



FAMILY DOLLAR

CHAPARRAL, NM



CAPITAL PACIFIC



REPRESENTATIVE PHOTO

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FAMILY DOLLAR

533 SOUTH COUNTY LINE DRIVE, CHAPARRAL, NM 88081

\$1,280,000

PRICE

7.35%

CAP

LEASABLE SF

9,180 SF

LAND AREA

1.19 AC

LEASE TYPE

NN

LEASE EXPIRATION

09/15/2029

YEAR BUILT

2019

PARKING

31 SPACES

New construction 10-year lease featuring six 5-year options

Store opening/rent commencement anticipated for September 16, 2019

Subject Property is situated in a bedroom community of El Paso, TX within the El Paso-Las Cruces CSA

Located within 3 blocks of Chaparral High School, Sunrise Elementary School, and Dona Ana Community College

Fort Bliss, Biggs Army Airfield, White Sands Military Range, and El Paso International Airport are all a 30-minute drive from Subject Property

Approximately 86,000 residents with average household incomes exceeding \$61K within a 10-mile radius

Investment Highlights

THE OFFERING provides an opportunity to acquire a brand new construction Family Dollar located in Chaparral, New Mexico, with store opening / rent commencement anticipated for September 16, 2019. The lease features a new 10-year lease with six 5-year options to extend.

THE SUBJECT PROPERTY is a part of the El Paso-Las Cruces CSA with an estimated population of 1.06 million residents. It is located just three blocks away from Sunrise Elementary School, Chaparral High School, and Dona Ana Community College, as well as a thirty-minute drive to El Paso International Airport. **Fort Bliss, which is the second-largest U.S. Army installation** (more on page 12), Biggs Army Airfield, and White Sands Missile Range are also located thirty minutes from the subject property.

Chaparral, NM is a community of an estimated 14,631 residents in Otero County. Located 23 miles from the El Paso, TX, the city is situated on the New Mexico-Texas border. Within ten miles of Chaparral, there are 86,327 residents with an average household income exceeding \$61,000.

FAMILY DOLLAR WAS ACQUIRED by Dollar Tree, Inc. in 2015. The acquisition price for Family Dollar was \$9 billion in cash and Dollar Tree stock. The combined Dollar Tree-Family Dollar entity is now the largest discounter in North America with over 15,000 stores in 48 states and Canada, with plans to open another 550 stores in 2019. Both brands continue to operate separately.



FAMILY DOLLAR HAS OVER 8,220 LOCATIONS IN 48 STATES AND CANADA

Contact the team

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**IN CONJUNCTION WITH
NM LICENSED BROKER:**

