



2600 SAM RAYBURN HWY MELISSA, TX

**OFFERED
FOR SALE**

\$4,240,000 | 6.00% CAP

SAM RAYBURN HWY 31,400 VPD

MELISSA RD 10,100 VPD

CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a CVS Pharmacy in Melissa, TX. This +/- 13,288 SF CVS was originally constructed in 2015 as a built-to-suit for the pharmaceducial-industry leading tenant. CVS has over 15 years remaining of their original 25-year lease term, with an additional ten (10) 5-year option periods.

RENT SCHEDULE	TERM	ANNUAL RENT	RETURN
Current Term	12/10/2015 - 1/31/2041	\$254,454	6.00%
1st Extension	2/1/2041 - 1/31/2046	\$254,454	6.00%
2nd Extension	2/1/2046 - 1/31/2051	\$254,454	6.00%
3rd Extension	2/1/2051 - 1/31/2056	Fair Market Value	
4th Extension	2/1/2056 - 1/31/2061	Fair Market Value	
5th Extension	2/1/2061 - 1/31/2066	Fair Market Value	
Tenant has Five (5) Additional Extension Options at FMV			
6th Extension	2/1/2066 - 1/31/2071	Fair Market Value	
7th Extension	2/1/2071 - 1/31/2076	Fair Market Value	
8th Extension	2/1/2076 - 1/31/2081	Fair Market Value	
9th Extension	2/1/2081 - 1/31/2086	Fair Market Value	
10th Extension	2/1/2086 - 1/31/2091	Fair Market Value	

Year 1 NOI **\$254,454**

Cap Rate **6.00%**

Listing Price **\$4,240,000**

ASSET SNAPSHOT

Tenant Name	CVS
Address	2600 Sam Rayburn Hwy, Melissa, TX 75454
Building Size (GLA)	13,288 SF
Land Size	2.15 AC
Year Built/Renovated	2015
Signator/Guarantor	CVS Health Corporation
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Commencement Date	12/10/2015
Lease Expiration Date	1/31/2041
Remaining Term	15.3 Years
NOI	\$254,454



18,739 PEOPLE
IN 3 MILE RADIUS



\$128,475 AHHI
IN 3 MILE RADIUS



31,400 VPD
ON SAM RAYBURN



CORPORATE GUARANTY FROM INVESTMENT-GRADE TENANT

Lease is backed by CVS Health Corporation
| S&P: BBB | Market Cap of \$103.89B (#3 for all Healthcare Companies)



LOCATED IN RAPIDLY GROWING MARKET

The population of Melissa, TX has grown by over 100% since 2020 with an annual growth rate of 11.55% | 11th Fastest Growing City in U.S.



ABSOLUTE NNN LEASE

Absolute NNN lease with zero landlord responsibilities | Provides out-of-state landlord with completely passive income



OVERSIZED PARCEL AT SIGNALIZED INTERSECTION

Building sits on a 2.15ac parcel at a signalized intersection | Sam Rayburn Hwy (31,400 VPD) | E. Melissa Rd (10,100 VPD)



LONG-TERM & LOW-RISK INVESTMENT

Over 15 years of lease term remaining with industry leading tenant (#1 Market Cap for all Drugstores)



INCOME TAX-FREE STATE

Texas is one of nine total income tax-free states | Investors benefit from a business friendly political climate



MELISSA VILLAGE



THE RESIDENCES AT
HARRISON PARK
55 HOMES

CVS
2600 SAM
RAYBURN HWY
MELISSA, TX

Kroger

BRAUM'S

McDonald's

SAM RAYBURN HWY 31,400 VPD

Wendy's

MELISSA RD 10,100 VPD





CENTRAL EXPRESSWAY 64,300 VPD

MELISSA RD 10,100 VPD

SAM RAYBURN HWY 31,400 VPD

MELISSA MIDDLE SCHOOL
1,472 STUDENTS

MELISSA HIGH SCHOOL
1,760 STUDENTS

GALA AT MELISSA
85 UNITS

THE LANDING AT WILLOW GROVE APARTMENTS
336 UNITS

MELISSA VILLAGE



DOLLAR GENERAL



**CVS**
2600 SAM RAYBURN HWY
MELISSA, TX

3 MILES
18,739
PEOPLE
\$128,475
AHHI

5 MILES
35,059
PEOPLE
\$114,827
AHHI



Melissa, Texas is a rapidly expanding suburban community located approximately 40 miles north of Dallas, within the high-growth Dallas-Fort Worth MSA. The area has experienced explosive residential and commercial development over the past decade, fueled by strong job creation, top-rated schools, and convenient access to major transportation corridors, including U.S. Highway 75 and State Highway 121. **This strategic location allows residents and businesses to benefit from proximity to employment hubs in Plano, Frisco, and McKinney, while maintaining the appeal of a more suburban, family-oriented lifestyle.**

