Actual location

CVS pharmacy®

West Columbia, Texas
Houston-Pasadena-The Woodlands MSA

Marcus & Millichap
HERNANDEZ | O'NEILL | LYONS GROUP

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CVS pharmacy®

701 South 17th Street
West Columbia, TX 77486

Primary contact:

Jason Hernandez
Senior Managing Director
Marcus & Millichap
(615) 997-2834 Direct
jhernandez@marcusmillichap.com
TN License: 377081

Jack O'Neill
Investment Sales
Marcus & Millichap
(615) 997-2880 Direct
jack.oneill@marcusmillichap.com
TN License: 375707

Tim Speck
Texas Broker of Record
5001 Spring Valley Rd., Ste. 1100 W
Dallas, TX 75244
P: (972) 755-5200
Lic #: 9002994
tspeck@marcusmillichap.com

Capital Markets:

Michael Derk
Marcus & Millichap Capital Corporation
Executive Managing Director
(310) 849-0799 Mobile
michael.derk@marcusmillichap.com
CA License: 01404618

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INVESTMENT HIGHLIGHTS

Absolute NNN Lease with over 7-Years of Primary Term Remaining
- The subject property is a freestanding single tenant CVS/pharmacy operating under an absolute NNN with no landlord maintenance or management responsibilities whatsoever
- The subject property is a well-established retail drugstore with approximately 18-years of operational history at this location and limited market competition in the immediate trade area

Corporately Guaranteed Lease | CVS Health Corporation (S&P: "BBB") (2)
- The lease is corporately guaranteed by CVS Health Corporation, formerly CVS Caremark Corporation, (NYSE: CVS) which carries an "investment grade" credit ratings from Standard & Poors of "BBB/Stable" and Moody's "Baa3/Stable"
- The company boasts annual earnings in excess of **$400 Billion** (YE 2025) and an estimated net worth exceeding **$79.7 Billion** (Q2 2026)

CVS Health Corporation Earnings Increase by 7.3% YOY (Q2 2026) (2)
- CVS Health Corporation reported quarterly revenues of **$106 Billion** in Q2 2026, which represented an increase of 7.3% year-over-year according to their SEC filings
- The company raised their total revenue guidance to $414 Billion after the latest earnings report, according to their SEC filings

4-Way Signalized Corner | Equipped with Drive-Through Pharmacy Lane
- The subject property is situated at the NE corner of South 17th Street (TX-Hwy 35) & South Columbia Drive (TX-Hwy 36)
- The ample 1.86 acre parcel has excellent frontage and access from each street and benefits from a wrap-around drive-through pick-up lane

West Columbia, TX is part of the Houston-Pasadena-The Woodlands MSA
- West Columbia, TX is located approximately one hour South of Downtown Houston and part of the Houston-Pasadena-The Woodlands MSA with over 7.9M residents
- The property is situated adjacent to Columbia High School and within close proximity to national retailers including Walmart, H-E-B Grocery Store, Jack-in-the-Box, McDonald's, Sonic Drive-In, Walgreens, O'Reilly Auto Parts, and more

$3,740,000 Offering Price | 6.75% CAP Rate

Lease Year	NOI	CAP Rate
Current-2034	$252,450	6.75%
1st Option	$265,072	7.09%
2nd Option	$278,326	7.44%

Property Address	701 South 17th Street West Columbia, Texas 77486
Lease Type	Absolute NNN
Primary Lease Term	20 Years
Lease Commencement	9/5/2008 (1)
Lease Expiration	1/31/2034 (1)
Years Remaining	7+ Years
Year Built	2007 (1)
Rentable Area	11,945 (1)
Lot Size	1.86 Acres
Renewal Options	2, 5-Year (5% Increases) (1) 8, 5-Year (Fair Market Value)
Lease Guarantor	CVS Health Corporation (formerly CVS Caremark Corporation)

(1) Rentable Area, Lot Size, Tenant, Guarantor, Building Specifications, Year Built, and Demographics are estimates. Buyer is responsible for verifying during their due diligence.
(2) Financial information shown is for CVS Health Corporation (NYSE: CVS). Sources: https://www.cvshealth.com, finance.yahoo.com, grok.com. Buyer is responsible for verifying all information contained herein and must conduct their own Due Diligence.