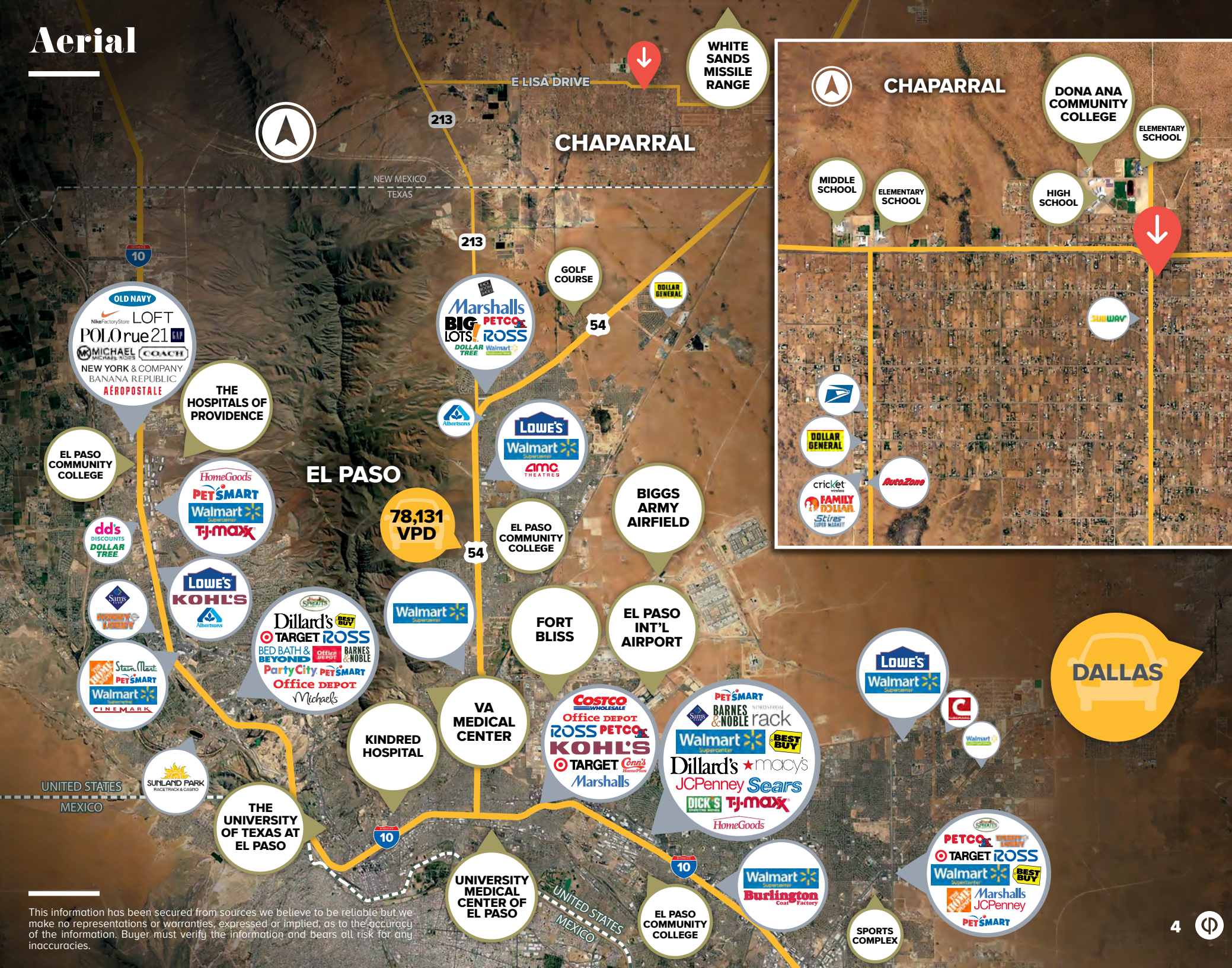
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Aerial



Income & Expense

PRICE **\$1,280,000**

Capitalization Rate: **7.35%**

Building Size (SF): 9,180

Lot Size (AC): 1.19

STABILIZED INCOME PER SQUARE FOOT

Scheduled Rent \$10.35 \$95,000

Effective Gross Income \$10.35 \$95,000

LESS PER SQUARE FOOT

Taxes NNN \$0.00

Insurance NNN \$0.00

Roof & Structure Reserve (\$0.10) (\$918.00)

Total Operating Expenses NNN (\$918.00)

EQUALS NET OPERATING INCOME **\$94,082**

REPRESENTATIVE PHOTO



Rent Roll

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	Sq. Ft.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/Ft	Year Rent/Ft
Family Dollar	9,180	9/16/2019	9/15/2029	\$95,000	\$7,916.67	\$95,000	\$0.86	\$10.35
	Option 1	9/16/2029	9/15/2034		\$8,312.50	\$99,750	\$0.91	\$10.87
	Option 2	9/16/2034	9/15/2039		\$8,728.08	\$104,736.96	\$0.95	\$11.41
	Option 3	9/16/2039	9/15/2044		\$9,164.50	\$109,974	\$1.00	\$11.98
	Option 4	9/16/2044	9/15/2049		\$9,622.75	\$115,473	\$1.05	\$12.58
	Option 5	9/16/2049	9/15/2054		\$10,103.84	\$121,246.08	\$1.10	\$13.21
	Option 6	9/16/2054	9/15/2059		\$10,609.08	\$127,308.96	\$1.16	\$13.87
TOTALS:				\$95,000	\$7,917	\$95,000	\$0.86	\$10.35

