



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Family Dollar
2300 Mansfield Highway
Fort Worth, TX 76119

EXCLUSIVELY MARKETED BY:



TODD LEWIS

Lic. # 703013

512.957.0597 | DIRECT
todd@SIGnnn.com



MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT
matson@SIGnnn.com



ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT
elan@SIGnnn.com



MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com

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

www.SIGnnn.com

In Cooperation With Sands Investment Group
Austin, LLC Lic. # 9004706

TABLE OF CONTENTS

04

06

07

10

12

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,180 SF Family Dollar at 2300 Mansfield Highway in Fort Worth, Texas. This Opportunity Includes a High Quality Tenant With a Brand New 10 Year Lease Backed By a Strong Corporate Guarantee, Providing For a Secure Investment.

OFFERING SUMMARY

| | |
|--------------|-------------|
| PRICE | \$1,999,985 |
| CAP | 6.50% |
| NOI | \$129,999 |
| PRICE PER SF | \$217.86 |
| GUARANTOR | Corporate |

PROPERTY SUMMARY

| | |
|---------------|--|
| ADDRESS | 2300 Mansfield Highway Fort Worth, TX 76119 |
| COUNTY | Tarrant County |
| BUILDING AREA | 9,180 SF |
| LAND AREA | 1.163 AC |
| BUILT | 2019 - Under Construction |



HIGHLIGHTS

- Brand New 10 Year Lease Backed By a Strong Corporate Guarantee
- Investment Grade Tenant: Recent Upgrade to BBB-
- Ideally Located Along a Strong Retail Corridor With Access to a Primary Artery, I-35, Connecting Dallas/Fort Worth to the North and Austin/Southern Texas to the South
- 15 Minutes From Texas Christian University Serving Over 10,500 Students and Faculty
- 30 Minutes From Dallas Love Field and Dallas/Fort Worth International Airports
- 20 Minutes From the Famous Stockyard Stations - a Large Historic District With an Old West Vibe Offering Tours, Entertainment, Shops and Restaurants
- Conveniently Located 5 Minutes Away From Lake Arlington, One of the Areas Top Destinations For Boating, Fishing and Camping
- Tax-Free Income State
- Ranked the 13th Largest and One of the Fastest Growing Cities In the U.S., Fort Worth is Home to More Than 850,000 Residents
- Nearby Tenants Include: Walmart, CVS, Goodwill, Save-a-Lot, Dollar General, AutoZone, Church's Chicken, KFC, Little Caesar's Pizza and O'Reilly Auto Parts



LEASE SUMMARY

| | |
|------------------------|--------------------------------------|
| TENANT | Family Dollar |
| PREMISES | A Building of Approximately 9,180 SF |
| LEASE COMMENCEMENT | TBD - October 2019 |
| LEASE EXPIRATION | October 31, 2029 |
| LEASE TERM | 10 Years |
| RENEWAL OPTIONS | 6 x 5 Years |
| RENT INCREASES | 5% at Options |
| LEASE TYPE | NN+ |
| PERMITTED USE | Dollar Store |
| PROPERTY TAXES | Landlord's/Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA | Landlord's/Tenant's Responsibility |
| ROOF & STRUCTURE | Landlord's Responsibility |
| REPAIRS & MAINTENANCE | Landlord's/Tenant's Responsibility |
| HVAC | Tenant's Responsibility |
| UTILITIES | Tenant's Responsibility |
| RIGHT OF FIRST REFUSAL | No |

