

# FOR SALE

FAMILY DOLLAR

200 East Camp Wisdom Road  
Dallas, Texas 75232



# EXCLUSIVE

— REALTY —



## INVESTMENT HIGHLIGHTS:

- NNN Lease/Zero Landlord Responsibilities
- 9,180 square feet on 1.09 Acres of Land
- Built in 2017
- 27 Surface Parking Spaces
- Family Dollar has an Investment Grade Credit Rating from S&P of BBB-
- Average Annual Household Income exceeds \$54,000 within a 5 Mile Radius
- Population Exceeds 234,900 within a 5 Mile Radius

PRICE:	\$2,380,000
AVG. NOI:	\$147,714
AVG. CAP RATE:	6.2%
LEASE TYPE:	NNN
OPTIONS:	6 (5) YEAR OPTIONS

**FOR MORE INFO CONTACT: STEVE SAGMANI**

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present a 9,180 square foot Family Dollar store located in Dallas, Texas. The property has a NNN Lease with zero Landlord Responsibility. The Lease is corporately guaranteed by Dollar Tree, Inc. 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.



## INVESTMENT SUMMARY

LIST PRICE:	\$2,380,000
AVG. NOI:	\$147,714
AVG. CAP RATE:	6.2%
INITIAL NOI:	\$139,940
INITIAL CAP RATE:	5.88%
BUILDING SIZE:	9,180 square feet
LAND ACREAGE:	1.09 Acres
YEAR BUILT:	2017
ZONING:	Commercial
TENANT:	Family Dollar
LEASE TYPE:	NNN
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Tenant Responsibility
LEASE START DATE:	April 1, 2017
LEASE EXPIRATION DATE:	April 1, 2032
OPTIONS:	6 (5) Year Options
INCREASES:	10% In Year 11 and in Each Option Period
LEASE GUARANTOR:	Family Dollar/Dollar Tree
TENANT WEBSITE:	<a href="http://www.familydollar.com">www.familydollar.com</a>

## FOR MORE INFORMATION CONTACT:

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## DISCLOSURE:

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## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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## 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 sold and scalable logistics network.

## TENANT OVERVIEW

Company:	Family Dollar/Dollar Tree
Founded:	1986
Total Revenue:	\$22.24 B
Net Worth:	\$16.33 B
Headquarters:	Norfolk, VA
Website:	<a href="http://www.familydollar.com">www.familydollar.com</a>

## TENANT HIGHLIGHTS

Investment Grade Credit Rating "BBB-"
Family Dollar recently Acquired by Dollar Tree for \$9.5 Billion
Operates in 44 States, Over 8,000 Locations
\$22.24 Billion in Company Revenue
Ranked #134 on Fortune 500

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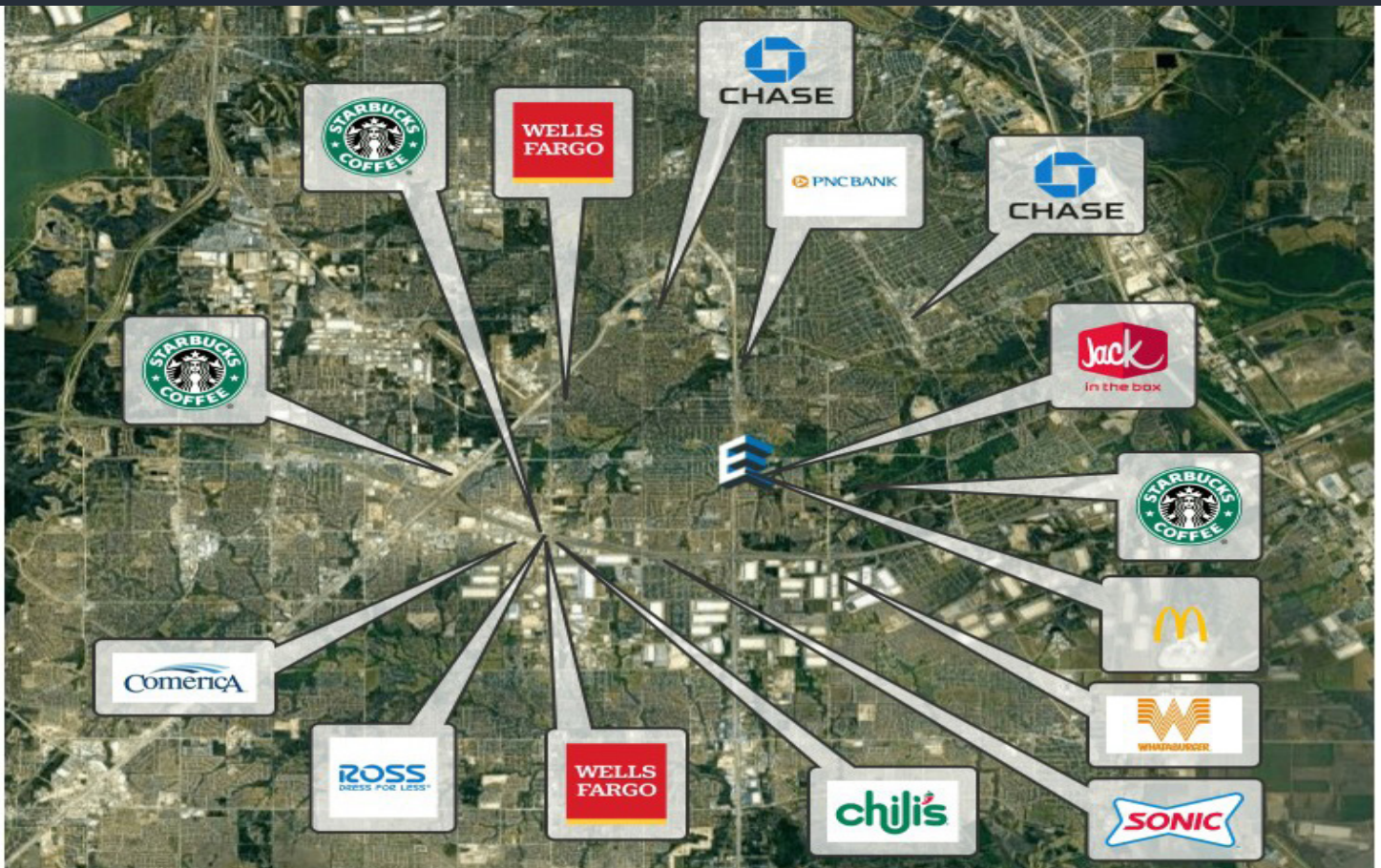
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## DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
E Camp Wisdom Rd & Altair Ave E	14,134	Total Population	75,189	246,561	772,723
E Camp Wisdom Rd & Manitoba Ave W	12,057	Total Households	24,949	82,740	262,332
W Camp Wisdom Rd & Brierfield Dr E	16,941	Average HH Income	\$49,717	\$54,253	\$71,009

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Dallas is the third-largest city in Texas and the largest city in the Dallas–Fort Worth metroplex, the fourth-largest metropolitan area in the United States at 7.5 million people. It is the largest city in and seat of Dallas County with portions extending into Collin, Denton, Kaufman, and Rockwall counties. With a 2020 census population of 1,304,379, it is the ninth-most populous city in the U.S. and the third-largest city in Texas after Houston and San Antonio. Located in the North Texas region, the city of Dallas is the main core of the largest metropolitan area in the Southern United States and the largest inland metropolitan area in the U.S. that lacks any navigable link to the sea. Dallas and nearby Fort Worth were initially developed as a product of the construction of major railroad lines through the area allowing access to cotton, cattle, and later oil in North and East Texas. The construction of the Interstate Highway System reinforced Dallas's prominence as a transportation hub, with four major interstate highways converging in the city and a fifth interstate loop around it. Dallas then developed as a strong industrial and financial center and a major inland port, due to the convergence of major railroad lines, interstate highways and the construction of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world.



### The 6th Floor Museum at Dealey Plaza

One of Texas' most visited historic sites, The Sixth Floor Museum at Dealey Plaza chronicles the life, death and legacy of President John F. Kennedy. The Museum is in the former Texas School Book Depository building, where evidence of a sniper was found after the assassination of President Kennedy on November 22, 1963.



### Perot Museum of Nature and Science

The Perot Museum is a place where families can learn together and individuals can take a break from their daily routines to ponder the vast mysteries of science. Visitors can wander, either to get lost or to find their way, as they discover something new and fascinating.



### The Dallas World Aquarium

The adventure at The Dallas World Aquarium begins at the top of the rainforest exhibit, where exotic birds, such as Cocks-of-the-rock and many species of toucans, can be seen. Lounging around are Two-toed and Three-toed sloths, endangered animals, such as Orinoco crocodiles, Giant river otters, Antillean manatees and several species of monkeys.



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