Site Plan



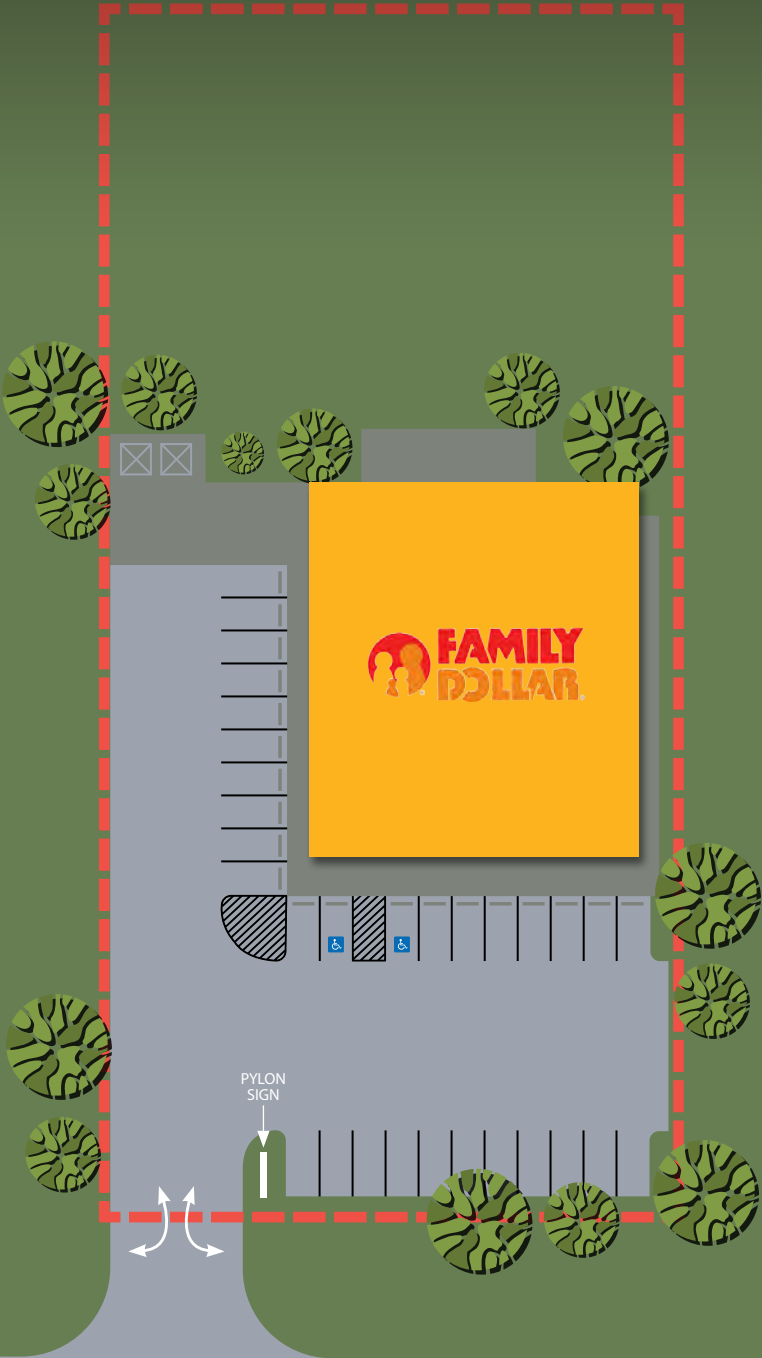
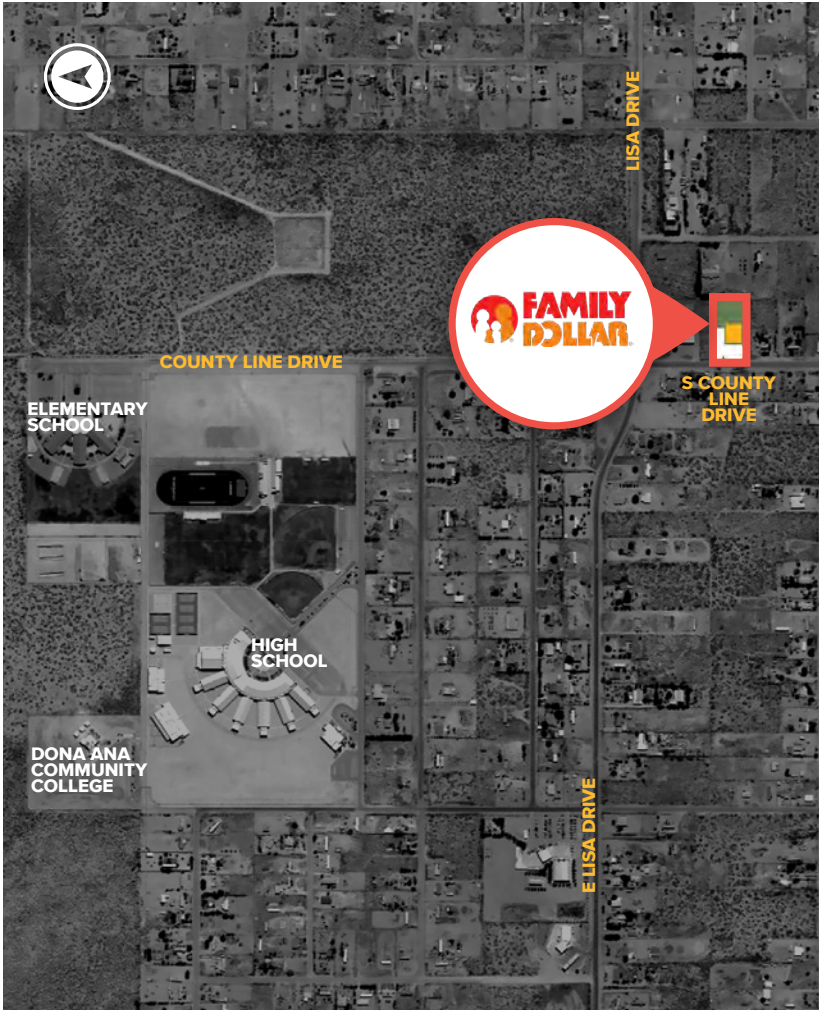
9,180
RENTABLE SF



