



Family Dollar Store

Offering Memorandum

TX-105 & Security Forest Dr.
Cleveland, TX 77328



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Exclusively Offered By | Illuminate Real Estate

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- 04** Investment Highlights
 - 05** Investment Overview
 - 06** Property Overview
 - 07** Site Plan
 - 08** Demographics
 - 09** Regional Map
 - 10** Tenant Info
 - 11** Market Overview
 - 12** Contact



**TABLE OF
CONTENTS**

INVESTMENT HIGHLIGHTS



- New Construction 2019 Built-to-Suit
- Located just 50 miles from Downtown Houston, TX
- Heavily Trafficked Texas State Highway (TX-105) with over 15,153 vpd
- Brand new 10-year NN Lease with minimal LL responsibilities
- (6) 5-year renewal options with 5% rental increases in each
- Adjacent to historic Olde Security Square Flea Market- Up to 500 vendors & 10,000 visitors every weekend
- Corporate Guaranty from E-commerce resistant company
- Investment grade tenant (NASDAQ: DLTR | BBB-, stable outlook)
- New Store Prototype with upgraded stucco front
- 13,754 people within a 5-mile radius of the property



REPRESENTATIVE PHOTO

INVESTMENT OVERVIEW



PRICE
\$1,400,000



CAP RATE
7.00%



NOI
\$98,000

TX-10 & Security Forest Dr., Cleveland, TX 77328

Original Lease Commencement: May 24, 2018

Current Lease Expiration: May 31, 2029

Rent Commencement: April 2019

Guaranteed Lease Term: 10 - Years

Renewal Options: (6) 5- year renewal options with 5% rental increases

Lease Structure: NN

Landlord Responsibility: Roof & Structure (roof comes with 20-year warranty)

Lease Guarantor: Family Dollar Stores, Inc., a Delaware Corporation

Ownership: Fee Simple (Land and Building)

Building Size: 9,180 SF

Land Size: 57,800 SF

Parking Spaces: 30

Year Built: 2019

RENT/YIELD SCHEDULE

NOI	CAP RATE	YEAR
\$98,000	7.00%	1-10
\$102,900	7.35%	Option 1
\$108,045	7.72%	Option 2
\$113,447	8.10%	Option 3
\$119,120	8.51%	Option 4
\$125,076	8.94%	Option 5
\$131,329	9.38%	Option 6



