



**LOW PRICE POINT TEXAS FAMILY DOLLAR**

**\$522,580**

301 N MAIN ST, ANDREWS, TX 79714

7.75% CAP

Actual Property

TRINITYREIS.COM





ANDREWS, TX

**\$522,580 | 7.75% CAP**

- Low Price Point Family Dollar - NN Lease and \$500K Price Point
- 5+ Years Remaining on Current Term
- Very Low Rent at \$4.72/PSF
- Strong Demographics - 1 Mile Population Over 10,000
- Located Across the Street From County Courthouse - Combined Traffic Counts Over 13,000+ Per Day
- Andrews is County Seat of Andrews, Texas and Has a Population over 13,000 and is Located 30 Miles North of Odessa

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

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**CHANCE HALES**

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**MATT DAVIS**

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## PROPERTY DETAILS:

Building Area:	<b>9,000 SF</b>
Land Area:	<b>.20 AC</b>
Year Built:	<b>1994</b>
Guarantor:	<b>Family Dollar Stores, Inc.</b>
Price (Psf):	<b>\$4.72/PSF</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>5+ Years</b>
Rent Commencement:	<b>9/29/1994</b>
Lease Expiration:	<b>12/31/2024</b>
Base Annual Rent:	<b>\$40,500</b>
Lease Type:	<b>NN</b>
Scheduled Rent Increases:	<b>None</b>
Options & Increases:	<b>Two (2), 5-Year; 10%*</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Landlord</b>
Roof & Structure:	<b>PAID BY Landlord</b>
HVAC:	<b>PAID BY Tenant</b>

\*Contact Agent for Details

## INCOME SUMMARY

Base Rent Income	\$42,500
Insurance Reimbursement	\$1,300
<b>Gross Income</b>	<b>\$43,800</b>

## EXPENSE SUMMARY

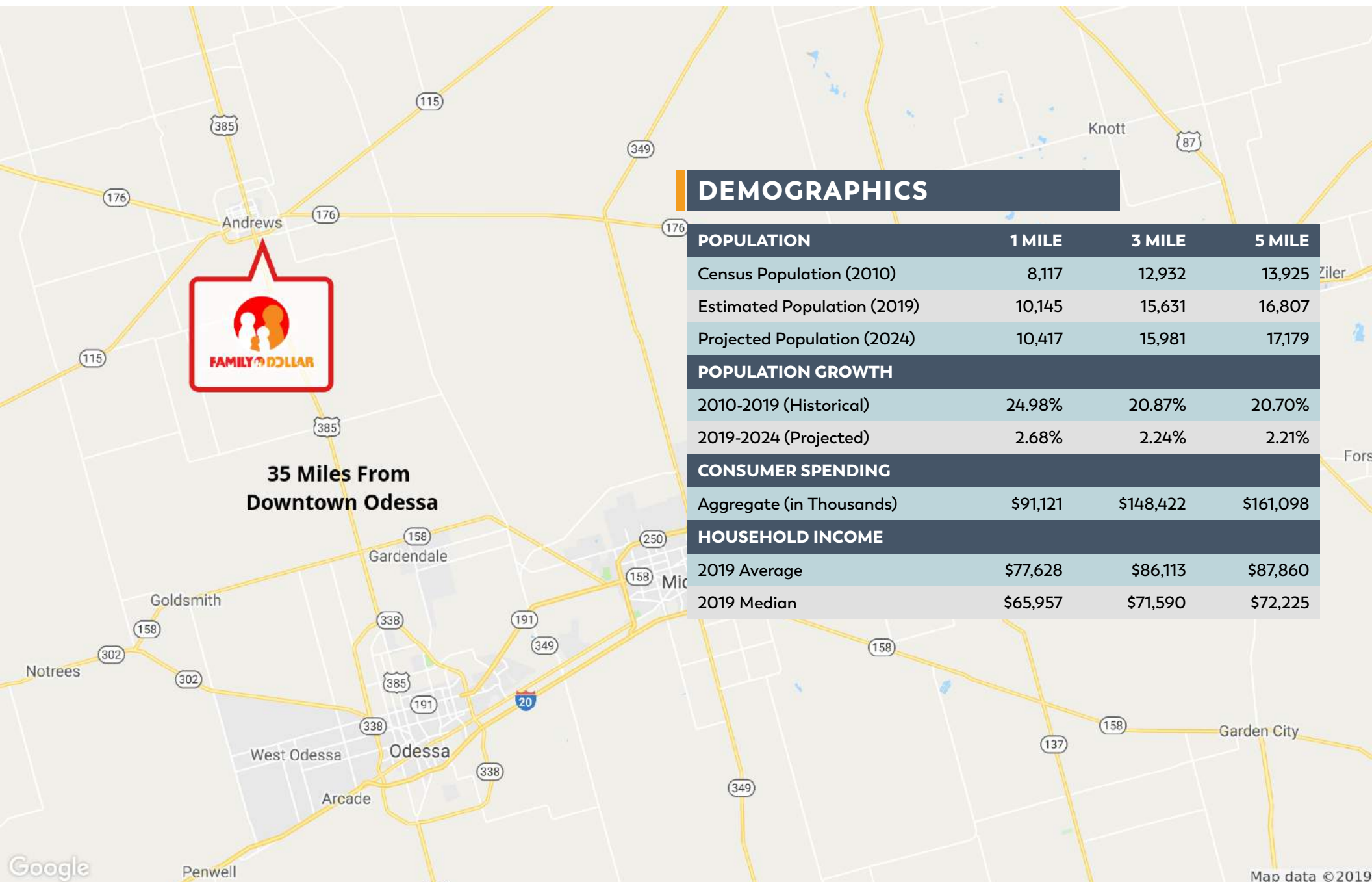
Insurance Cost (2019)	\$3,300
<b>Gross Expenses</b>	<b>\$3,300</b>
<b>Net Operating Income</b>	<b>\$40,500</b>