Melissa's population has more than doubled in recent years, **supported by significant new home construction and retail expansion** to serve the growing community. The city's strong demographics, characterized by high household incomes and a young, expanding population, continue to attract national retailers and service-based tenants seeking exposure to one of North Texas's most dynamic **growth corridors. With sustained population inflows and limited commercial supply, Melissa represents a compelling submarket within the broader DFW metroplex.**



**2600 SAM
RAYBURN HWY**
MELISSA, TX

FORT WORTH

65 MILES
1:35 DRIVE

DALLAS

41 MILES
0:56 DRIVE

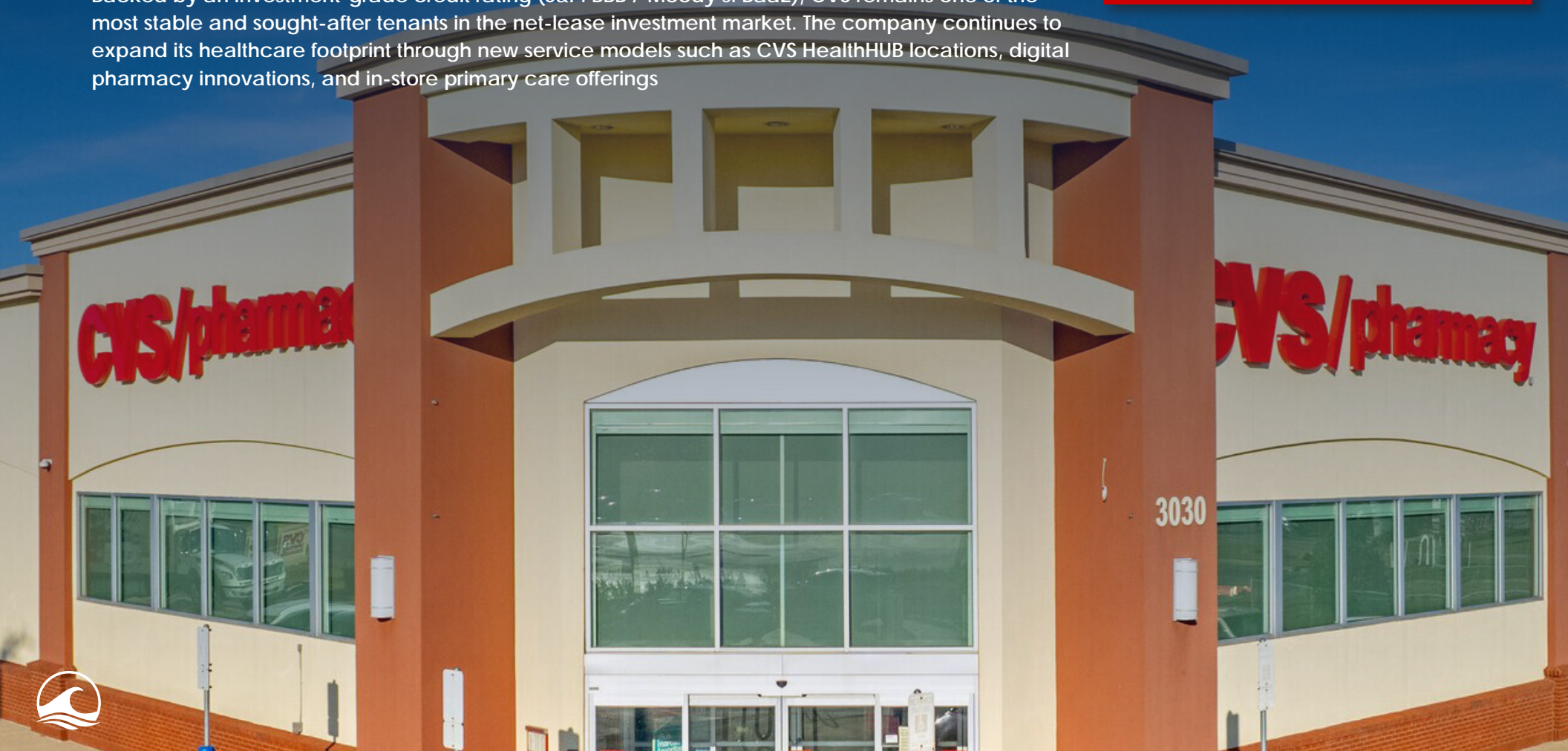
CVS Pharmacy, a subsidiary of CVS Health Corporation (NYSE: CVS), is the largest retail pharmacy chain in the United States, operating over 9,000 locations nationwide. Headquartered in Woonsocket, Rhode Island, CVS serves millions of customers daily through its extensive network of retail stores, health clinics, and online platforms. The company provides a wide range of products and services including prescription medications, over-the-counter health products, beauty and wellness items, and convenient in-store clinics under the MinuteClinic brand.