REPRESENTATIVE PHOTO

PROPERTY OVERVIEW



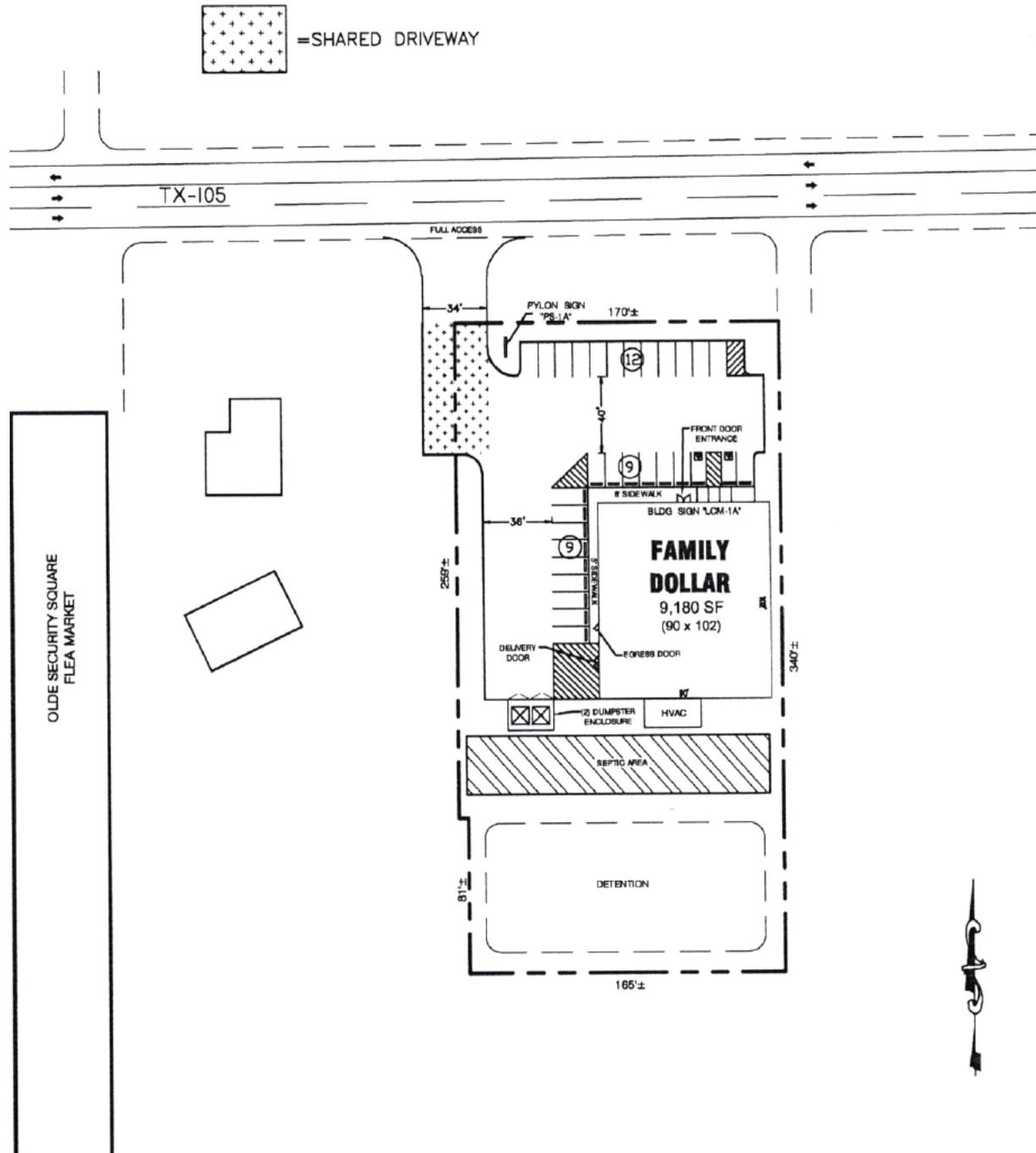
The subject property consists of a new construction, upgraded, 9,180 square foot, freestanding Family Dollar Store situated on a 1.33 acre parcel and located in Cleveland, TX (Houston MSA). The property is under construction with delivery to Family Dollar scheduled in April 2019. This new build-to-suit has in place a 10-year NN lease with minimal landlord responsibilities (roof and structure – roof comes with a 20-year transferrable “weatherproof” warranty). Security, TX is located along the highly trafficked TX-105 (15,153 VPD) at the midway point between high-growth, downtown Conroe, TX and Cleveland, TX. Downtown Conroe and I-45 are located just 10 miles west of the subject property. Cleveland, TX and I-69 are located just 10 miles east of the subject property. The site is adjacent to the Old Security Square Flea Market. Open on Saturday’s and Sunday’s the flea market attracts upwards of 500 vendors and 10,000 visitors every weekend. As Houston sprawl has traveled north of the city, through The Woodlands, bedroom communities such as Conroe and Cleveland have experienced significant growth and development over the past several years.

This location fits into the well-established strategic store expansion program of Family Dollar, providing convenience goods (including food, refrigerated products and non-perishable items) to customers in largely underserved retail areas. Demographics indicate a population of 13,754 within a 5-mile radius of the subject property with average HH incomes of \$63,285 within a 3-mile radius.

