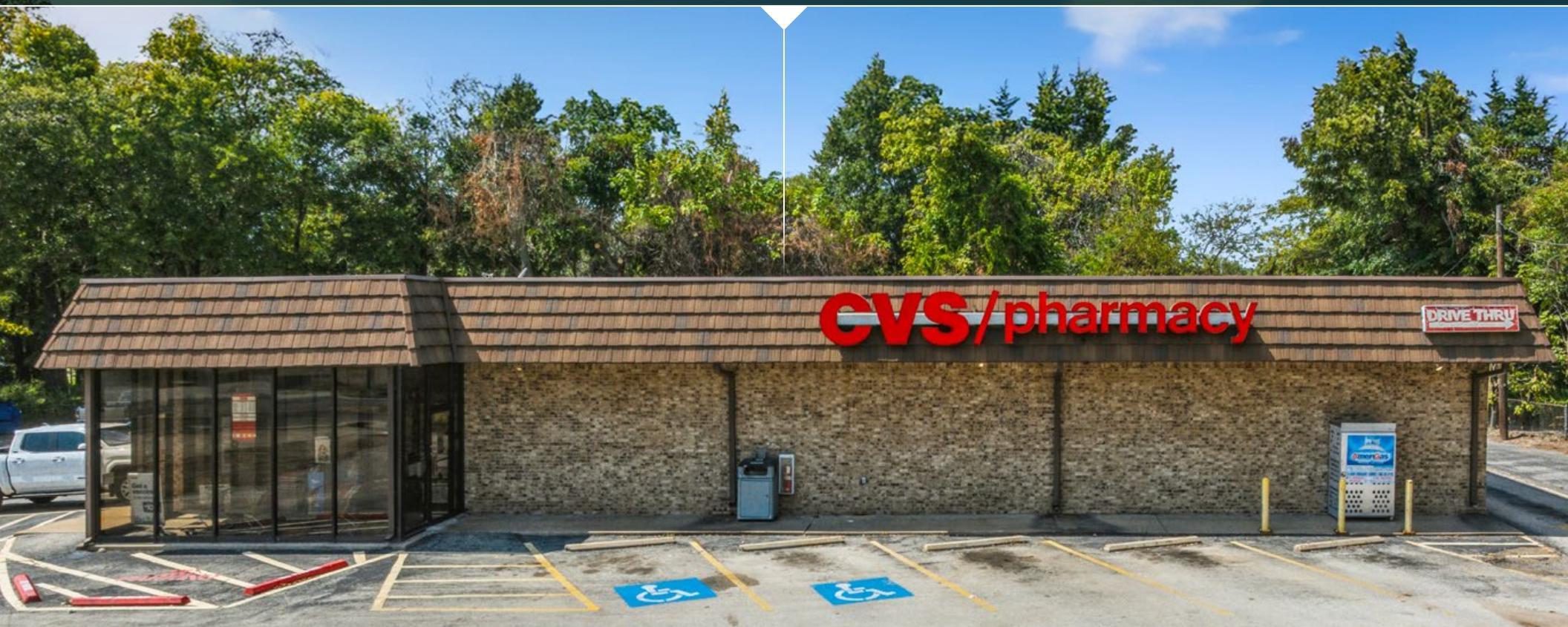
DRONE AERIAL

N



SECTION 03

TENANT PROFILE



TENANT OVERVIEW



FOUNDED IN 1963
Lowell, Massachusetts

QUICK FACTS:

Woonsocket, MA
Headquarters

300,000+
Employees

9,000+
Stores Nationally

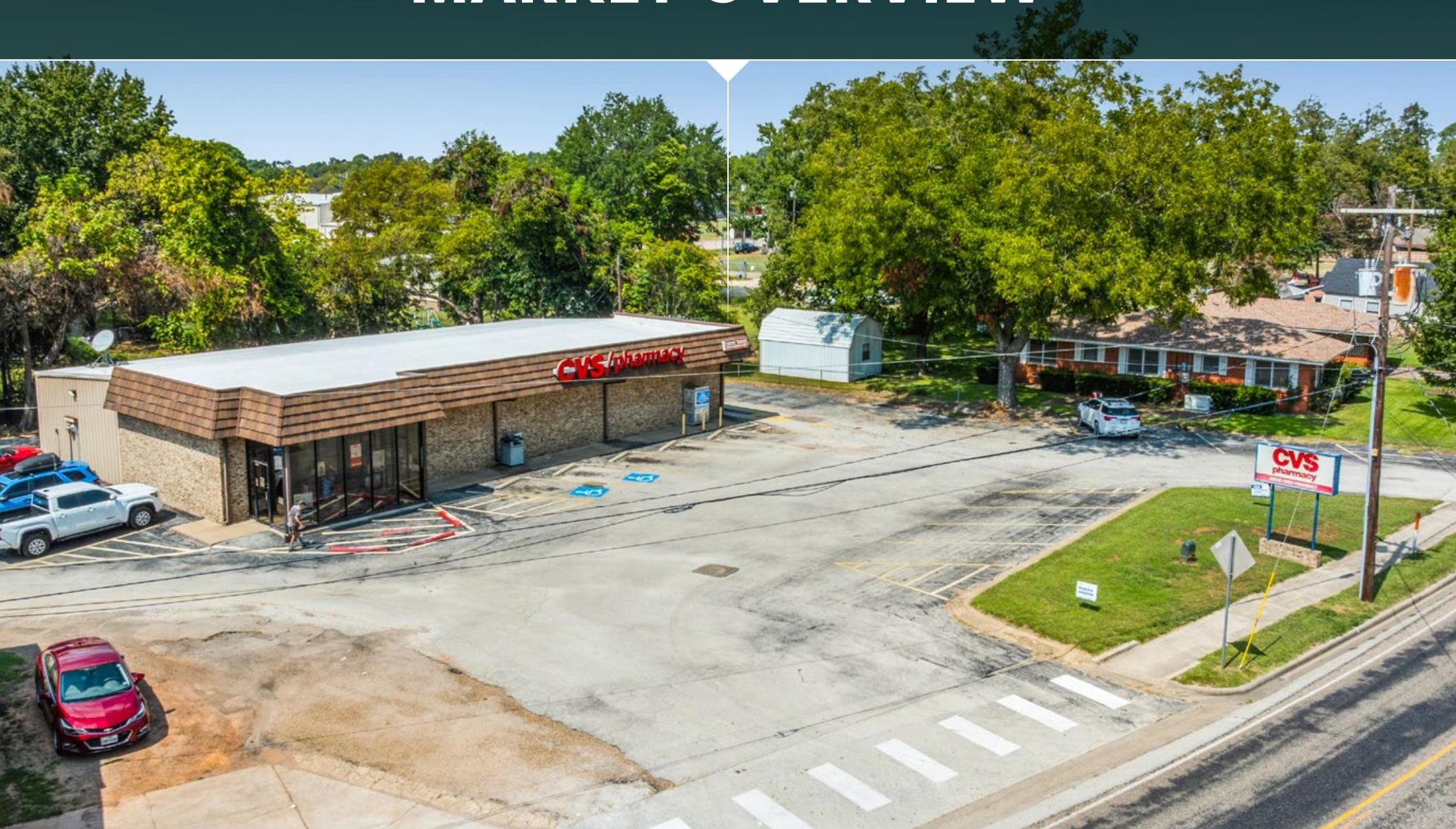
CVS Health is a prominent American healthcare company founded on May 8, 1963, in Lowell, Massachusetts, by Stanley and Sidney Goldstein and Ralph Hoagland, originally named Consumer Value Stores (CVS) and adopting the CVS name in 1964. Over the years, it has grown through strategic acquisitions such 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.





Contacts

TEDDY LEONARD

Managing Principal

P: 512.573.0101

E: teddy@stonecliffre.com

BOBBY JAROSZ

Senior Associate

P: 214.271.8416

E: bobby@stonecliffre.com



This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Stonecliff nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