CVS Health has evolved into a diversified healthcare leader, combining retail pharmacy, pharmacy benefits management (through Caremark), and healthcare services (through Aetna, acquired in 2018). This vertical integration positions CVS at the forefront of the changing healthcare landscape, with an emphasis on accessibility, affordability, and patient-centered care.

Backed by an investment-grade credit rating (S&P: BBB / Moody's: Baa2), CVS remains one of the most stable and sought-after tenants in the net-lease investment market. The company continues to expand its healthcare footprint through new service models such as CVS HealthHUB locations, digital pharmacy innovations, and in-store primary care offerings

CVS QUICK FACTS

Founded	1963
Headquarters	Woonsocket, RI
Ownership	Public (NYSE: CVS)
Locations	9,165+
Credit Rating	S&P: BBB
Website	https://www.cvs.com/



LESSEE:	CVS			
BUILDING SIZE:	13,288 square feet			
LAND SIZE:	2.15 acres			
LEASE TERM:	Twenty-Five (25) Years			
RENT COMMENCEMENT DATE:	December 10, 2015			
EXPIRATION DATE:	January 31, 2041			
BASE RENT:	Period (Lease Years)	Annual	Monthly	PSF
Current Term	12/10/2015 - 1/31/2041	\$254,454	\$21,204	\$19.15
1st Extension Term	2/1/2041 - 1/31/2046	\$254,454	\$21,204	\$19.15
2nd Extension Term	2/1/2046 - 1/31/2051	\$254,454	\$21,204	\$19.15
3rd Extension Term	2/1/2051 - 1/31/2056	Fair Market Value		
4th Extension Term	2/1/2056 - 1/31/2061	Fair Market Value		
5th Extension Term	2/1/2061 - 1/31/2066	Fair Market Value		
6th Extension Term	2/1/2066 - 1/31/2071	Fair Market Value		
7th Extension Term	2/1/2071 - 1/31/2076	Fair Market Value		
8th Extension Term	2/1/2076 - 1/31/2081	Fair Market Value		
10th Extension Term	2/1/2086 - 1/31/2091	Fair Market Value		
SECURITY DEPOSIT:	None.			
SIGNATOR/GUARANTOR:	CVS Health Corporation			
RENEWAL TERM(S):	Tenant has ten (10) five (5) year renewal options.			
REQUIRED PARKING:	The greater of (i) ninety (90%) percent of the number of parking spaces existing on the Premises as of the execution of this Lease, or (ii) the number of parking spaces required by zoning.			
TERMINATION OPTION(S):	None.			
REAL ESTATE TAXES:	During the Term, Tenant agrees to timely pay all Tax authorities for all real estate taxes and all assessments of any kind or nature, special and general, any license fee, gross receipts or commercial rental tax (but only to the extent related to the Premises and the Rent payable hereunder), improvement or maintenance bond or assessment, water and sewer rents, rates and charge, or other tax, fee or exaction imposed on the Premises, and any tax, fee, levy assessment, exaction, expense or charge in lieu of the above or in addition thereto, which have heretofore or may hereafter be levied against the Premises (collectively, "Taxes") with respect to each tax fiscal year (or portion thereof) whether occurring prior to or after the Date of Rent Commencement.			
COMMON AREA EXPENSES:	With respect to the parking and other exterior areas of the Premises, Tenant shall be responsible for repairing, resurfacing, repaving, re-striping, and rescaling, of the parking areas; repair of all curbing, sidewalks and directional markers; removal of snow and ice; landscaping; and provision of adequate lighting during all hours of darkness that Tenant shall be open for business, all at its sole cost and expense.			
REPAIRS & MAINTENANCE:	Tenant shall maintain, repair and replace, as necessary, and keep in good condition: the Premises and the Building, including the roof, structure, interior and exterior, and fixtures and equipment therein; parking lot; landscaping; HVAC equipment; broken glass; storefront; and all other aspects of the Premises and Building whatsoever. Landlord shall not be required to make any repair, replacement, maintenance or other work whatsoever, or to maintain the Premises in any way.			
Utilities:	Tenant acknowledges that the Premises are furnished with connections for heat, electrical and all other utilities required by Tenant, and Tenant acknowledges that all such connections are acceptable to Tenant and that Landlord has no obligation with respect thereto. Tenant agrees to timely pay for all utilities consumed by it in the Premises, prior to delinquency.			
Insurance:	Tenant shall maintain Causes of Loss Special Form insurance for the Building for one hundred percent (100%) of its replacement value. Tenant also shall maintain Commercial General Liability insurance coverage, written on an occurrence basis. Any insurance maintained by Tenant shall name Landlord and any Mortgagee as additional insured parties and/or as loss payees, as appropriate, as their respective interests may appear.			
Estoppel Certificate:	Landlord and Tenant agree to deliver to each other, from time to time as reasonably requested in writing, and within a reasonable period of time after receipt of such request (not to exceed 30 days), an estoppel certificate certifying that this Lease is unmodified and in full force and effect.			
Right of First Refusal (extension periods only):	Landlord shall not at any time during the Extension Periods sell or convey or agree to sell or convey the Premises to any unaffiliated third-party without first having complied with the requirements of this Article 49.			