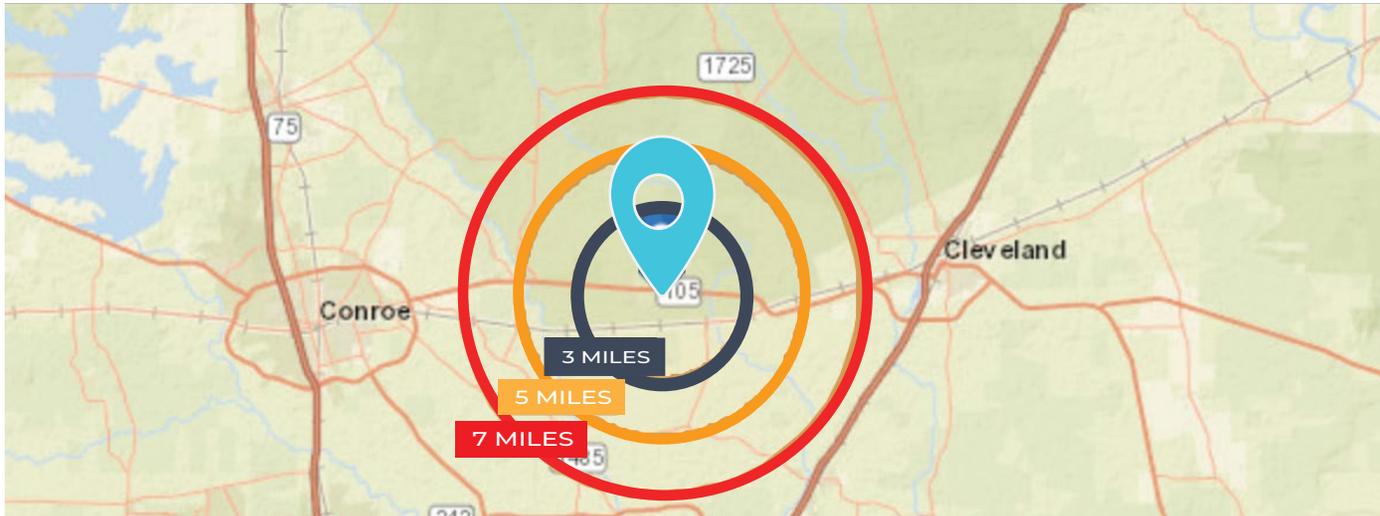
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SITE PLAN



DEMOGRAPHICS



3 miles

5,972
Population

33.6
Median Age

3.1
Average Household Size

\$63,285
Average Household Income

BUSINESS

70 Total Businesses

393 Total Employees

INCOME

\$49,441 Median Net Worth

\$72,667 Median Household Income

\$19,851 Per Capital Income

5 miles

13,754
Population

33.6
Median Age

3.3
Average Household Size

\$63,555
Average Household Income

BUSINESS

137 Total Businesses

844 Total Employees

INCOME

\$81,255 Median Net Worth

\$48,077 Median Household Income

\$19,982 Per Capital Income

7 miles

28,075
Population

35.1
Median Age

3.1
Average Household Size

\$66,165
Average Household Income

BUSINESS

352 Total Businesses

3,027 Total Employees

INCOME

93,268 Median Net Worth

\$49,849 Median Household Income

\$21,404 Per Capital Income

TENANT OVERVIEW



Family Dollar is an American VARIETY STORE chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon and Washington, it is the second largest retailer of its type in the United States. Family Dollar is headquartered in Matthews, a suburb of Charlotte, North Carolina, where it employs 1,400 people.



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Website: www.familydollar.com	Moody's: Ba2	Stock Symbol: DLTR	Revenue: \$10.489 Billion
Historic Default Rates: 6.29%	Number of Locations: 14,835+	Number of Employees: 60,000 (2015)	

The City of Cleveland

ABOUT THE CITY

Location

Nestled just north of Houston on Highway 59 is a City of Fresh Beginnings, Cleveland, Texas. The community radiates a Texas hometown experience and is the perfect home for businesses seeking their own Fresh Beginning.

Businesses

Innovative businesses, including those that specialize in green energy, forestry, and manufacturing, have found Cleveland to be the ideal home for new business growth and expansion.

Transportation

Unbound by the city limits sign, international access to and from Cleveland is one of the community's many perks. Situated in Liberty County, Cleveland is 45 miles northeast of Houston and the Port of Houston on the I-69 Interstate Corridor (U.S. 59). Cleveland Municipal Airport features a 5,000-foot runway and is out of Houston's Bush IAH flight path. Railway spurs are available at select site locations in town.

Community

Sprouting up around town are the beginning efforts of the community's beautification and green space development initiatives. These long-term projects will ensure a fresh and beautiful community for years to come.

As the community continues to prosper, the number of businesses seeking a Fresh Beginning in Cleveland is expected to increase as well.



A photograph of a Family Dollar store exterior at dusk. The building is a single-story structure with a curved roofline. The "FAMILY DOLLAR" logo is visible on the upper right portion of the building. The sky is dark, and the store's lights are on. In the foreground, there is a parking lot with yellow and white painted lines. A large, stylized blue arrow graphic points from the right side of the image towards the contact information.

FAMILY DOLLAR

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