



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

5835 Ruben M. Torres Blvd | Brownsville, TX 78526



# EXCLUSIVELY MARKETED BY:

2



**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

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# TABLE OF CONTENTS

3

Dollar Tree | 5835 Ruben M. Torres Boulevard | Brownsville, TX 78526



## Investment Overview

Investment Summary  
Investment Highlights

## Property Overview

Location Map  
Aerial Maps  
Retail Map

## Area Overview

City Overview  
Demographics

## Tenant Overview

Tenant Profile

## Lease Abstract

Lease Summary  
Rent Roll



# INVESTMENT SUMMARY

4

Sands Investment Group is Pleased to Exclusively Offer For Sale the 10,000 SF Dollar Tree Located at 5835 Ruben M. Torres Boulevard in Brownsville, Texas. This Opportunity Includes a High Quality Tenant in a Highly Populated Area With Over 141,530 Residents Nearby, Providing For a Secure Investment.



Actual Property Image

## OFFERING SUMMARY

PRICE	\$1,119,375
CAP	8.00%
NOI	\$89,550
PRICE PER SF	\$111.94
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	5835 Ruben M. Torres Blvd Brownsville, TX 78526
COUNTY	Cameron
BUILDING AREA	10,000 SF
LAND AREA	1.36 AC
BUILT	2006



# HIGHLIGHTS



Strong Corporate Guarantee



Attractive 8% Cap Rate



Dual Access From FM 802 and Hwy 48 With a Combined 46,928 VPD at This Intersection



Strong Demographics With Over 141,530 Residents With an Average Household Income of \$46,346 in a 5-Mile Radius



Located Just North of Downtown Brownsville With Easy Access to the Mexico Border (30 Minutes) and the Town of Matamoros, Mexico With a Population of 450,000 Residents



Located 30 Minutes Away From the New, Revolutionary SpaceX Launch Site, Which is Expected to Create Over 500 Jobs, Bring in Over \$85 Million in Capital Investment to Brownsville and Generate Over \$51 Million in Annual Salaries



20 Minutes From the Texas Southmost College Serving Over 10,000 Students and the University of Texas Rio Grande Valley Serving Over 27,500 Students



Today Brownsville is the Largest City in the Rio Grande Valley With a Population of 183,823; it Covers Nearly 150-Miles and Has 350-Miles of Paved Streets; With an Assessed Valuation of More Than \$5 Billion, the City Has Nearly Quadrupled Its Wealth in the Past 15 Years; Brownsville Annually Hosts Thousands of Tourists Each Year



Just 10 Minutes From the Brownsville South Padre Island International Airport



Nearby Tenants Include: Whataburger, McDonald's, Wingstop, Subway, Little Caesars, Burger King, CVS, Church's Chicken, Dairy Queen, Murphy USA, AutoZone, Walmart Supercenter and NAPA Auto Parts





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Rivera Early College  
High School

