



FAMILY DOLLAR

7750 9TH AVENUE | PORT ARTHUR, TX

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Representative Photo

CONTENTS

03 INVESTMENT HIGHLIGHTS

04 FINANCIAL OVERVIEW

06 TENANT OVERVIEW

10 AREA OVERVIEW

EXCLUSIVELY LISTED BY



JOSH BISHOP

VP & Director

Josh.Bishop@matthews.com
DIR (214) 692-2289
MOB (315) 730-6228
LIC # 688810 (TX)



CHAD KURZ

SVP & National Director

Chad.Kurz@matthews.com
DIR (214) 692-2927
MOB (562) 480-2937
LIC # 01911198 (CA)

KYLE MATTHEWS
BROKER OF RECORD
LIC # 9005919



Representative Photo

INVESTMENT HIGHLIGHTS

- Extremely attractive 7.20% cap rate for a new construction deal in Texas
- Ideal 1031 exchange property for an investor seeking a passive form of income with a strong corporate guarantee
- Brand new 2018 premium all brick construction building (no metal sides)
- Rent commencement of February 2019
- 10 Year NN+ w/ minimal landlord responsibilities (roof & structure)
- The property comes with a 20 year roof warranty
- Strategically located on the corner of 9th Ave and Friar Point Dr which see more than 13,000 vehicles daily
- Growing Demographics – Anticipated population growth of more than 7.25% over the next 5 years
- 5-mile population in excess of 94,900 residents
- Average household income of over \$73,000 annually
- Strong Retail Synergy – local national retailers include Target, TJ Maxx, Lowe's, Academy Sports, Ross, Best Buy, Petco, Hobby Lobby, Chick-Fil-A, Starbucks, Raising Canes, McDonald's, PetSmart, Office Depot, Chili's, Wells Fargo and many more
- Port Arthur is located just 15 miles south of Beaumont, TX, and a short 10 miles from Lamar University
- Family Dollar was recently acquired by Dollar Tree, Inc. and is now considered to be the nation's "largest small-box discount retailer" with more than 13,500 locations nationwide
- Texas is an income tax free state
- Investment Grade Credit Tenant: Standard & Poor's credit rating of BBB-



FAMILY DOLLAR

7750 9th Avenue
Port Arthur, TX 77642

List Price\$1,431,917
CAP Rate - Current..... 7.20%
Gross Leasable Area± 15,369 SF
Lot Size± 0.93 Acres
Year Built..... 2018



Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Current - 9/30/2028	\$8,591.50	\$103,098.00	\$12.39	7.20%
Extension 1	\$9,054.25	\$108,651.00	\$13.06	7.59%
Extension 2	\$9,540.09	\$114,481.04	\$13.76	7.99%
Extension 3	\$10,050.26	\$120,603.08	\$14.50	8.42%
Extension 4	\$10,585.92	\$127,031.00	\$15.27	8.87%
Extension 5	\$11,148.34	\$133,780.04	\$16.08	9.34%
Extension 6	\$11,738.92	\$140,867.00	\$16.93	9.84%

Tenant Summary

Tenant Trade Name	Dollar Tree, Inc
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Owners Responsibility (20 Year Warranty)
Original Lease Term	10 Years
Rent Commencement Date	February 2019
Lease Expiration Date	9/30/2028
Term Remaining	±10 Years
Increases	5% at each extensions
Options	Six, 5-Year Options



TENANT
OVERVIEW

Representative Photo



Parent Company Trade Name

Dollar Tree, Inc.



