



Family Dollar Store

## Offering Memorandum

12993 TX-105

Conroe, TX 77303



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**Exclusively Offered By | Illuminate Real Estate**


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## INVESTMENT HIGHLIGHTS



- New Construction 2019 Built-to-Suit
- Located just 45 miles from Downtown Houston, TX
- Conroe was named fastest growing city (over 50,000 pop) in the country in 2016
- Heavily trafficked Texas State Highway (TX-105) with over 17,740 vpd
- Brand new 10-year NN Lease with minimal LL responsibilities
- (6) 5-year renewal options with 5% rental increases in each
- Investment grade tenant (NASDAQ: DLTR | BBB-, stable outlook)
- 44,194 people within a 5-mile radius of the property






# INVESTMENT OVERVIEW



  
**PRICE**  
**\$1,371,000**

  
**CAP RATE**  
**6.85%**

  
**NOI**  
**\$93,900**

**12993 TX-105, Conroe, TX 77303**

Original Lease Commencement: May 24, 2018

Current Lease Expiration: May 31, 2029

Rent Commencement: February 25, 2019

Guaranteed Lease Term: 10 - Years

Renewal Options: (6) 5- year renewal options with 10% 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: 43,996 SF

Parking Spaces: 30

Year Built: 2019

## RENT/YIELD SCHEDULE

NOI	CAP RATE	YEAR
\$93,900	6.85%	1-10
\$98,595	7.19%	Option 1
\$103,525	7.55%	Option 2
\$108,701	7.93%	Option 3
\$114,136	8.33%	Option 4
\$119,843	8.74%	Option 5
\$125,835	9.18%	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 1.01 acre parcel and located in Conroe, TX (Houston MSA). 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). Conroe, TX is a suburb of Houston, TX and was named the fastest growing city in the country in 2016. Conroe is the county seat of bustling Montgomery County. Downtown Conroe and I-45 are located just 5 miles west of the subject property. The site is adjacent to Time To Spare Entertainment, a newly constructed facility with 36 bowling lanes, 6 VIP private lanes, 36 TV’s and 6 big screen projectors, ¼ go cart track, 44 arcade games, pool hall and recently built 6,400sf miniature golf course. The venue attracts roughly 5,000 visitors on a weekly basis, including about 1,300 league bowlers.

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 44,194 within a 5-mile radius of the subject property with average HH incomes of \$63,555.