1.19
ACRES



31
SPACES



S COUNTY LINE DRIVE

This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Lease Abstract

PREMISES & TERM

TENANT	Family Dollar Stores of New Mexico, Inc., a Virginia corporation
BUILDING SF	9,180 SF
LAND AREA	1.19 AC
LEASE TYPE	NN
TERM	10 Years
OPTIONS	Six 5-year Options

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
9/16/2019 - 9/15/2029	\$7,916.67	\$95,000

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 9/16/2030 - 9/15/2035	\$8,312.50	\$99,750
#2. 9/16/2036 - 9/15/2041	\$8,728.08	\$104,736.96
#3. 9/16/2042 - 9/15/2047	\$9,164.50	\$109,974
#4. 9/16/2048 - 9/15/2053	\$9,622.75	\$115,473
#5. 9/16/2054 - 9/15/2059	\$10,103.84	\$121,246.08
#6. 9/16/2060 - 9/15/2065	\$10,609.08	\$127,308.96

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

EXPENSES

LANDLORD'S OBLIGATIONS

Roof and Structure. 20 year special inspection warranty.

TAXES

Tenant shall reimburse Landlord for Real Estate Taxes on the Demised Premises.

INSURANCE

Landlord will obtain and keep in force a commercial property insurance policy covering the Demised Premises. Tenant will obtain and keep in force a commercial general liability insurance policy with limits of not less than \$2 million for each occurrence and \$4 million general aggregate insuring Tenant against liability for bodily injury, death, and property damage with respect to occurrences in the Demised Premises. Tenant will reimburse Landlord for the insurance premium for the insurance Landlord is required to carry.

UTILITIES

Tenant is responsible for direct payment of all utilities to the appropriate billing authority.

Tenant Overview



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FAMILY DOLLAR

ABOUT FAMILY DOLLAR

With over 8,200 stores in 48 states and Canada, Family Dollar is the nation's second-largest dollar store. The company also operates nine distribution centers that are each over 900,000 SF.