SQUARE
FOOTAGE

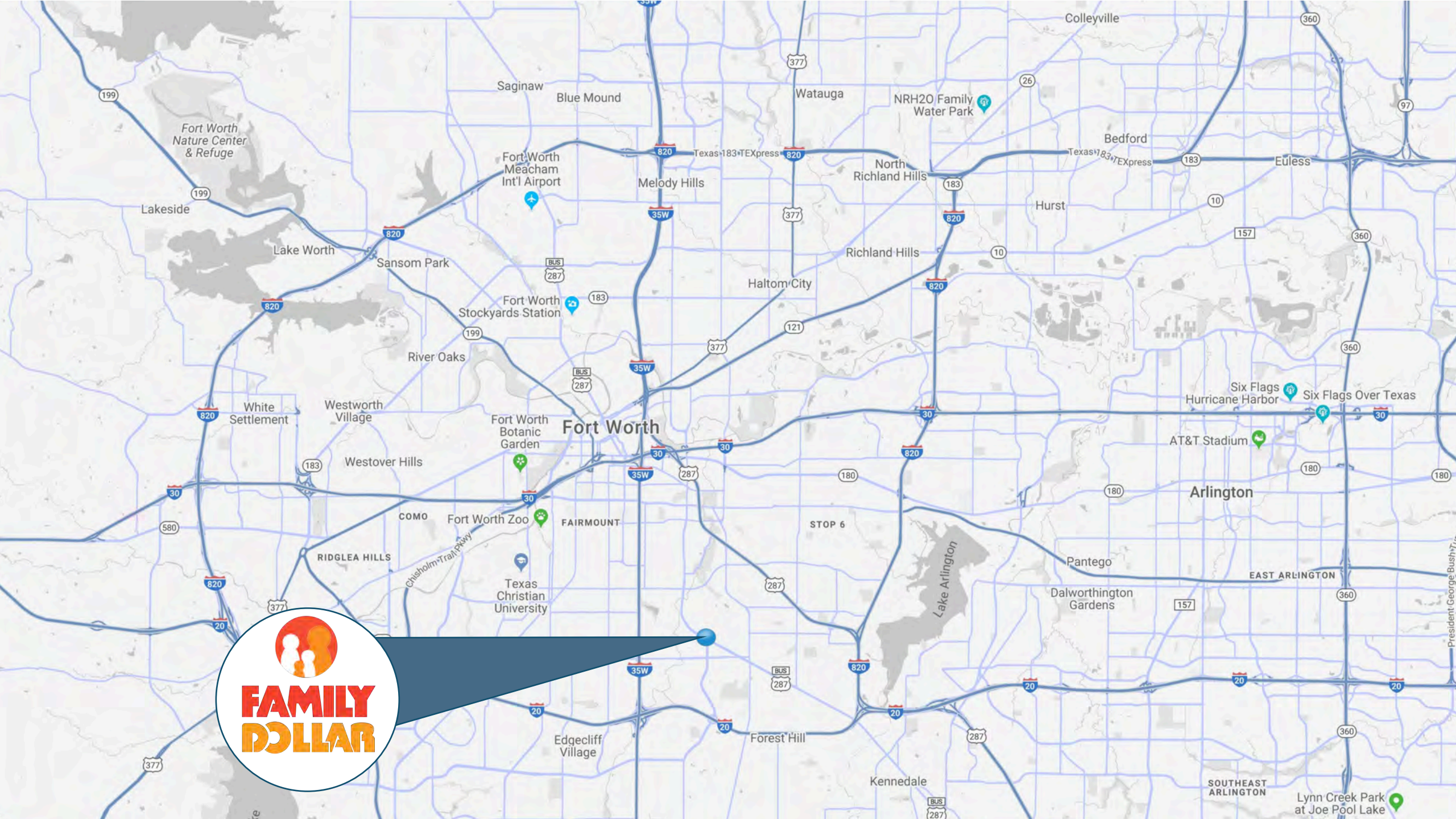
ANNUAL
BASE RENT

RENT
PER SF

9,180 SF

\$129,999

\$14.16





Glencrest 6th
Grade School



Mansfield Hwy



Pilgrim Valley
Missionary
Baptist Church



X-Ray Sales
& Services



M & M Computers



Star Tires



Federal Medical
Center

O.D. Wyatt
High School



Clifford Davis
Elementary School

Campus Dr

E Seminary Dr



AutoZone **FAMILY DOLLAR**
DOLLAR GENERAL **Advance Auto Parts**

Burlington **ROSS** **Fiesta**
DRESS FOR LESS
CHUCK E. CHEESE'S **CITITRENDS** **THE CHILDREN'S PLACE**
SONIC **PIZZA PATRÓN** **MELROSE**
Smile Brands Group **T-Mobile** **SHOE SHOW**
DOLLAR TREE **Foot Locker**
cricket **CHASE** **Firestone** **metroPCS** **Sprint**

