

# FOR SALE

FAMILY DOLLAR

5996 US 59 S.

Texarkana, Texas 75501



# EXCLUSIVE

— REALTY —



## INVESTMENT HIGHLIGHTS:

- NN Lease/Minimal Landlord Responsibilities
- 8,320 square feet on 1.31 Acres of Land
- Built in 2018
- Strategically positioned on US 59 which intersects with Interstate 369 making it easily accessible
- Population exceeds 98,000 Residents within a 10 Mile Radius
- Average Annual Household Income exceeds \$59,000 within a 3 Mile Radius

PRICE: \$1,241,489

NOI: \$90,008

CAP RATE: 7.25%

LEASE TYPE: NN

FOR MORE INFO CONTACT: STEVE SAGMANI/NOAH KASSAB

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 8,320 square foot Family Dollar store located in Texarkana, 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 property is on US 59 S., which intersects with Interstate 369 offering easy accessibility and ensuring this location is ideal for a Family Dollar. This Family Dollar is also in close proximity to retailers Sonic Drive-In, E-Z Mart, Sports Magic Inc., and more.

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:	\$1,241,489
NOI:	\$90,008
CAP RATE:	7.25%
BUILDING SIZE:	8,320 square feet
LAND ACREAGE:	1.31 Acres
YEAR BUILT:	2018
ZONING:	Commercial
TENANT:	Family Dollar
LEASE TYPE:	NN
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE START DATE:	April 1, 2018
LEASE EXPIRATION DATE:	March 31, 2028
OPTIONS:	6 (5) Year Options
INCREASES:	10% in each Option
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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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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## DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
Farm to Market Rd & S Lake Dr N	4,610	Total Population	11,153	30,960	98,373
Buchanan Loop Rd & Quailbrook S	3,730	Total Households	3,697	11,522	38,257
Eylau Loop Rd & S Lake Dr S	796	Average HH Income	\$59,092	\$58,684	\$66,377

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Texarkana is a city in Bowie County, Texas, United States, in the Ark-La-Tex region. Located approximately 180 miles (290 km) from Dallas, Texarkana is a twin city with neighboring Texarkana, Arkansas. The Texas city's population was 36,193 at the 2020 census. The city and its Arkansas counterpart form the core of the Texarkana Metropolitan Statistical Area, encompassing all of Bowie County, Texas, and Miller County, Arkansas. The name Texarkana is known to be a portmanteau of Texas, Arkansas, and nearby Louisiana. However, accounts of the name's origin differ, and it had been in use some time before the town was founded. The most popular tradition is that when the St. Louis, Iron Mountain and Southern Railway was building its line through the area, Col. Gus Knobel, a railroad surveyor, coined the name. He is said to have painted it on a plank and nailed it to a tree, saying "This is the name of a town which is to be built here. Another story tells of a Red River steamer named The Texarkana, c. 1860. A third account relates that a storekeeper named Swindle in Red Land, Louisiana, concocted a drink called "Texarkana Bitters".



### Four State Auto Museum

A automobile museum in Texarkana. It was established in 2004 and chartered as a 501 organization in the State of Arkansas. The museum is located on a site formerly used for wagon and automobile body construction. The Four States Auto Museum's mission is to "preserve, collect, exhibit, and interpret a collection of antique automobiles" and related archival documents.



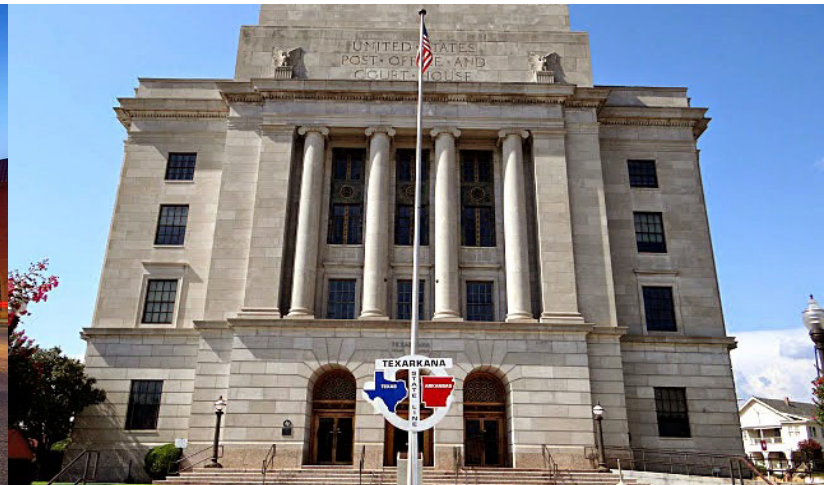
### Museum of Regional History

The Museum of Regional History is a local history museum in Texarkana, Texas. It is the first and oldest museum in the Texarkana metropolitan area; it was established in 1971. It is located in the Offenhauser Insurance Building, which was built in 1879, making it the oldest brick building in the city.



### Ace of Clubs House

The Ace of Clubs House is a historic house museum in Texarkana, Texas. The house is distinctively shaped like a club, from a deck of playing cards, with three octagon-shaped wings and a fourth rectangular wing adjoining at a central octagon-shaped stair hall. The structure was built in 1885 as a private residence, in an Italianate Victorian architectural style.



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