Headquartered

Matthews, North Carolina



No. of Locations

±8,000



Year Founded

1959

TENANT OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC OUTREACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

THE OFFERING

Property Name	Family Dollar
Property Address	7750 9th Avenue Port Arthur, TX 77642
Site Description	
Number of Stories	One
Year Built	2018
Gross Leasable Area (GLA)	± 8,320 SF
Lot Size	± 0.93 Acres (40,310 SF)
Type of Ownership	NN+
Parking	± 30 Surface Spaces
Parking Ratio	3.6 : 1,000 SF
Landscaping	Professional
Topography	Generally Level

PARCEL MAP





SURROUNDING TENANTS

AREA OVERVIEW



PORT ARTHUR, TX

Port Arthur, TX is located in Jefferson County. The city was incorporated in 1893 and quickly developed into a seaport. Eventually, it became the center of a large oil refinery network. The famous Rainbow Bridge that crosses the Neches River connects Port Arthur to Bridge City. The city has developed into a front-runner in the oil industry, as well as, a great community.

Most of the residents' occupations are within the construction and manufacturing industries. The community has built up the area into a family-friendly place to live. With a large amount of parks, museums, and art work throughout the city, there is always something to do.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2024 Projection	10,857	45,604	97,004
2019 Estimate	10,171	44,200	94,499
2010 Census	9,057	43,051	93,740
2000 Census	7,973	42,345	95,087
Growth 2019 - 2024	6.75%	3.18%	2.65%
Growth 2010-2019	12.30%	2.67%	0.81%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2024 Projection	4,792	18,925	38,151
2019 Estimate	4,472	18,288	37,044
2010 Census	3,951	17,683	36,434
2000 Census	3,591	17,225	36,760
Growth 2019 - 2024	7.16%	3.48%	2.99%
Growth 2010 - 2019	13.19%	3.42%	1.67%
INCOME	1 Mile	3 Mile	5 Mile
2019 Est. Average Household Income	\$64,343	\$80,652	\$72,006



ECONOMIC DEVELOPMENT

Port Arthur has seen a boom in their economy lately and has started several developments to help build up their economy for the better. Several large projects with energy infrastructure are either underway or have been proposed. The two largest being the Golden Pass and Sabine Pass LNG terminals. These projects have already brought in investments of \$2 billion and are expected to employ thousands.

Motiva Enterprises has also expanded majorly in western Port Arthur refinery. Their expansion is expected to bring in 600,000 barrels per day. Other large corporations have started to expand their plants and have already seen a positive number in the city's economy.