goodwill

AutoZone **Save a lot**
Chevron **CVS pharmacy**

Little Caesars **Chirros**

O'Reilly **Exxon**

Bank of America **Denny's** **VALERO** **Shell**
Pep Boys

TACO CABANA **NAPA** **6**
Jack in the box **WHATABURGER** **Days Inn**

FAMILY DOLLAR

Kentucky Fried Chicken **Shell**

FAMILY DOLLAR **DOLLAR GENERAL**
Advance Auto Parts **metroPCS**

Do it Best

FAMILY DOLLAR **metroPCS** **McDonald's**



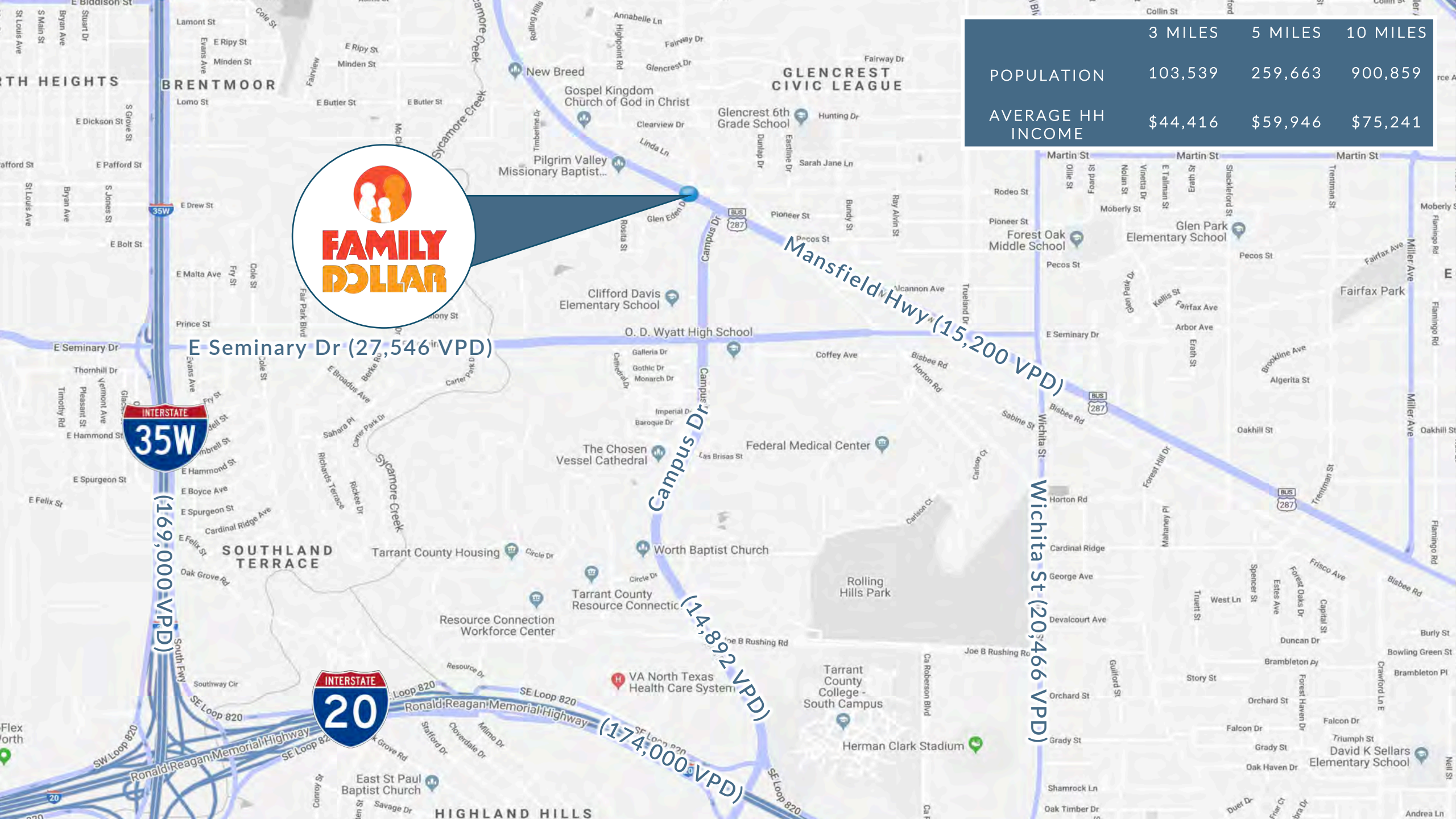
Starbucks **Wendy's** **CHASE** **Schlotzsky's**
Taco Bueno **QuikTrip** **McDonald's** **VALERO**
Chicken EXPRESS **Hampton by HILTON** **Pizza Hut**

Fort Worth is the 16th-largest city in the United States and the fifth-largest city in the state of Texas. It is the county seat of Tarrant County, covering nearly 350 square miles and has an estimated population of about 874,168 residents. Fort Worth is a part of the Dallas- Fort Worth Metroplex. The population of the Dallas- Fort Worth Metroplex is 7,399,662 according to the 2017 U.S. Census, making it the largest metropolitan area in Texas, the largest in the South, the fourth-largest in the United States, and the seventh-largest in the Americas. Fort Worth is home to the Van Cliburn International Piano Competition and several world-class museums designed by internationally known contemporary architects.

The city is stimulated by several university communities: Texas Christian University, Texas Wesleyan, University of North Texas Health Science Center, and Texas A&M University School of Law, and many multinational corporations, including Bell Helicopter, Lockheed Martin, American Airlines, BNSF Railway, Pier 1 Imports, XTO Energy and Radio Shack. In 2016 the Dallas-Fort Metroplex's economy surpassed Houston, Texas to become the fourth largest in the U.S., with a 2016 real GDP just over \$511 billion. As such, the metropolitan area's economy is ranked 17th largest in the world. As of January 2017, the metropolitan job count has increased to 7,558,200 jobs. Dallas-Fort Worth is home to 22 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the nation.

Fort Worth is home to the celebrated Stockyards National Historic District. Full of old-west themed entertainment and shopping, it also has several museums dedicated to the old ranches to give tourists a feel for the authentic cowboy life. Today, the city welcomes nearly nine million visitors annually, who come for work and play, enjoying Fort Worth's wide range of things to do. In addition to historic sites, Fort Worth is home to several art museums, beautiful public spaces including the oasis-like Water Garden, entertainment venues like Bass Performance Hall, and shopping galore in areas like Sundance Square.





| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 103,539 | 259,663 | 900,859 |
| AVERAGE HH INCOME | \$44,416 | \$59,946 | \$75,241 |

E Seminary Dr (27,546 VPD)

Mansfield Hwy (15,200 VPD)

Campus Dr (14,892 VPD)

Wichita St (20,466 VPD)

SE Loop 820 (174,000 VPD)



TENANT PROFILE

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 200 Company, now operates more than 15,237 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, 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

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 sub agency 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.

EXCLUSIVELY MARKETING BY:

TODD LEWIS

Lic. # 703013

512.957.0597 | DIRECT
todd@SIGnnn.com

MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT
matson@SIGnnn.com

ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT
elan@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com



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 Lic. # 9004706



Family Dollar
2300 Mansfield Highway
Fort Worth, TX 76119