Vermillion  
Elementary  
School



Dräger



4 Seasons  
RTV Resort

STORAGE  
DEPOT

CATO

PIZZA PATRÓN

Universal  
ENROLL



Amigo Pawn &  
Jewelry

Americas  
Best Value Inn



FRONTERA  
MEX-MEX GRILL

48  
TEXAS

 DOLLAR TREE



FAMILY DOLLAR

CVS



cricket  
wireless

Kiddos

Little Caesars

Advance  
Auto Parts

Ruben M Torres Blvd

metroPCS

Lourdes Blvd





Alton Motors

Garcia Middle School

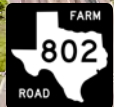
Kinder Fun

Restaurant Ebenezer

OneMain Financial  
LENDING DONE HUMAN



SUBWAY



metroPCS



Kiddies

cricket  
wireless

CVS

Ruben M Torres Blvd

FAMILY DOLLAR



Lourdes Blvd



 **DOLLAR TREE**

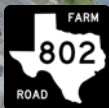
**NAPA**

**Advance  
Auto Parts**

**FAMILY DOLLAR**

**BURGER KING** **SUNOCO**

**SUBWAY**  **Little Caesars**  
**cricket metroPCS**



 **CVS pharmacy**

**PIZZA PATRÓN** **T-Mobile**   
**Church's** **CAFO** **MURPHY USA**

Ruben M Torres Blvd

 **QUALITY**

**48  
TEXAS**

 **AutoZone**

 **DQ**

 **WHATABURGER** 



# CITY OVERVIEW

Brownsville | Cameron County | Texas

10



CAMERON COUNTY COURTHOUSE

## Brownsville, TX

Brownsville is a city in Cameron County in the state of Texas. The city is located on the western Gulf Coast in South Texas, adjacent to the border with Matamoros, Mexico. The city covers 81.528 square miles and has an estimated population of about 183,823 residents as of 2017. It is the 131st-largest city in the United States and 16th-largest in Texas. It is part of the Brownsville-Matamoros conurbation, with a population of about 1,136,995 people. The city is known for its year-round subtropical climate, deep-water seaport and Hispanic culture.



BROWNSVILLE'S SEAPORT

## Economy

Brownsville's economic activity is derived from the service and manufacturing industries. The government and the University of Texas Rio Grande Valley are both large contributors to the local economy. Other prominent industries in Brownsville include education, aerospace and space transportation. Brownsville's economy is based mainly on its international trade with Mexico under the NAFTA. Brownsville has been recognized as having one of the best pro-business climates in the U.S., and has been ranked among the least expensive places to live in the country.



LAGUNA ATASCOSA NATIONAL WILDLIFE REFUGE

## Contemporary Life

Due to significant historical events, the city has multiple houses, museums, and battle sites listed under the National Register of Historic Places. It was the scene of several key events of the American Civil War, such as the Battle of Brownsville and the Battle of Palmito Ranch. Brownsville's idiosyncratic geographic location has made it a wildlife refuge center. The city is home to several state parks and historical sites being: Palo Alto Battlefield State Park, Laguna Atascosa National Wildlife Refuge, Boca Chica State Park, and Resaca de la Palma State Park.



# DEMOGRAPHICS

11

Dollar Tree | 5835 Ruben M. Torres Boulevard | Brownsville, TX 78526



## Population

3-MILE

53,910

5-MILE

141,530

10-MILE

220,519



## Average Household Income

3-MILE

\$47,928

5-MILE

\$46,346

10-MILE

\$50,279





# TENANT PROFILE

12



Dollar Tree Stores, Inc., is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates over 15,237 stores throughout the 48 contiguous U.S. state and five provinces in Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under Family Dollar.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1986



# OF LOCATIONS  
15,237+



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
dollartree.com  
familydollar.com



# LEASE SUMMARY

TENANT	Dollar Tree
PREMISES	A Building of Approximately 10,000 SF
LEASE COMMENCEMENT	March 15, 2007
LEASE EXPIRATION	March 31, 2022
LEASE TERM	2+ Years Remaining
RENEWAL OPTIONS	1 x 5 Years
RENT INCREASES	\$13/SF at Option
LEASE TYPE	Gross Lease
PERMITTED USE	Dollar Store
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Landlord/Tenant's Shared Responsibility
COMMON AREA	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image



# RENT ROLL

14

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## EXPENSE SUMMARY AVERAGE 2017 & 2018

ANNUAL RENTAL INCOME	\$125,000
Total Maintenance (NON CAM)	(\$7,757.86)
CAM	(\$2,375.76)
Taxes	(\$15,568.40)
Insurance	(\$4,565.41)
Property Mgt. Fee & Vacancy Factor (Approx. 4% of Gross Rental Income)	(\$5,182.57)
TOTAL OPERATING EXPENSE	(\$35,450)
NET OPERATING INCOME	\$89,550

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Dollar Tree	10,000 SF	\$125,000	\$12.50	\$13.00/SF	At Option	03/15/2007	03/31/2022	1 x 5 Year



# 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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