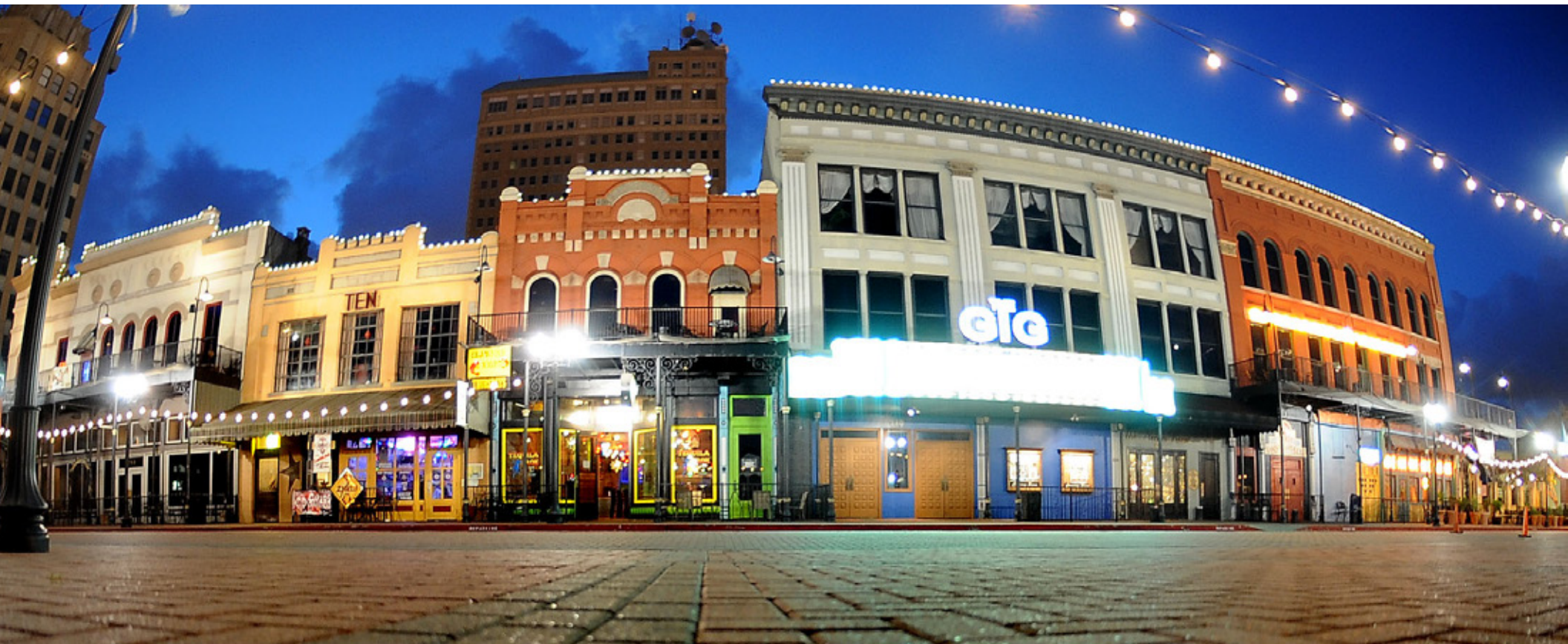
BEAUMONT, TX

Beaumont, Texas is located in Jefferson County and is one of the more populated cities in Texas. The city got its big break in the twentieth century when the Lucas Gusher on Spindletop Hill exploded and shot up oil into the air. Beaumont realized they were sitting on a natural resource that was going to change their town for the better. Ever since then, Beaumont has been on a constant rise and always adapt for the future. Walking through the city, the setting gives the feeling of an old-style Texas town with a modern twist. The community has agreed to stay current with the times, while also preserving historic sites within the area.

ECONOMY

The Port of Beaumont is a vital contributor to the local economy. It is the nation's fourth-largest seaport by tonnage, with both the 842d Transportation Battalion and the 596th Transportation Group stationed at the port. A new focus the community is working on is tourism. Recently, the city has started to promote their CVB center, where they are taking control of Beaumont's hospitality industry and expanding the reach of destination marketing. This is projected to positively affect the city's economy and grow the Hotel Occupancy Tax.

Several large companies help with Beaumont's economy, as well. Conn's Appliances, ExxonMobil, and ENGlobal Corporation are the top employers in the city. There are also several large industrial facilities including Goodyear Beaumont chemical plant and DuPort chemical plant.





LAMAR UNIVERSITY (LU)

Lamar University is a doctoral and research university in Beaumont. The university accepts over 15,000 students each semester and offers 96 undergraduate, 50 masters, and 8 doctoral degree programs in 7 academic colleges. Lamar is known for working hard for their students. They have specific programs for high-risk students and help integrate active learning methods into all core courses. The American Council of Trustees and Alumni ranked Lamar as one of the top colleges to fully commit to core subjects deemed essential to a well-rounded, competitive education.

Lamar has teams in all athletic sports in NCAA Division 1 athletics. The football team just recently returned to the university in 2010, after a 21-year hiatus. The team has been slowly rising and making appearances in many popular games. Other popular sports on campus include basketball, baseball, and softball. All have dedicated coaches that have worked with the university for decades. The Lamar Cardinals have a long history of being determined and unstoppable.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **7750 9th Avenue, Port Arthur, TX 77642 (“Property”)**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

EXCLUSIVELY LISTED BY



JOSH BISHOP

VP & Director

Josh.Bishop@matthews.com
DIR (214) 692-2289
MOB (315) 730-6228
LIC # 688810 (TX)



CHAD KURZ

SVP & National Director

Chad.Kurz@matthews.com
DIR (214) 692-2927
MOB (562) 480-2937
LIC # 01911198 (CA)

KYLE MATTHEWS
BROKER OF RECORD
LIC # 9005919

FAMILY DOLLAR

7750 9TH AVENUE | PORT ARTHUR, TX

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES