

FAMILY DOLLAR (HOUSTON MSA)



24067 Ford Rd, Porter, TX 77365



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EXECUTIVE SUMMARY

Sale Price

\$1,150,000

PROPERTY INFORMATION

Tenant:	Family Dollar
Net Operating Income:	\$80,000
Cap Rate:	7.00%
Lease Type:	NN Lease
Term Remaining:	5.5 Years
Lease Commencement Date:	October 10, 2018
Lease Expiration Date:	September 30, 2028
Option Periods:	6(5) Year Options
Rent Increase:	10% in Each Option
Taxes and Insurance:	Tenant Responsibility
Roof & Structure:	Landlord Responsibility

BUILDING INFORMATION

Building Size	8,480 SF
Lot Size	1.23 Acres
Year Built	2018
Parking Spaces	29

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INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present this 8,480 SF Family Dollar store located in Porter, Texas. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease is corporately guaranteed by Dollar Tree, Inc., which holds a credit rating of "BBB-" and this is classified as investment grade.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores.

PROPERTY HIGHLIGHTS

- 120K+ People located within a 5 Mile radius of the site
- \$95k+ Average HH Income within this same radius
- Newer Construction Store (Built in 2018)
- Concrete Parking Lot
- Rope lighting added by current ownership around the rooftop of the property
- Low replaceable rent

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OFFERING SUMMARY

Net Operating Income	\$80,000
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Lease Expiration Date	September 30, 2028
Option Periods	6(5) Year Options
Rental Increase	10% in Each Option
Taxes and Insurance	Tenant Responsibility
Roof and Structure	Landlord Responsibility
Lease Guarantee	Dollar Tree / Family Dollar Corporate

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,519	41,589	110,376
Total Population	48,087	108,220	309,038
Average HH Income	\$99,081	\$106,504	\$98,687



LOCATION SUMMARY



★ Designed by TownMapsUSA.com

LOCATION DESCRIPTION

Porter is a small town located in Montgomery County, Texas, in the United States. It is situated about 30 miles northeast of Houston. The town covers an area of about 8 square miles, and is known for its tranquil setting, with vast forests, lakes, and rolling hills.

The town of Porter has a rich history, dating back to the 1800s. It was originally settled by pioneers who came to farm the land and raise cattle. Today, the town is home to a diverse community of people who work in various industries, including education, healthcare, and retail.

Porter has a quaint downtown area, with several locally-owned shops, restaurants, and businesses. The town also offers several parks and recreational areas, including the Lake Houston Wilderness Park, which is a popular spot for camping, hiking, and bird-watching. Other attractions in the area include the Splendora Farmers Market, the Lone Star Monument and Historical Flag Park, and the Sam Houston National Forest.

Overall, Porter is a peaceful and scenic town, with a strong sense of community and a laid-back way of life. It is an ideal place to live if you are looking for a serene and natural setting, while still being close enough to the amenities and attractions of a larger city.



TENANT PROFILE

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion.

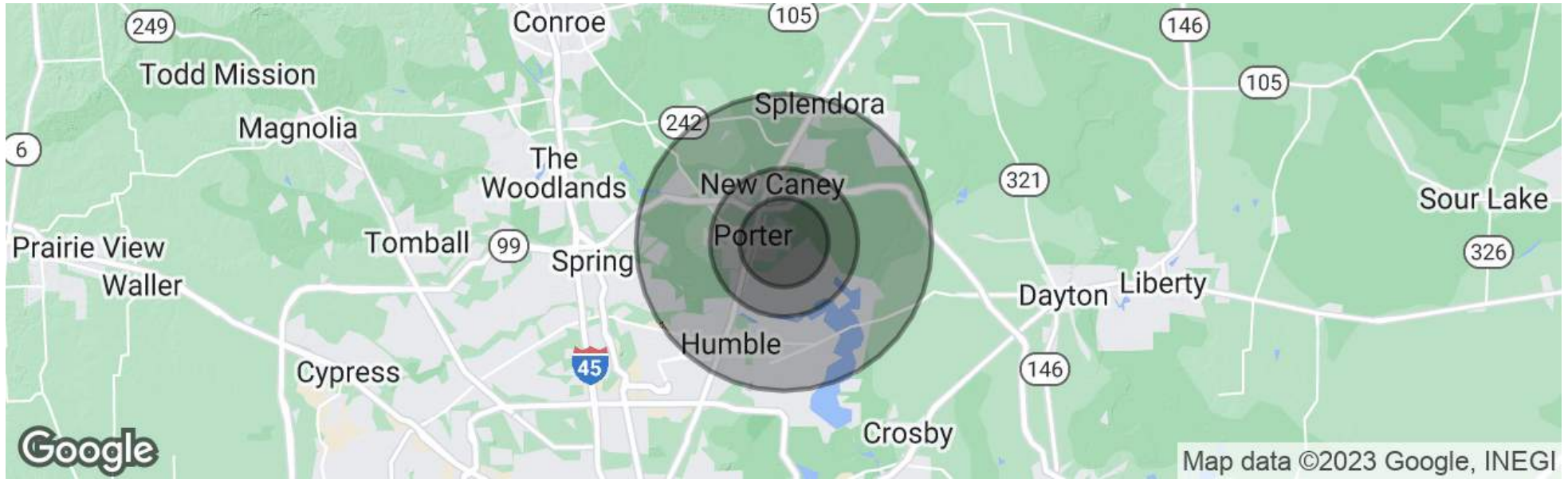
Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network..