Family Dollar stores are low-format and are located in low and middle-income rural and urban areas. Most goods and groceries (national brands, Family Dollar private labels, and unbranded items) are sold at a variety of discounted prices, the majority of which are under \$10. Consumables (food, health, beauty aids, and household items) account for about two-thirds of sales. Family Dollar also sells apparel, shoes, and linens.

In July 2015, Family Dollar was acquired by Dollar Tree, Inc. The acquisition price for Family Dollar was \$9 billion in cash and Dollar Tree stock. The combined Dollar Tree-Family Dollar entity is now the largest discounter in North America with over 15,000 stores in 48 states and Canada with annual sales over \$219 billion. Both brands continue to operate separately.


For fiscal 2018, Family Dollar's net sales were at a record \$22.82 billion.

8,200+


LOCATIONS IN 48
STATES AND CANADA

Demographics

POPULATION

	3-MILES	5-MILES	10-MILES
2010	12,382	15,207	74,352
2019	14,424	19,360	86,327
2024	15,149	20,633	91,744

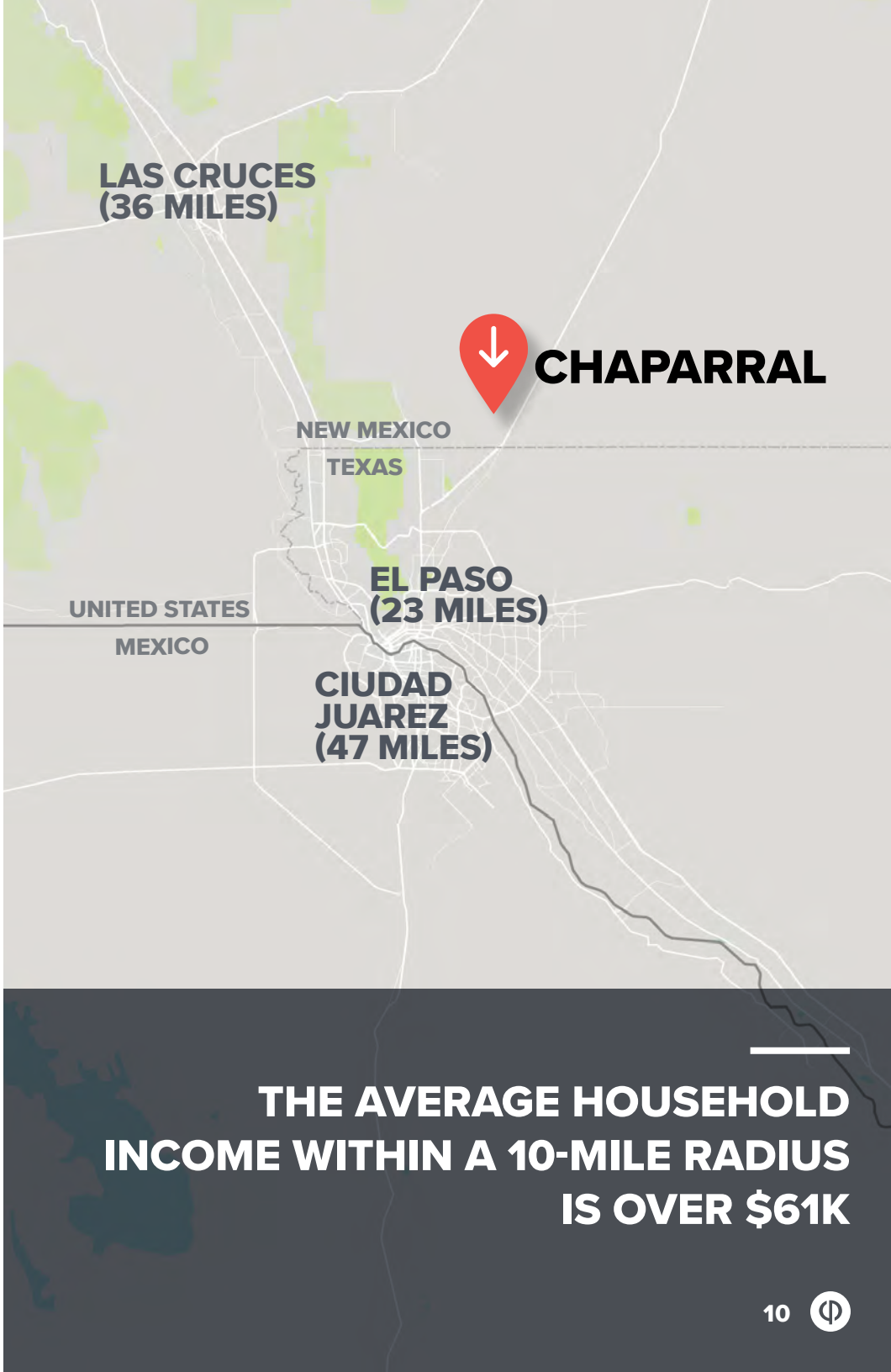
2019 HH INCOME

	3-MILES	5-MILES	10-MILES
Average	\$40,628	\$44,731	\$61,262
Median	\$43,866	\$48,957	\$69,170

TOP EMPLOYERS IN NEW MEXICO

EMPLOYER	# OF EMPLOYEES
University NM Board of Regents	12,000
Los Alamos National Laboratory	11,000
Sandia Corp	8,761
University of New Mexico	5,566
Da Vita Medical Group NM	5,000

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**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 10-MILE RADIUS
IS OVER \$61K**

CHAPARRAL, NEW MEXICO



EL PASO, TEXAS

CHAPARRAL is a small college town located along the southern border of New Mexico and just 23 miles north of El Paso, Texas. With an estimated population of 14,631 residents, Chaparral is situated 36 miles to the south of Las Cruces, a small agricultural and transportation center home to 17,000 New Mexico State University students. It is also the gateway to historic, geologic, and recreational sites, including White Sands National Monument, San Andres National Wildlife Refuge, and Lincoln National Forest. The area's large employers include the NMSU, the White Sands Missile Range, a NASA test center and various government and health care institutions.