## PROPERTY PHOTOS



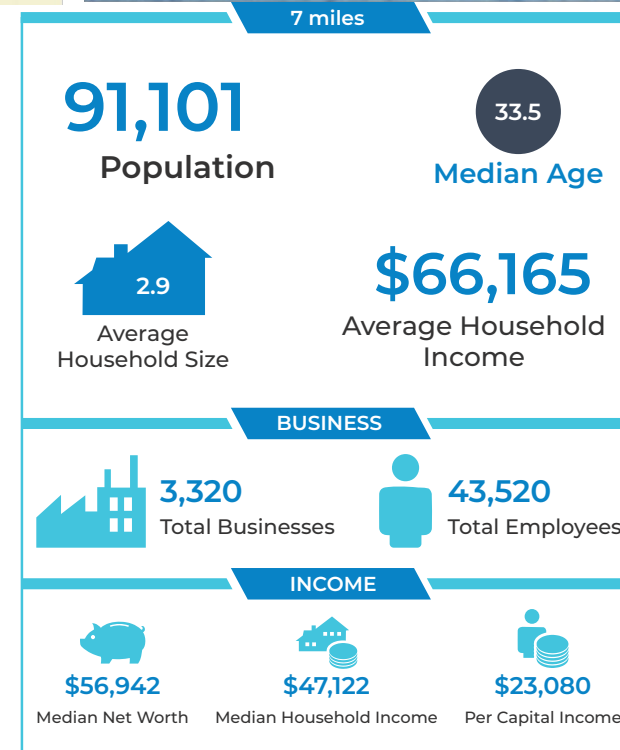
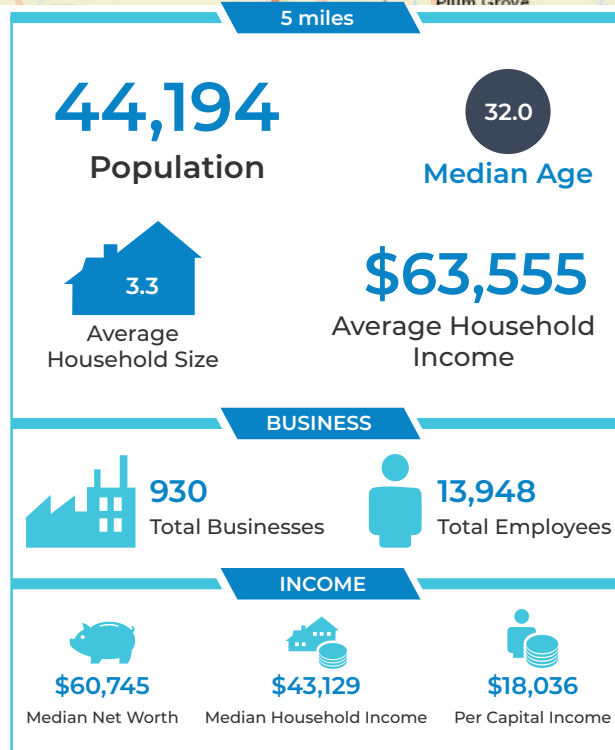
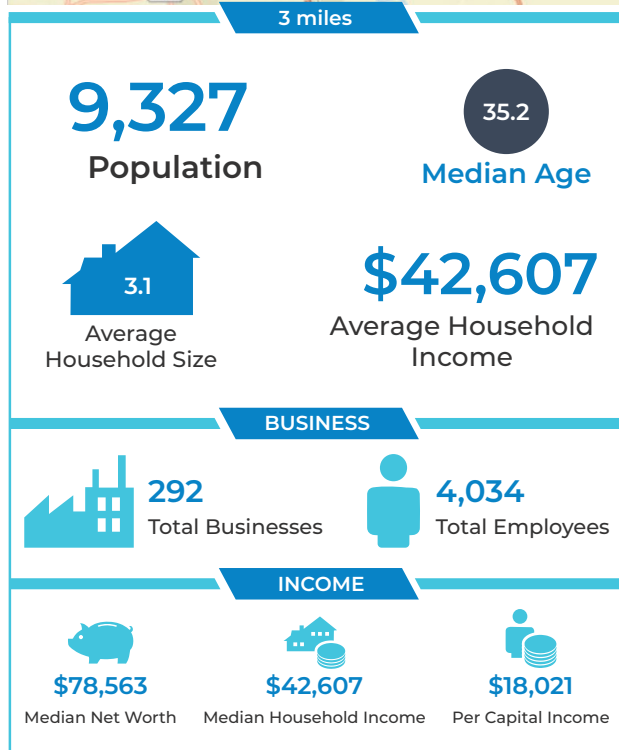
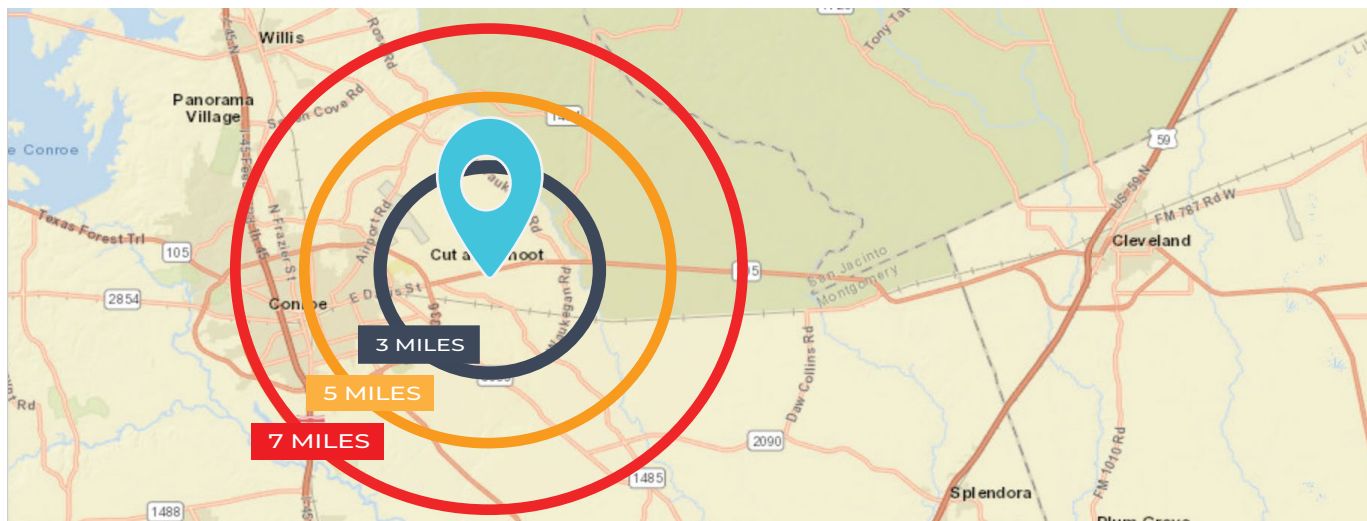


RETAIL MAP





# DEMOGRAPHICS





REGIONAL MAP





## 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.



REPRESENTATIVE PHOTO



Website:

**[www.familydollar.com](http://www.familydollar.com)**

Moody's:

**Ba2**

Stock Symbol:

**DLTR**

Revenue:

**\$10.489  
Billion**

Historic Default Rates:

**6.29%**

Number of Locations:

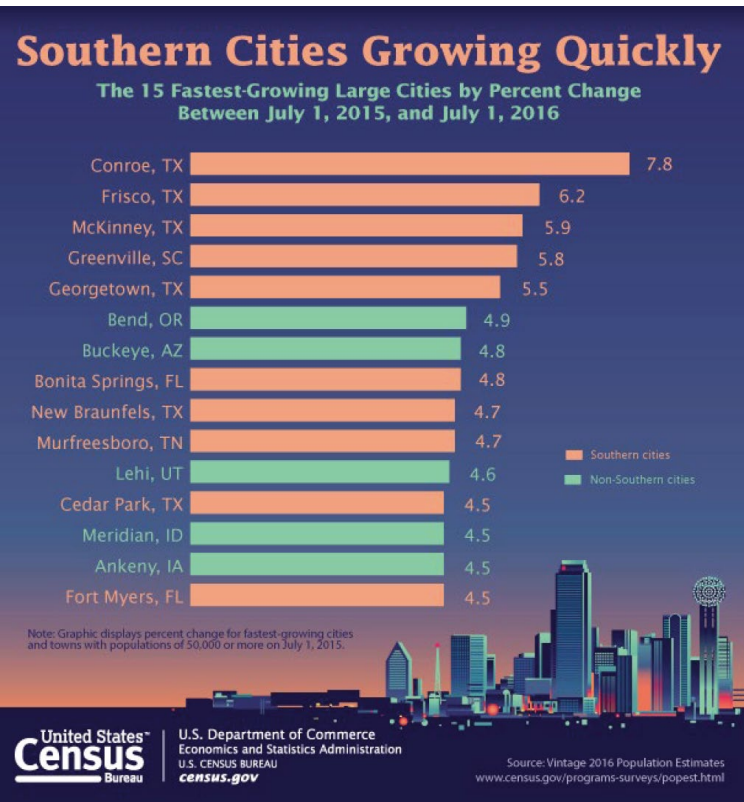
**14,835+**

Number of Employees:

**60,000 (2015)**



# MARKET OVERVIEW



## Conroe, TX

### ABOUT THE CITY

#### CITY OF CONROE, TEXAS #1 FASTEST-GROWING LARGE CITY IN THE U.S.!

The county seat for bustling Montgomery County is the fastest-growing city in the country among cities with more than 50,000 residents, according to the latest U.S. Census Bureau figures. There's Grand Central Park, a 2,046-acre master-planned community being built on the city's south side, on the former Camp Strake Boy Scouts property. There's the new 5,400-home community by The Woodlands Development going up on the north side of Conroe. The 385-acre Exxon Mobil campus just across the county line.

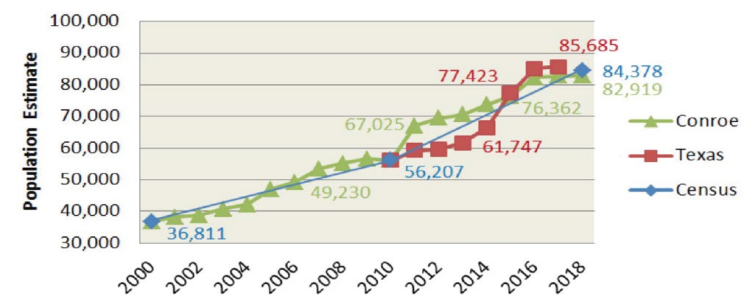
In 2015, it was one of the 13 fastest-growing cities by percentage, ranking sixth below other Texas cities like San Marcos, Georgetown and Frisco. The next year, according to Census numbers released Thursday, Conroe zoomed to the top spot and became the headline on news stories across the country.

Forty miles north of downtown Houston, Conroe is the county seat of one of the fastest growing counties in Texas. Montgomery County netted more than 19,700 residents between July 2015 and July 2016, as Houston-area suburbs continued to expand.

In fact, Texas had four of the five fastest-growing large cities in the U.S., each near a major city. Following Conroe were the Dallas suburbs of Frisco and McKinney, which grew by 6.2 percent and 5.9 percent, respectively. Georgetown, an Austin suburb, was the fifth-fastest growing city with a population increase of 5.5 percent.

Officials in the Texas cities and the state's demographer attribute the growth to various factors, including the state's robust jobs market and the cities' diversified economies, lower costs of living and skilled workforces that earn higher wages.

### Population Growth City of Conroe, Texas







**FAMILY DOLLAR**

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