TENANT OVERVIEW		TENANT HIGHLIGHTS
Company:	Family Dollar/Dollar Tree	Investment Grade Credit Rating “BBB”
Founded:	1959	Family Dollar recently Acquired by Dollar Tree for \$9.5 Billion
Total Revenue:	\$28.33 Billion	Operates in 44 States
Net Worth:	\$1.62 Billion	Over 8,000 Locations
Headquarters:	Chesapeake, Virginia	60,000 Employees
Website:	www.familydollar.com	\$22.24 Billion in Company Revenue
		Ranked #137 on Fortune 500 for 2022



DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	48,087	108,220	309,038
Average Age	35.7	38.2	36.7
Average Age (Male)	33.1	36.2	35.2
Average Age (Female)	37.2	39.1	37.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,519	41,589	110,376
# of Persons per HH	2.7	2.6	2.8
Average HH Income	\$99,081	\$106,504	\$98,687
Average House Value	\$203,456	\$222,918	\$207,940

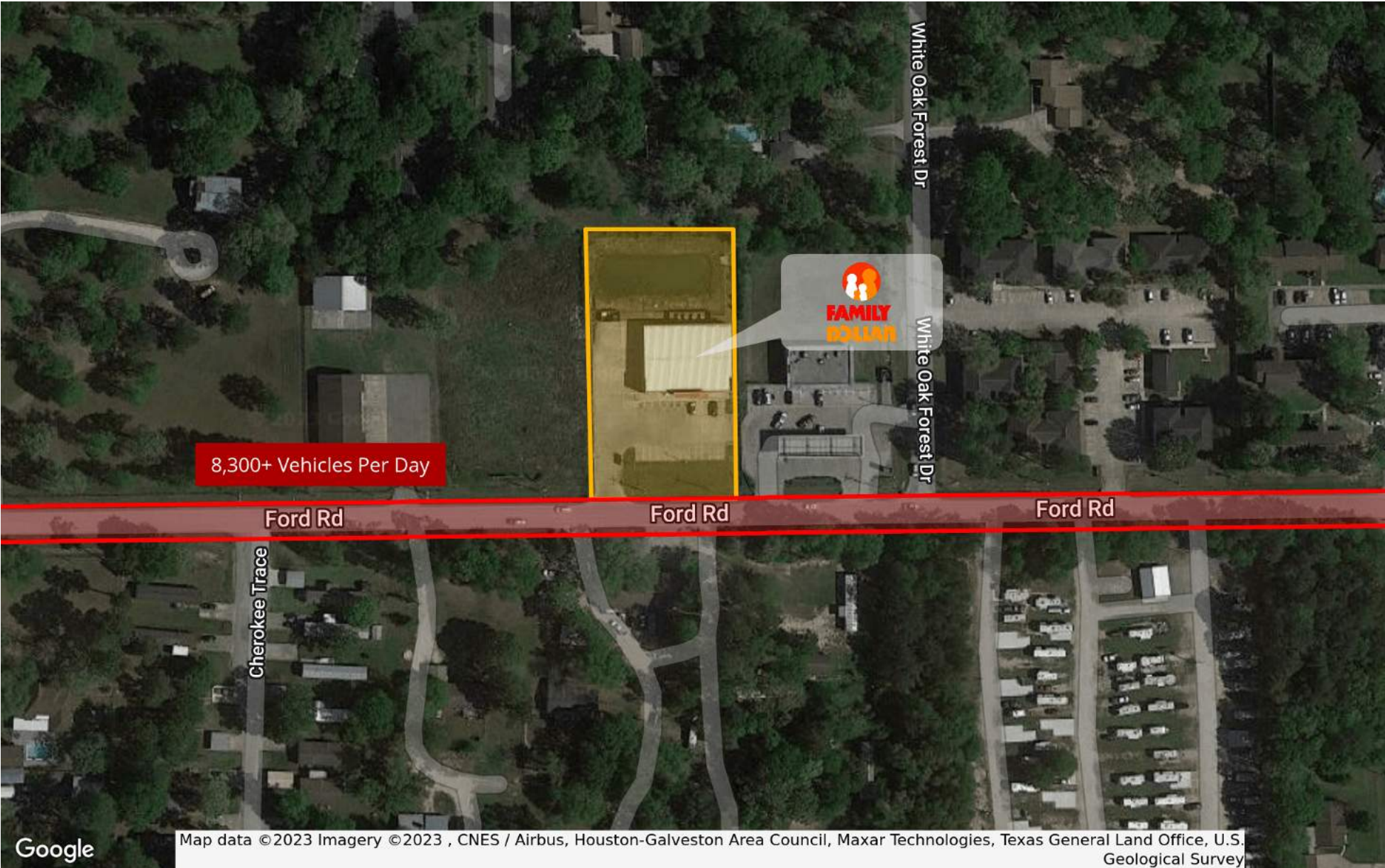
* Demographic data derived from 2020 ACS - US Census