CVS pharmacy® COMPANY OVERVIEW (1)

CVS pharmacy®

CVS Pharmacy is an American retail corporation. Owned by CVS Health, it is headquartered in Woonsocket, Rhode Island. It was also known as, and originally named, the Consumer Value Store and was founded in Lowell, Massachusetts, in 1963 by three partners: brothers Stanley and Sidney Goldstein and Ralph Hoagland, who grew the venture from a parent company, Mark Steven, Inc., that helped retailers manage their health and beauty aid product lines. The business began as a chain of health and beauty aid stores, but within several years, pharmacies were added. To facilitate growth and expansion, the company joined the Melville Corporation, which managed a string of retail businesses. Following a period of growth in the 1980s and 1990s, CVS Corporation spun off from Melville in 1996, becoming a standalone company trading on the New York Stock Exchange as CVS. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,900 as of 2021) and total prescription revenue.

CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within or outside CVS stores.

On August 5th, 2026, CVS Health Corporation announced Q2 2026 earnings:

- Second quarter total revenues increased to $106.1 billion, up 7.3% year-over-year
- Second quarter GAAP diluted EPS of $2.31 and Adjusted EPS of $2.58
- Generated year-to-date cash flow from operations of $10.6 billion
- Raising full-year 2026 guidance:
- GAAP diluted EPS guidance range to $6.84 to $7.04 from $6.24 to $6.44
- Adjusted EPS guidance range to $7.90 to $8.10 from $7.30 to $7.50
- Cash flow from operations guidance to at least $11.5 billion from at least $9.5 billion

Company Name	CVS Health Corporation
Ownership Type	Public
Stock Symbol	CVS (NYSE)
Credit Rating	"BBB/Stable" by Standard & Poors "Baa3" by Moody's
Net Worth	$79.7 Billion (Q2 2026)
Revenue	$402 Billion (YE 2025)
No. of Locations	9,000+ Locations
Coverage	All 50 States in the U.S.
Workforce	300,000+ Employees
Headquarters	Woonsocket, RI
Year Founded	1963
Website	www.cvs.com

(1) Financial information shown is for CVS Health Corporation. Buyer is responsible for verifying during their Due Diligence period.

CVS pharmacy® COMPANY NEWS (1)

$$$

Q2 2026 Total Revenue Increased by 7.8% YOY [view full article]

August 5, 2026 - CVS Health Corporation (NYSE: CVS) today announced operating results for the three months ended June 30, 2026. Second quarter total revenues increased to $106.1 billion, up 7.3% year-over-year. Generated year-to-date cash flow from operations of $10.6 billion. Raising full-year 2026 guidance with total revenues projected of "at least $414 Billion".

CVS Caremark - the proprietary Pharmacy Benefits Manager (PBM) [view full article]

Pharmacy Benefit Management (PBM) Developments: CVS Caremark introduced the TrueCost model, emphasizing transparent pricing based on drug acquisition costs, a set markup, and a dispensing fee. All commercial prescriptions at CVS Pharmacy are now reimbursed through the CostVantage model, with plans to expand to Medicare and Medicaid prescriptions.

CVS expands Health services with CVS Health app [view full article]

Health Services Expansion: CVS Health launched the CVS Health app, integrating services across its businesses. The Health Services segment, branded as CVS Healthspire, continues to grow, focusing on pharmacy benefit management, in-home care, and virtual services.

CVS begins offering primary care at select MinuteClinic locations [view full article]

Primary Care Expansion: In late 2024, CVS began offering in-network primary care services at select MinuteClinics, particularly for Aetna members in markets like Houston, San Antonio, and greater Atlanta. This addresses the significant access issues in the U.S., where primary care appointment wait times can range from 26 days to several months. The goal is to provide timely care, reduce reliance on costly emergency room visits, and improve preventive care access.

(1) Financial information shown is for CVS Health Corporation. Buyer is responsible for verifying during their Due Diligence period.


WEST COLUMBIA
1836
First Capital of the Republic of Texas
Columbia Middle School
690 Students
Columbia High School
890 Students | 60 Faculty
Bob Barta Lumber Co.
GRIT FITNESS
South 17th Street
8,733 VPD
35
Elmo's Grill
Ernie's Automotive Center
CVS
Subject Property
NAPA AUTOCARE CENTER
ABSOLUTE
Columbia Dental
South Columbia Drive
6,322 VPD
36
McDonald's
Jack in the box
South Columbia Drive
6,322 VPD
36
Simple Simon's Pizza
SUBWAY
South 17th Street
8,733 VPD
35

