



FAMILY DOLLAR

Offering Memorandum

2551 Anderson St.
Greenville, TX 75401



**UPGRADED
CONSTRUCTION WITH
MASONRY ON ALL 4-
SIDES!!**

REPRESENTATIVE PHOTO

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ILLUMINATE
REAL ESTATE

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INVESTMENT HIGHLIGHTS



- Upgraded New Construction 2019 Build-to-Suit with Masonry on all four sides
- Greenville, TX is a “bedroom community” to Dallas, TX located just 50 miles from its Central Business District
- Greenville is the County Seat and largest city in Hunt County
- No caps for tenant reimbursements of real estate taxes and property insurance
- Excellent visibility off the two major one-way, north/south arteries in Greenville – Johnson St. and Stonewall St
- Combined 11,935 vehicles per day travel past the site
- Brand new 10-year NN Lease with minimal LL responsibilities
- (6) 5-year renewal options with 5% rental increases in each
- Investment grade tenant (NASDAQ: DLTR | BBB-, Stable outlook)
- Solid density with over 28,828 within a 5-mile radius and Average HH incomes over \$59,978 within same
- Immediate tenants within the market include: Walmart Supercenter, Quick Trip, CVS, Hunt Regional Medical Center, McDonalds, Home Depot, Hobby Lobby, Lowes, Academy Sports + Outdoors, Chic Fil A to name a few

REPRESENTATIVE PHOTO



INVESTMENT OVERVIEW



PRICE
\$1,336,500



CAP RATE
7.00%



NOI
\$93,551

2551 Anderson St. | Greenville, TX | 75401

Original Lease Commencement:	December 4, 2018
Current Lease Expiration:	March 31, 2030
Rent Commencement:	October 15, 2019 (estimated)
Guaranteed Lease Term:	10+ Years
Renewal Options:	(6) 5-year renewal options w/ 5% rental increases
Lease Structure:	NN
Landlord Responsibility:	Roof & Structure (roof comes w/ 20-year warranty)
Tenant Responsibility:	Taxes (no caps), insurance (no caps), CAM, HVAC repair/replacement, utilities, parking lot (lighting, striping, sweeping, trash removal)
Lease Guarantor:	Family Dollar Stores, Inc., a Delaware Corporation
Ownership:	Fee Simple (Land & Building)
Building Size:	9,180 square feet
Land Size:	50,600 square feet
Parking Spaces:	46
Year Built:	2019

RENT/YIELD SCHEDULE

NOI	CAP RATE	YEAR
\$93,551	7.00%	1-10
\$98,229	7.35%	Option 1
\$103,140	7.72%	Option 2
\$108,297	8.10%	Option 3
\$113,712	8.50%	Option 4
\$119,397	8.93%	Option 5
\$125,367	9.38%	Option 6