RETAILER MAP



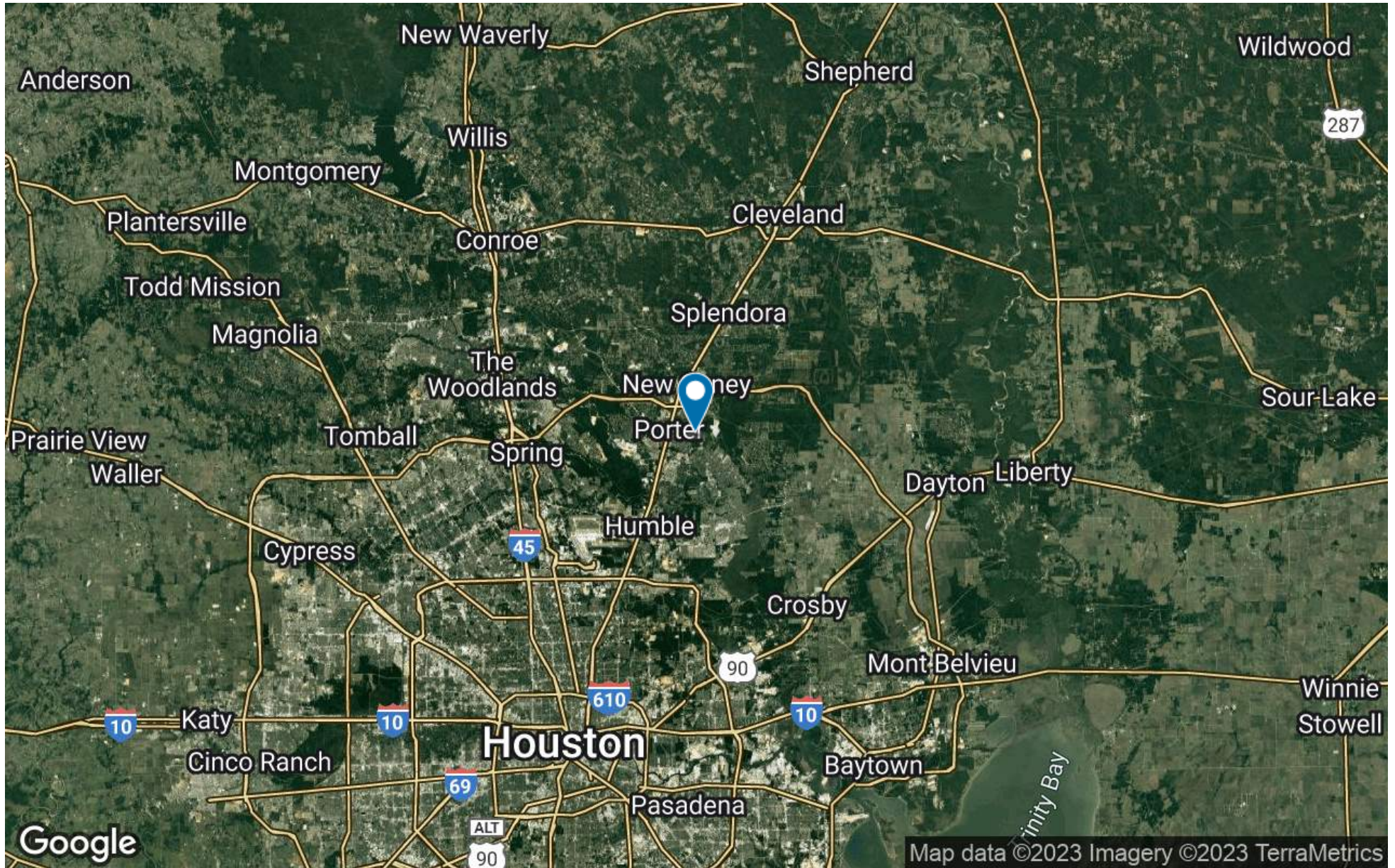
PARCEL AND TRAFFIC COUNTS



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AERIAL MAP



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MEET THE TEAM



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