



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

3701 Gulfway Drive | Port Arthur, TX 77642

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

2101 South IH 35, Suite 402
Austin, TX 78741
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Sands Investment Group Austin, LLC
BoR: Max Freedman - Lic. # 9004706

TODD LEWIS

Lic. # 703013

512.957.0597 | DIRECT
todd@SIGnnn.com

ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT
elan@SIGnnn.com

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,640 SF Family Dollar Located at 3701 Gulfway Drive in Port Arthur, Texas. This Opportunity Includes a Corporate Guaranteed Lease Situated on a 4-Way Intersection With More Than 69,800 Residents Living Nearby, Providing For a Secure Investment.



OFFERING SUMMARY

PRICE	\$1,371,428
CAP	7.00%
NOI	\$95,606
PRICE PER SF	\$158.73
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3701 Gulfway Drive Port Arthur, TX 77642
COUNTY	Jefferson
BUILDING AREA	8,640 SF
LAND AREA	0.92 AC
BUILT	2012

HIGHLIGHTS



Corporate Guaranteed Lease



Strategically Positioned With Strong Visibility on a Signalized, 4-Way Intersection



Combined Traffic Count of 9th Avenue and Gulfway Drive is Approximately 25,000 VPD



Excellent Demographics With Over 69,845 Residents Making an Average Household Income of \$57,177 Within a 5-Mile Radius



Ideally Located Within 1 Block of the Christus Healthcare Hospital Facility



Texas is One of the Few Income Tax Free States in the Country



Anticipated Population Growth of Over 7% For the Next 5 Years With Future Job Growth Estimated at 30.79% Over the Next 10 Years



Port Arthur is Host to the Largest Oil Refinery in the U.S.



30 Minutes South of Beaumont and 1.5 Hours East of Houston



Nearby Tenants Include: Shell, HEB, Boost Mobil, Sonic, Dollar General, Popeyes Louisiana Kitchen, Pizza Hut, Gulfway Pawn Shop, T-Mobile and King's Pharmacy



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 **CHRISTUS.**
SOUTHEAST TEXAS
St. Mary

 **INLAND ENVIRONMENTS**
Environmental & Demolition Contractors

Tyrell Elementary
School

9th Avenue

 **KING'S**
PHARMACY
 **LIBERTY TAX**
YOU DO LIFE. WE DO TAXES.

 **SUBWAY**

 **Drago**
HARDWARE CO.

 **TURIMEX**

Pioneer Park

 **FAMILY DOLLAR**

Renal Center of
Port Arthur LLC

Kingdom Dominion
Christian Center



Gulfway Dr



Valero Port
Arthur Refinery

MOTIVA

Parker's Building
Supply



Kim's Marine Supply

Gulfway Sales



Edison Square
Senior Community

Mitchell Auto Sales



St. James
Catholic Church



Chi's Beauty Salon



Pioneer Park

Pat Wood
Drug Store

Gulfway Dr

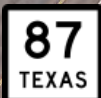


9th Avenue

Tiffany
Fashion's

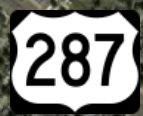
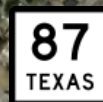
Uyen's
Restaurant

FAMILY DOLLAR



Kingdom Dominion
Christian Center

Renal Center of
Port Arthur LLC

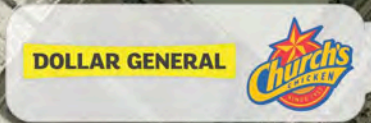


Gulfway Dr

Jefferson Dr



9th Avenue



CITY OVERVIEW

Port Arthur | Jefferson County | Texas

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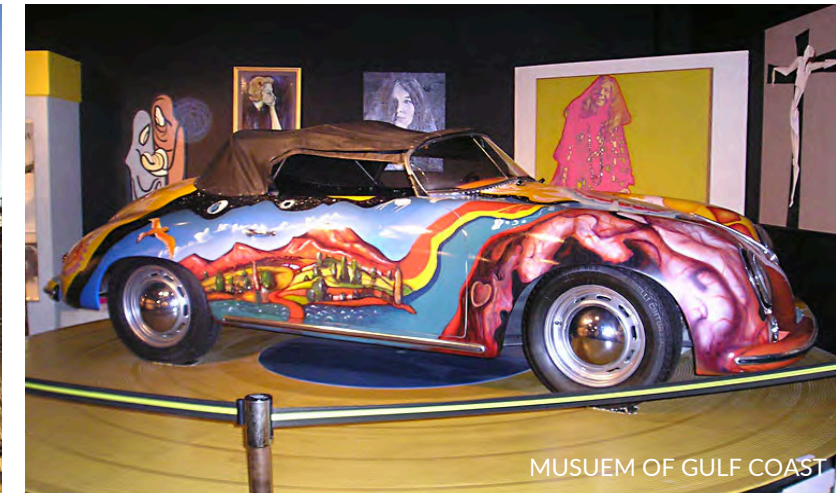
Port Arthur, TX

Port Arthur is a city in Jefferson County within the Beaumont-Port Arthur metropolitan area of the state of Texas. A small portion extends into Orange County. The city is host to the largest oil refinery in the United States, which is the 600,000 bpd Saudi Aramco - Motive Enterprises refinery. The city's 2017 estimated population was about 53,937 residents. The county's population, as a whole, has about 85,047 residents. The Rainbow Bridge across the Neches River connects Port Arthur to Bridge City. It city is located about 90 miles east of Houston.



Economy

Home to a large portion of U.S. refining capacity, Port Arthur is now seeing renewed investment in several key installations. Motive Enterprises is undertaking a major addition to its western refinery, expanding capacity to 600,000 barrels per day. This \$10.0 billion project is the largest US refinery expansion to occur in 30 years. Valero Refining completed a \$775 million expansion of its plant, and BASF/Fina commenced operations of a new \$1.75 billion gasification and cogeneration. These operations are supported by the Port of Port Arthur, one of Texas' leading seaports.



Contemporary Life

Port Arthur is home to the Museum of the Gulf Coast which is a spacious venue with geological, historical & cultural exhibits related to the region. The area also includes the Doornbos Heritage Park which is a open, green space with a playground, picnic shelters & paved paths, plus a small pond & fountain, for families to enjoy in the hot summer months. The city also includes the Rainbow Bridge, which is a Port Arthur important symbol. The bridge is a through truss bridge crossing the Neches River in Southeast Texas just upstream from the Sabine Lake.

DEMOGRAPHICS

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Family Dollar | 3701 Gulfway Drive | Port Arthur, TX 77642



Population

3-MILE

47,748

5-MILE

69,845

10-MILE

117,471



Average Household Income

3-MILE

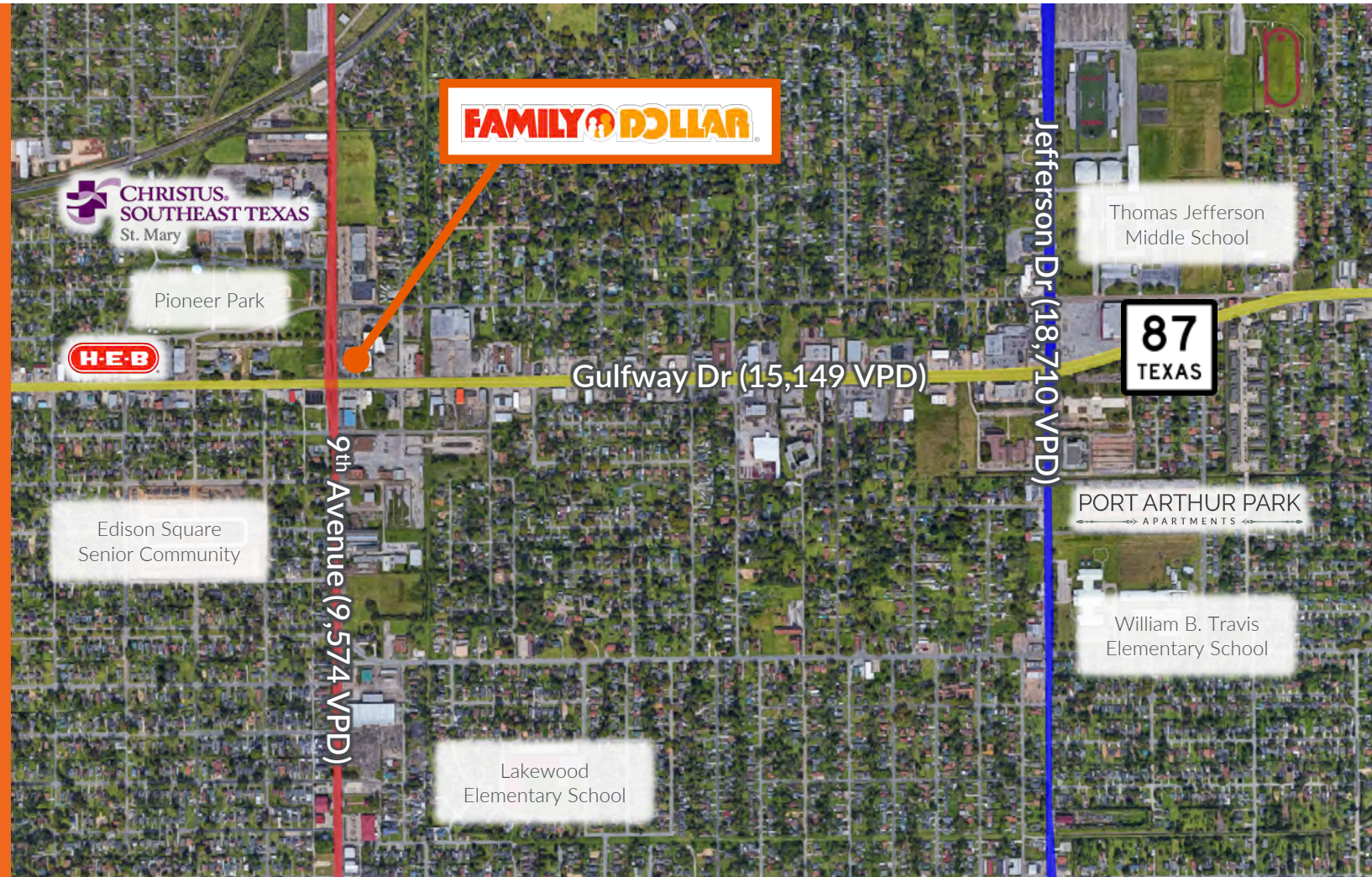
\$51,052

5-MILE

\$57,177

10-MILE

\$66,679



TENANT PROFILE

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CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 500 Company, now operates more than 15,273 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

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 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.



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1953



OF LOCATIONS
15,237+



HEADQUARTERS
Chesapeake, VA



WEBSITE
familydollar.com
dollartree.com

LEASE SUMMARY

TENANT	Family Dollar Stores of Texas, LLC
PREMISES	A Building of Approximately 8,640 SF
LEASE COMMENCEMENT	September 24, 2012
LEASE EXPIRATION	September 30, 2022
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	10% at Options 2-6
LEASE TYPE	Double Net (NN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Landlord Reimbursed By Tenant
INSURANCE	Landlord Reimbursed By Tenant
COMMON AREA	Tenant/ Landlord Shared (Landlord Will Reimburse Any Asphalt or Concrete Repairs in Excess of \$1,000)
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord Exterior (Tenant Maintains Interior)
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image

RENT ROLL

Family Dollar | 3701 Gulfway Drive | Port Arthur, TX 77642



Actual Property Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Family Dollar	8,640 SF	\$95,606	\$11.06	10%	At Options 2-6	09/24/2012	09/30/2022	6 x 5 Years



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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