PROPERTY PHOTOS

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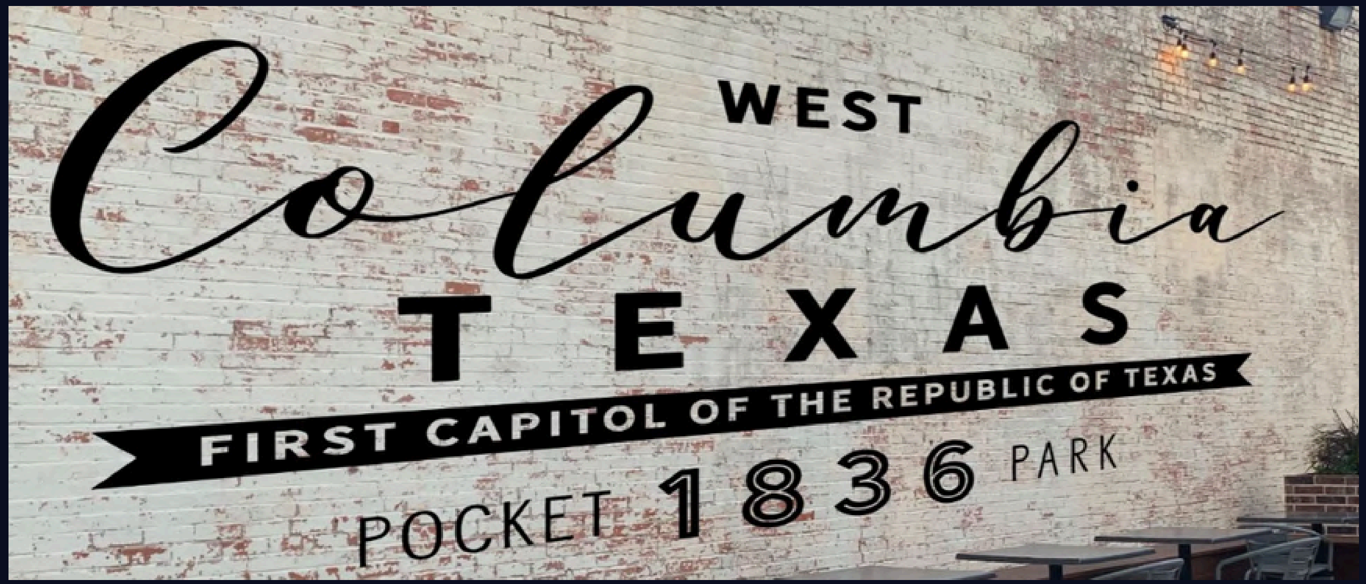
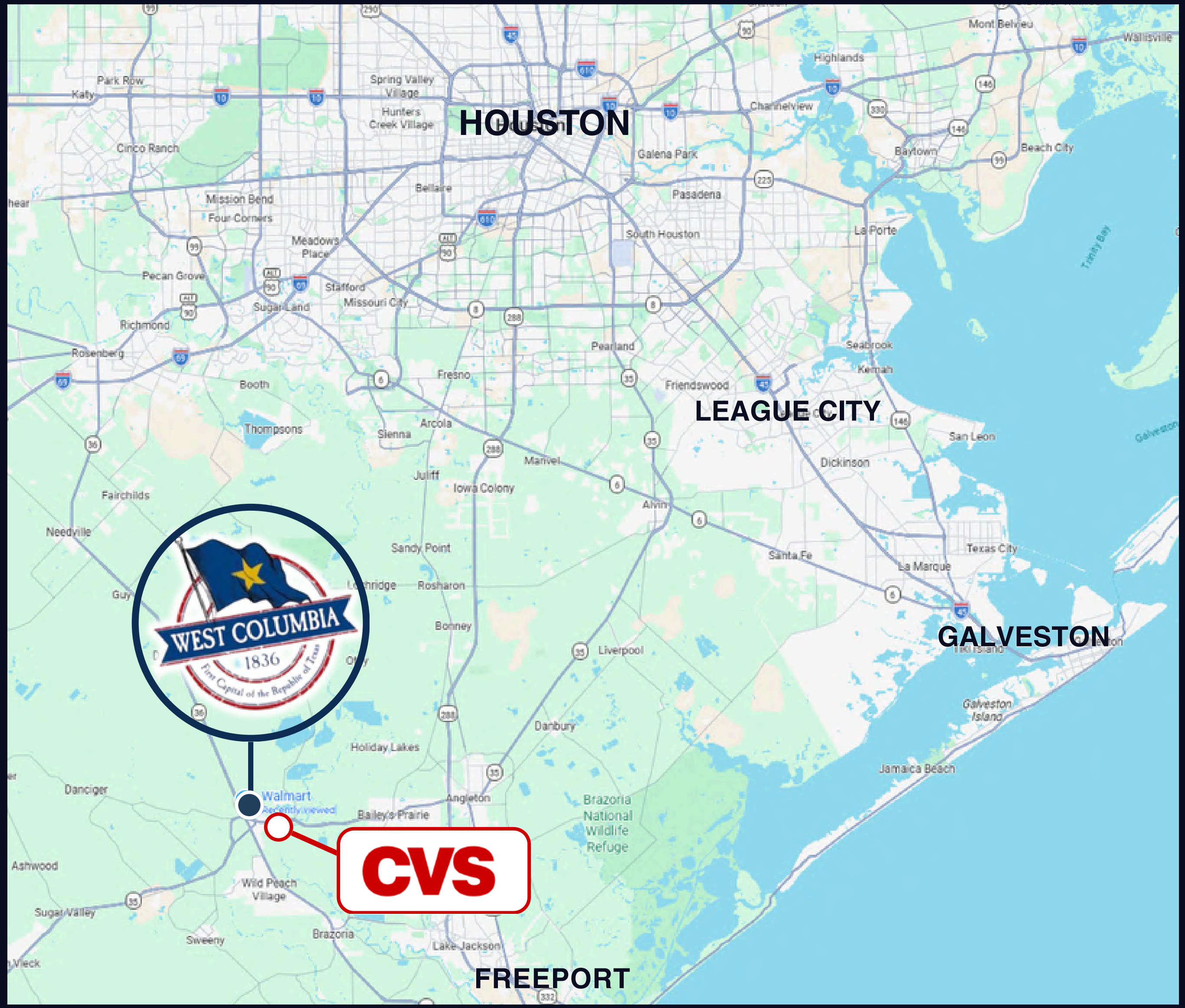
WEST COLUMBIA, TEXAS (HOUSTON MSA)