EL PASO, TX is home to 682,669 residents, as well as the University of Texas at El Paso and the Texas Tech University Health Sciences Center at El Paso. As education is a driving force in El Paso's economy, the University of Texas at El Paso (UTEP) enrolls over 25,000 students each year, with an annual budget of nearly \$500 million and a local economic impact of \$1.4 billion.

The U.S. Census Bureau compared population estimates from 2010 to 2018 and it shows that El Paso has experienced 5% growth since 2010, and is predicted to reach 725,512 by 2022.

1.06 MILLION



**EL PASO-LAS CRUCES
CSA POPULATION**



FORT BLISS IS THE SECOND-LARGEST U.S. MILITARY BASE

FORT BLISS is home to the 1st Armored Division, 11th Air Defense Artillery Brigade, and the 5th Army Brigade. It also hosts the Army's Sergeants Major Academy. With headquarters in El Paso, Texas, the post has 1.33 million acres of land stretching from the western tip of Texas north into New Mexico. The base is the **second-largest Army installation in the United States**.

Since its establishment in 1848, Fort Bliss trains, sustains, mobilizes, and deploys members of the joint task force to conduct global, full-spectrum operations in support of the national military strategy, while providing for the well-being of the regional military community units of the 32nd Army Air and Missile Defense Command, 11th Air Defense Artillery Brigade, the 4-1 Cavalry, the 204th MI Battalion, and the 978th Military Police Company.

Fort Bliss is a diverse community made up of soldiers, family members, students, employees, and retirees. The Fort Bliss area is home to 39,000 military personnel. In addition, **Fort Bliss supports over 40,000 family members of active duty and retired personnel**, and employs over 13,000 civilians.

Located on Fort Bliss grounds, are four elementary schools and one high school. There are thirteen private hospitals, one public hospital, and one military hospital provide more than 2,300 beds for the Fort Bliss community. Fort Bliss is known for having a warm and hospitable community that welcomes and supports the military.



**79,000
BASE SUPPORTED
POPULATION**



**\$23.13 BILLION
STATEWIDE MILITARY
ECONOMIC IMPACT**



**1.33 MILLION
ACRES OF LAND**



LOCATED 20 MILES FROM SUBJECT PROPERTY

We'd love to hear from you.

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IN CONJUNCTION WITH NM LICENSED BROKER:

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