REPRESENTATIVE PHOTO



PROPERTY & LOCATION OVERVIEW

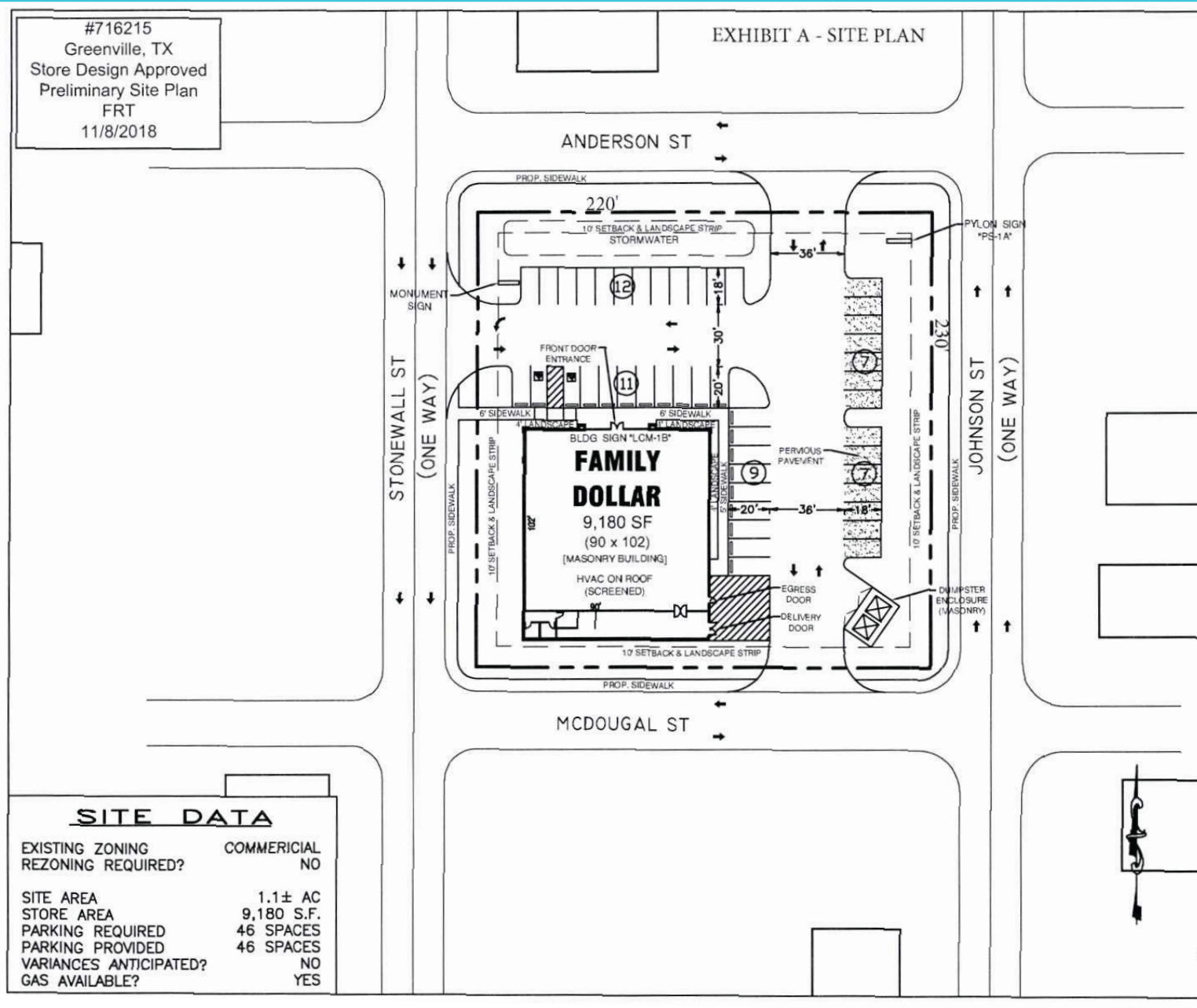


The subject property consists of a new construction, 9,180 square foot, freestanding Family Dollar Store situated on a 1.16 acre parcel and located in Greenville, TX. This new build-to-suit has in place a 10-year NN lease with minimal landlord responsibilities (roof and structure – roof comes with a 20-year transferrable “weatherproof” warranty). Greenville is a rapidly growing “bedroom community” of Dallas located just 50 miles from downtown. Greenville is the largest city in Hunt County and is its County Seat. The city has experienced massive growth over the past decade and is regularly found on the nations lists of fastest growing US cities. The subject property is ideally situated on the north side of the city where there is a lack of supply for general merchandise/household goods. Locally, Stonewall St. and Johnson St., act as major north/south arteries. Both are one-way streets and the Family Dollar will sit between them with full access to both. The city of Greenville cannot be accessed from the north without traveling past the subject property. With that, the property has excellent visibility to the combined 11,935 vehicles per day that travel past the site.

This location fits into the well-established strategic store expansion program of Family Dollar, providing convenience goods (including food, refrigerated products and non-perishable items) to its customer base. Demographics indicate a population of 28,828 within a 5-mile radius of the subject property with average HH incomes of \$59,978.



SITE PLAN



MARKET OVERVIEW

ABOUT GREENVILLE, TEXAS AREA



Greenville, Texas, is located less than 45 minutes east of Dallas on IH-30, a NAFTA trade route, making it a convenient gateway to the Dallas/Fort Worth Metroplex. At the crossroads of IH-30, U.S Highways 380 and 69, Greenville also sits at the juncture of major rail lines. Every major railroad line can be accessed from Greenville, including BNSF, Kansas City Southern and Union Pacific. Shortline rail providers DGNO and Blacklands Railroad serve the Greenville Industrial District and can handle virtually any size delivery.

Well Connected . . .

Highway links to IH-35 & IH-45 are easily accessed via Dallas, and IH-20 via Texas Highway 34 South. These multiple transportation options make Greenville an ideal location for business and industry to manufacture and deliver products to key major markets.

Airport Access . . .

