

Family Dollar

Yoakum, Texas - \$999,045

Prepared by

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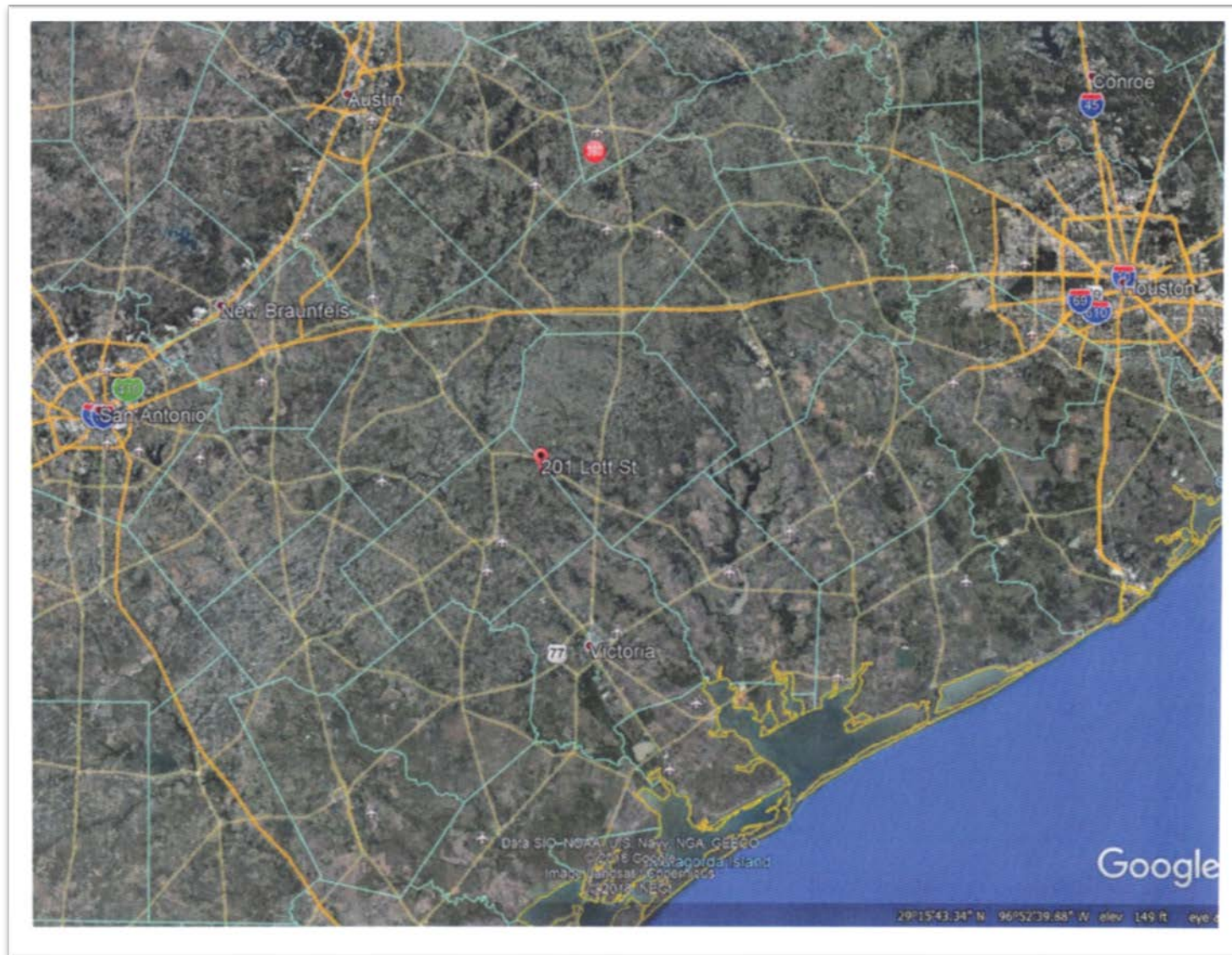
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Fact Sheet

Location:	201 Lott Street Yoakum, TX 77995
Size:	Building 8,400 Sq. Ft.
Site:	.48 Acre, 150' Frontage
Description:	Rectangular Shape
Built:	2013
Bay Depth:	N/A
Parking:	<u>21</u> Spaces or <u>2.5</u> per 1,000 s.f.
Traffic Count:	Daily – 10,000
Lease:	Double Net – Landlord's only responsible for roof and structure
Lease Expiration:	September 30, 2023
Lease Term:	10 Year, 5 – 5 Year Options
Rent Increases:	10% Every 5 Years
Environmental:	Clean
Roof:	Metal
Net Operating Income:	<u>\$79,924</u>
Price:	<u>\$999,045</u>
Capitalization Rate:	<u>8%</u>
Tenant:	Family Dollar Stores of Texas, LLC
Guaranty:	Family Dollar Stores, Inc.