THREE (3) STORE PORTFOLIO

HOUSTON, TX | MELISSA, TX | PHARR, TX

THE OPPORTUNITY

Atlantic Capital Partners is pleased to exclusively offer for sale a portfolio of three (3) CVS opportunities, all of which located in TX, an income tax-free state. All 3 leases have 15+ years of term remaining with CVS, an investment-grade credit tenant, and the premier tenant of the pharmaceutical-industry.

Three (3)
Corporate
Guaranteed
Leases by
Investment-
Grade Credit
Tenant
(S&P: BBB)

Offered
For Sale
Individually
or As A
Portfolio

Absolute
Net Leases
Providing
Landlords with
Completely
Passive
Income

Located
Within | Income
Tax-Free and
Investment
Friendly
State

♥CVS Three (3) Store Portfolio

ADDRESS	BUILDING SIZE	LAND SIZE
9410 Fuqua St Houston, TX	14,929 SF	3.13 AC
2600 Sam Rayburn Hwy Melissa, TX	13,288 SF	2.15 AC
1301 S Cage Blvd Pharr, TX	13,547 SF	1.76 AC





2600 SAM RAYBURN HWY MELISSA, TX

**OFFERED
FOR SALE**

\$4,240,000 | 6.00% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

JUSTIN SMITH

Head of Capital Markets

617.239.3610

jsmith@atlanticretail.com

ZACK HILGENDORF

Senior Vice President

847.722.0865

zhilgendorf@atlanticretail.com

NICK HILGENDORF

Associate

847.414.4749

nhilgendorf@atlanticretail.com

BROKER OF RECORD:

Seth Gilford

(512) 314-3975

Transwestern Real Estate Services

TX 806962

NATIONAL TEAM

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

CHRIS PETERSON

Executive Vice President

917.780.4233

cpeterson@atlanticretail.com

SAM KOONCE

Vice President

781.264.8737

skoonce@atlanticretail.com

MATT ERICSON

Senior Analyst

978.494.2164

mericson@atlanticretail.com

STEPHEN HASSENFLU

Vice President (*Debt & Equity*)

832.405.1676

shassenflu@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of CVS Pharmacy - Melissa, TX (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.