The Greenville Municipal Airport - Majors Field provides a safe and efficient aviation facility for Greenville and the surrounding region. The 8,000 ft. runway, with a total usable distance of 10,000 ft., will accommodate most modern jet aircraft and provides easy access for customers and clients travelling by corporate jet into the area. Close proximity to Dallas Love Field (61 Miles) and Dallas Fort Worth International Airport (71 Miles), provides easy access to domestic and international business travel.

Plentiful Workforce . . .

Greenville's strategic location enables employers to draw from not only the local workforce, but also from a larger radius that includes all or part of at least 13 counties, including heavily populated counties in the Dallas/Fort Worth Metroplex. Greenville's abundant workforce encompassed over 899,000 workers within a 40 mile radius. (ESRI 2016)

Abundant Land . . .

Abundant low-cost land is a primary attraction for expanding and relocating business and industry. The Greenville Economic Development Corporation, in partnership with the City of Greenville, continues to develop shovel-ready sites, many of which are owned and controlled by the Greenville EDC. Sites located in Greenville Business & Industry Parks can accommodate manufacturing, light industry, or warehouse and distribution for companies with an eye on penetration into the Dallas-Fort Worth market:

- Park West - Approximately 350 acres of developed or developable acres
- Air Park - Approximately 100 acres of developed or developable acres
- Majors Field - Developable land adjacent to the runway

Thriving Business . . .

Companies already located and thriving in Greenville include L-3 Communications Mission Integration, Solvay Group, CNH Global, Fritz Industries, Masonite, Royal Oak, AB Mauri, West Rock, Innovation First International, International Grain and Cereal, FSTI, McKesson, Texas Book Company, OmniSYS, and many others.

Tidbits . . .

Greenville is the County Seat and largest city in Hunt County, with an estimated 2010 population of 26,600. It's a community rich in heritage, yet positioned for growth as new highway systems and connections are being planned for the continuing explosion of growth in the North Texas Region. The citizens of Greenville enjoy a City with a progressive attitude which co-exists with a hometown atmosphere, creating a relaxed, yet upbeat lifestyle. A prime location, along with educational, cultural, medical, and retail opportunities and services, makes Greenville a highly desirable place to live and grow your company.

TENANT INFO



Family Dollar Stores, Inc. operates a chain of general merchandise retail discount stores primarily for low- and middle-income consumers in the United States. Its merchandise assortment includes consumables, such as batteries, diapers, food products, hardware and automotive supplies, health and beauty aids, household chemicals, paper products, pet food and supplies, and tobacco; and home products, including blankets, sheets, towels, giftware home décor products, and housewares.

The company also offers apparel and accessories comprising boys' and girls', infants', men's, and women's clothing, as well as fashion accessories and shoes; and seasonal and electronic products, such as toys, stationery and school supplies, and seasonal goods, as well as personal electronics, including pre-paid cellular phones and services. As of April 8, 2015, it operated approximately 8,100 stores in 46 states. The company was founded in 1959 and is headquartered in Matthews, North Carolina. As of July 6, 2015, Family Dollar Stores Inc. operates as a subsidiary of Dollar Tree, Inc.



Website:

www.familydollar.com

Credit Rating:

**Moody's
(Baa3)**

Stock Symbol:

NYSE: FDO

Year Founded:

1959

Headquarters:

Charlotte, NC

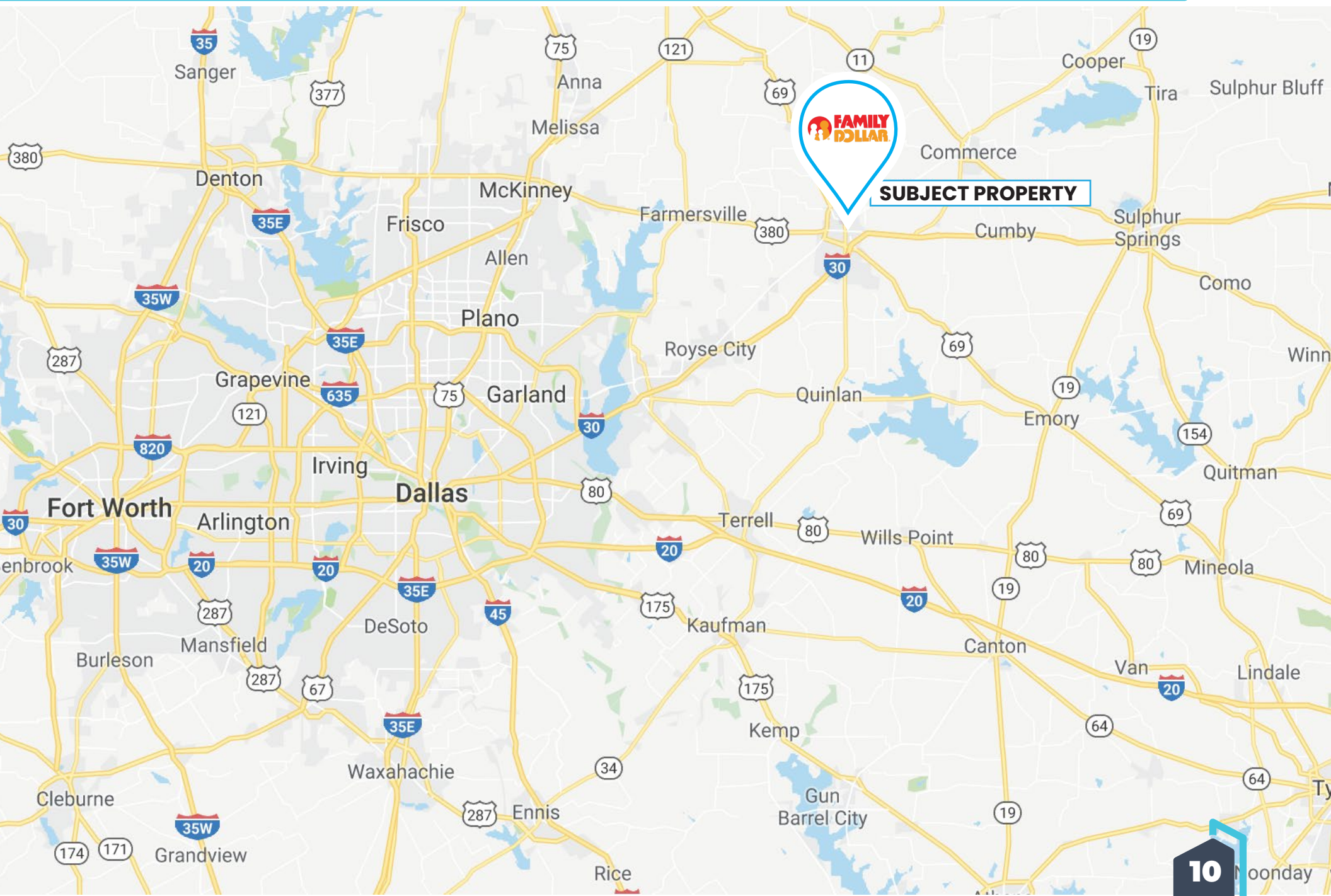
Number of Locations:

8,000+

Market Capitalization:

\$9.09 Billion

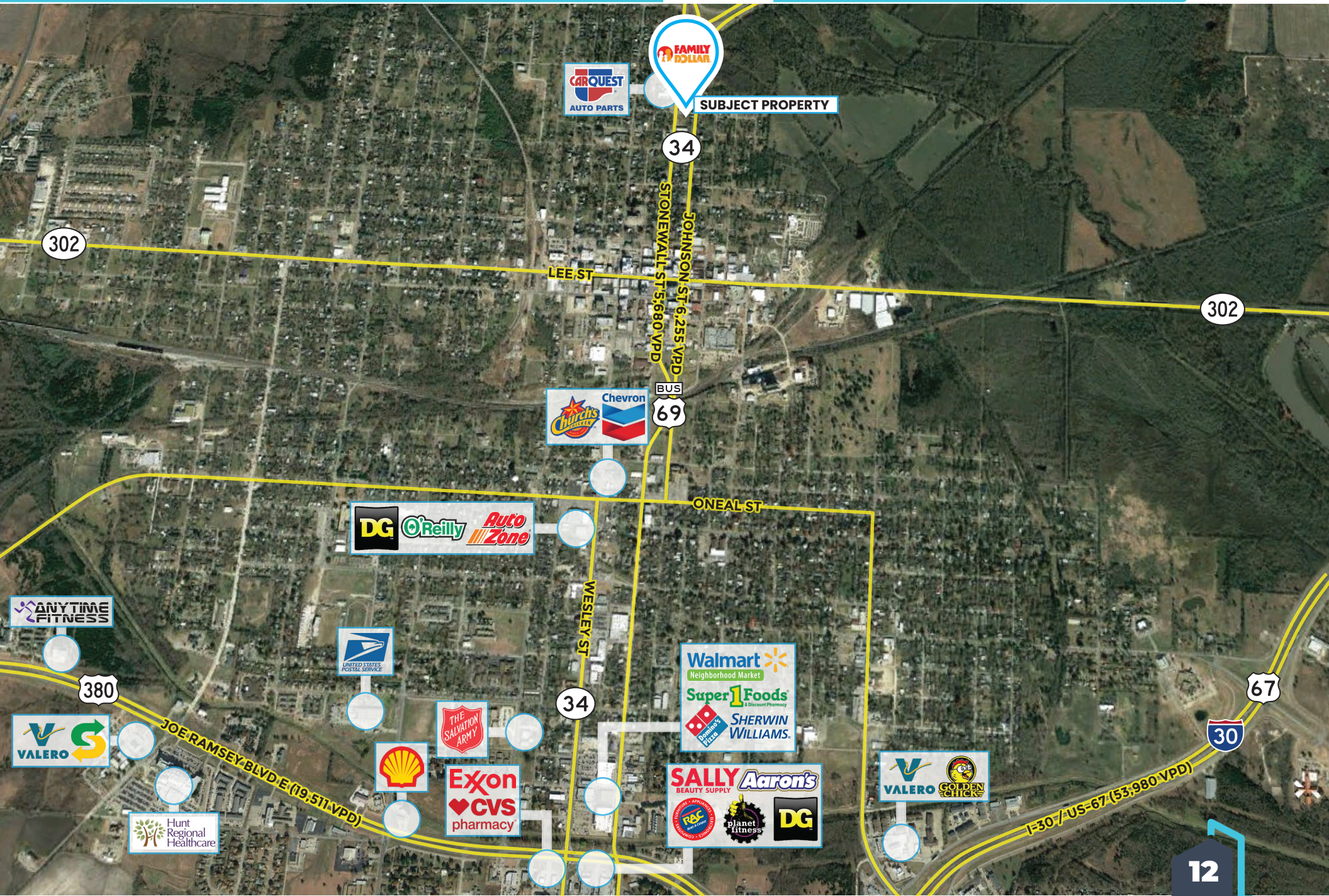
REGIONAL MAP



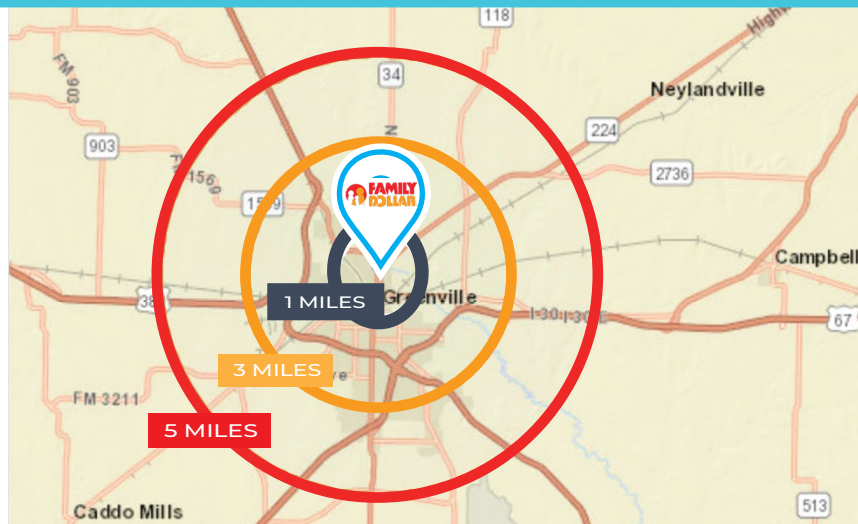
LOCATOR MAP



TRADE MAP



DEMOGRAPHICS



1 miles

4,178

Population

31.8

Median Age



Average Household Size

\$42,298

Average Household Income

BUSINESS



302

Total Businesses



2,868

Total Employees

INCOME



\$40,328

Median Net Worth



\$38,632

Median Household Income



\$14,578

Per Capital Income

3 miles

23,070

Population

34.6

Median Age



Average Household Size

\$53,897

Average Household Income

BUSINESS



1,049

Total Businesses



12,396

Total Employees

INCOME



\$25,880

Median Net Worth



\$39,237

Median Household Income



\$20,004

Per Capital Income

5 miles

28,828

Population

35.6

Median Age



Average Household Size

\$59,978

Average Household Income

BUSINESS



1,349

Total Businesses



17,363

Total Employees

INCOME



\$40,481

Median Net Worth



\$45,332

Median Household Income



\$22,354

Per Capital Income



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