

For Sale

1903 S. Cedar Street, Pecos, Texas 79772

WAL-MART STORES, INC. GUARANTY

41,914 Freestanding Building

For Information Call:

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walmart



INVESTMENT SUMMARY

The S. F. Waranch Company is pleased to present this Corporate Walmart for Sale located at 1903 S. Cedar Street, Pecos, Texas 79772.

OFFERING SUMMARY

Price:	\$4,200,000
Price per SF:	\$100.21 per SF
Guarantor:	Corporate

RENT PAYMENT SCHEDULE

Date	Monthly	Year
2/1/2021 thru 1/31/22	\$20,833.33	\$250,000.00
2/1/2022 thru 2/28/26	\$17,708.00	\$212,500.00



THE S.F. WARANCH COMPANY

Commercial Real Estate 5720 LBJ Freeway Suite 560, Dallas, TX. 75240

Inquiries: Saul F. Waranch or Jeff Lewin at 214-526-5800



Lease Summary

Tenant:	Walmart, Inc.
Property:	Freestanding Bldg.- 41,914 SF.
Lease Dated:	October 28 th , 1986
Lease Expiration:	January 31st, 2027
Renewal Options:	11 –Five Year Options
Lease Type:	Triple Net (NNN)
Permitted Use:	Retail
Common Area maintenance:	Tenant
Property Taxes:	Tenant
Insurance:	Tenant
Roof & Structure:	Tenant
Maintenance:	Tenant
Utilities:	Tenant
HVAC:	Tenant

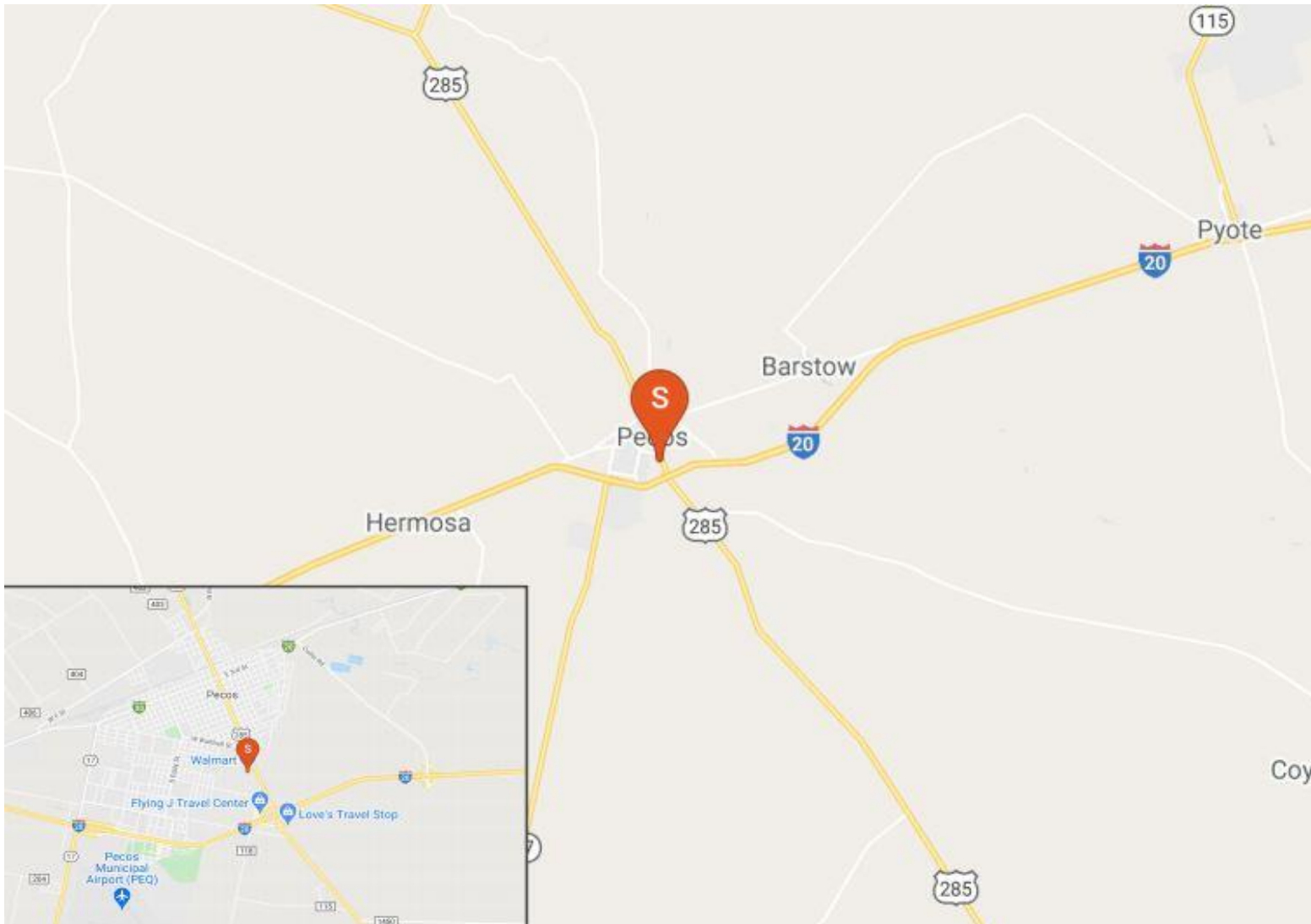


Highlights

- Triple Net (NNN) Lease with minimal Ownership responsibility.
- Low cost per square foot.
- Continuous occupancy by Walmart, Inc since 1986. Corporate Guarantee.
- Over six (6) years remaining on the term of the Lease Agreement with renewal options.
- S&P affirms Walmart Inc. credit rating at "AA"
- Recession and Internet resilient Tenant.
- Freestanding Single Tenant Building.
- Retailers in immediate vicinity include Auto Zone, O'Reilly's, Sonic Drive-In, Pizza Hut, Aarons, Subway, KFC and more.
- Minutes from Pecos Municipal Airport.
- Located in Permian Basin Oil and Gas production area that produces approximately 17% of U.S crude oil.



Map



Demographic Information

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,616	9,715	11,731
2010 Population	3,387	9,103	12,503
2020 Population	4,077	10,697	12,481
2025 Population	4,141	10,836	12,627
2020 African American	122	349	613
2020 American Indian	28	66	70
2020 Asian	51	182	199
2020 Hispanic	3,368	8,549	9,511
2020 Other Race	702	1,801	2,007
2020 White	3,101	8,110	9,391
2020 Multiracial	73	183	194
2020-2025: Population: Growth Rate	1.55 %	1.30 %	1.15 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	217	487	516
\$15,000-\$24,999	140	324	343
\$25,000-\$34,999	148	364	382
\$35,000-\$49,999	182	473	511
\$50,000-\$74,999	301	839	867
\$75,000-\$99,999	229	606	618
\$100,000-\$149,999	180	463	466
\$150,000-\$199,999	56	177	179
\$200,000 or greater	24	94	97
Median HH Income	\$52,932	\$55,722	\$54,858
Average HH Income	\$64,277	\$69,068	\$68,248



Aerial



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