LOCATOR MAP



AERIAL PHOTO – 1



AERIAL PHOTO – 2



Representative Photo



[illegible]

LOCAL RETAIL



RENTAL SCHEDULE

Lease Expires: September 30, 2023

PERIOD	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
Original Term:			
Years 1-10	\$79,924	\$6,660	
Years 11-15	\$87,916	\$7,326	10%
Years 16-20	\$96,708	\$8,056	10%
Years 21-25	\$106,378	\$8,864	10%
Years 26-30	\$117,015	\$9,757	10%
Years 31-35	\$128,717	\$10,726	10%

DEMOGRAPHICS 1

Demographics

Population

	1 mile	3 miles	5 miles
Total Population	1,387	3,451	4,670

Source: U.S. Census Bureau, 2017 American Community Survey, Tables B01003

Age Breakdown

	1 mile		3 miles		5 miles	
Total Population	1,387		3,451		4,670	
9 & under	171	12%	481	14%	646	14%
10 to 19	275	20%	549	16%	734	16%
20 to 29	171	12%	428	12%	542	12%
30 to 39	165	12%	465	13%	632	14%
40 to 49	159	11%	347	10%	449	10%
50 to 59	109	8%	363	11%	542	12%
60 to 69	199	14%	422	12%	575	12%
70 & over	138	10%	396	11%	551	12%

Source: U.S. Census Bureau, 2017 American Community Survey, Tables B01001

Race & Ethnicity

	1 mile		3 miles		5 miles	
Total Population	1,387		3,451		4,670	
White	452	33%	1,495	43%	2,196	47%
Black	157	11%	410	12%	475	10%
American Indian	0	0%	0	0%	0	0%
Asian	0	0%	0	0%	0	0%
Pacific Islander	0	0%	0	0%	0	0%
Other race	0	0%	0	0%	0	0%
Two or more races	15	1%	26	1%	46	1%
Hispanic	764	55%	1,521	44%	1,953	42%

Source: U.S. Census Bureau, 2017 American Community Survey, Tables B03002

DEMOGRAPHICS 2

Age by Gender Breakdown

	1 mile		3 miles		5 miles	
Total Population	1,387		3,451		4,670	
Total Male	575	41%	1,593	46%	2,220	48%
Male - 9 & under	54	4%	188	5%	265	6%
Male - 10 to 19	100	7%	281	8%	405	9%
Male - 20 to 29	58	4%	184	5%	242	5%
Male - 30 to 39	83	6%	195	6%	268	6%
Male - 40 to 49	66	5%	187	5%	256	5%
Male - 50 to 59	58	4%	181	5%	269	6%
Male - 60 to 69	107	8%	238	7%	305	7%
Male - 70 & over	50	4%	140	4%	210	4%
Total Female	812	59%	1,858	54%	2,450	52%
Female - 9 & under	117	8%	293	8%	381	8%
Female - 10 to 19	175	13%	268	8%	329	7%
Female - 20 to 29	113	8%	245	7%	300	6%
Female - 30 to 39	82	6%	270	8%	364	8%
Female - 40 to 49	93	7%	160	5%	193	4%
Female - 50 to 59	51	4%	183	5%	273	6%
Female - 60 to 69	92	7%	184	5%	270	6%
Female - 70 & over	88	6%	256	7%	341	7%

Source: U.S. Census Bureau, 2017 American Community Survey, Tables B01001, B01003

Income

Mean Household Income (Yoakum, Texas in 2017)					\$48,668	
	1 mile		3 miles		5 miles	
Median Household Income (in 2017 inflation adjusted dollars)	\$41,760		\$43,291		\$44,248	
Households	490		1,278		1,727	
Less than \$25,000	134	27%	328	26%	429	25%
\$25,000 to \$49,999	173	35%	411	32%	544	31%
\$50,000 to \$74,999	102	21%	242	19%	301	17%
\$75,000 to \$99,999	49	10%	156	12%	224	13%
\$100,000 to \$199,999	25	5%	103	8%	167	10%
\$200,000 or more	6	1%	38	3%	63	4%

Source: U.S. Census Bureau, 2017 American Community Survey, Tables B19001, B19013

SUMMARY

Relocation, Relocation, Relocation

That says it all. Six years ago Family Dollar moved out of an in-line location in a shopping center and moved across the street and built a free standing building on a corner directly across from HEB Grocery. The only grocery in Yoakum.

Family Dollar are meeting their projected goals in sales.

The area population is approximately 6,000. Yoakum is an active, thriving area, verified by the fact that the population has increased over 5% since 2000.

The director of Yoakum's economic department stated that Yoakum has a diverse economy due to many types of industry. The retail market is strong, verified by the fact that three national tenants (Ace Hardware, O'Reillys, and anytime fitness) have recently opened up locations there, and more are expected.

The building is only six years old.

From a competition point of view. There is a Dollar General in Yoakum, but it is an old building on a side street in line. The nearest Family Dollar is over 20 miles away. The nearest Dollar Tree is over 30 miles away.

In summary, you have a six-year-old relocation Family Dollar. Located across from the only grocery store in Yoakum. Meeting its projected sales. Whose town is growing and thriving. With many new national retailers. And only one other dollar store within 20 miles.