REGIONAL MAP



HOUSTON-PASADENA-THE WOODLANDS MSA | WEST COLUMBIA, TEXAS

West Columbia, Texas, sits in Brazoria County approximately one hour south of Downtown Houston at the crossroads of Highways 35 and 36. Once the short-lived first capital of the Republic of Texas in 1836—where Sam Houston was inaugurated—it now forms part of the expansive Houston-Pasadena-The Woodlands Metropolitan Statistical Area, a major economic powerhouse with more than 7.5 million residents.

West Columbia's economy is anchored by the surrounding Gulf Coast petrochemical and refining complex, with many residents commuting to high-wage industrial jobs in surrounding markets such as Galveston, TX and Freeport, TX. Local employment centers on healthcare, manufacturing, and hospitality, while major nearby employers include Dow Chemical, Phillips 66, Chevron Phillips Chemical, Brazoria County government, regional school districts (including Columbia-Brazoria ISD), and healthcare providers such as UTMB. This industrial backbone provides economic resilience even as the town itself remains a quiet, historic community.

The Houston-Pasadena-The Woodlands Metropolitan Statistical Area (MSA) is one of the largest and most dynamic metro regions in the United States, encompassing ten Texas counties—Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto, and Waller—and spanning nearly 9,000 square miles with a population exceeding 7.8 million as of recent estimates. Anchored by the City of Houston, this powerhouse economy ranks among the nation's top metros in GDP and is fueled by energy production, petrochemical manufacturing, the Port of Houston (one of the busiest in the country), healthcare, logistics, and aerospace, while offering a relatively lower cost of living and strong job growth that draws residents and businesses from across the country. For communities like West Columbia in Brazoria County, the MSA provides essential economic connectivity, with many locals commuting to high-wage industrial and professional opportunities throughout the region, even as the smaller town retains its quieter, historic character on the metro's southwestern fringe.

Demographics	1 Mile	3 Miles	5 Miles
2024 Avg. Household Income	$79,806	$88,004	$90,287
2024 Median Household Income	$75,109	$80,386	$78,832
2025 Population	3,259	8,168	11,988
2025 Number of Households	1,262	3,148	4,609
Median Home Value	$216,246	$243,693	$253,596
Total Specified Consumer Spending	$35.2M	$94.6M	$141.8M

Sources: Costar.com, google.com, grok.com. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to demographics and regional information are approximate. Buyer is responsible for verifying during the due diligence process and bears all risk for any inaccuracies.

Actual location

CVS pharmacy

701 South 17th Street
West Columbia, TX 77486

Jason Hernandez
Senior Managing Director
Marcus & Millichap
(916) 724-1300 Direct
jhernandez@marcusmillichap.com
CA License: 01392646

Jack O'Neill
Investment Sales
Marcus & Millichap
(615) 997-2880 Direct
jack.oneill@marcusmillichap.com
TN License: 375707

Tim Speck
Texas Broker of Record
5001 Spring Valley Rd., Ste. 1100 W
Dallas, TX 75244
P: (972) 755-5200
Lic #: 9002994
tspeck@marcusmillichap.com

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