## INVESTMENT OVERVIEW

Price	\$522,580
Price per SF	\$58.06
Price per Unit	\$522,580
CAP Rate	7.75 %
Total Return (yr 1)	\$40,500

## OPERATING DATA

Total Scheduled Income	\$43,800
Operating Expenses	\$3,300
Net Operating Income	\$40,500



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	8,117	12,932	13,925
Estimated Population (2019)	10,145	15,631	16,807
Projected Population (2024)	10,417	15,981	17,179
POPULATION GROWTH			
2010-2019 (Historical)	24.98%	20.87%	20.70%
2019-2024 (Projected)	2.68%	2.24%	2.21%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$91,121	\$148,422	\$161,098
HOUSEHOLD INCOME			
2019 Average	\$77,628	\$86,113	\$87,860
2019 Median	\$65,957	\$71,590	\$72,225





Actual Property





Actual Property





Actual Property



## Key Demographics 5 Miles



Total Population  
2019  
16,807



Projected Growth  
2019 - 2024  
2.21%

**FAMILY DOLLAR**  
my family. my family dollar.™

**FAMILY DOLLAR**

Actual Property





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# RETAILER MAP

301 N MAIN ST | ANDREWS, TX





# RETAILER MAP

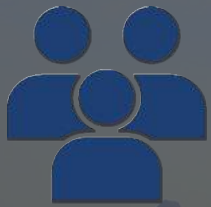
301 N MAIN ST | ANDREWS, TX





- Odessa, TX is part of the oil rich Permian Basin in West Texas. The Permian Basin stretches across more than 75,000 sq mi. of ranchland in West Texas and New Mexico.
- Odessa has an overall population of over 118,000, making it the 30th-most populous city in Texas. Odessa is the primary city in the Odessa MSA which has a combined population of over 280,000.
- In 2014, *Forbes* magazine ranked Odessa as the 3rd-fastest growing small city in the U.S.
- The University of Texas of the Permian Basin is a branch of the UT System located in Odessa, with current enrollment of over 6,000 students.
- Odessa's main industry is oil, but the city has also become home to major retail distribution centers for Family Dollar in 2003 and Coca-Cola in 2007.
- The American drama series and film, *Friday Night Lights*, was inspired by the Permian Panthers, one of the two high school football teams in Odessa.

## ODESSA 5 MILE RADIUS KEY DEMOGRAPHICS



26,469

2019 Total  
Population



\$71,598

2019 Average  
Household Income



10.50%

2019-2024  
Growth/Yr:  
Population



## TENANT SUMMARY

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

## STRATEGY

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 solid and scalable logistics network.



## TENANT DETAILS:

Tenant Name:	Family Dollar
Tenant Type:	General Merchandise Dollar Store
Guarantor:	Family Dollar Stores, Inc.
Ownership:	Public
No. of Locations:	14,581 as of July 2017
Website:	familydollar.com
Year Founded:	1953 / DLTR 1986
Credit Rating (Moody's):	Ba1 as of March 2017
No. of Employees:	176,800 as of May 2017
Headquartered:	Chesapeake, Virginia



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Actual Property



# 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.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015





# RINITY

## REAL ESTATE INVESTMENT SERVICES

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