



Greysteel



Dollar Tree

304 N. 25 Mile Avenue | Hereford, TX

OFFERING SUMMARY



NNN Lease

Tenant is responsible for real estate taxes, insurance, interior maintenance, parking lot, HVAC, and the roof. Landlord responsibilities are limited to the exterior structure and is reimbursed for additional insurance.



Rising Store Sales

Sales have increased year over year at the Property. Tenant enjoys a healthy rent to sales ratio below 6%.



Corporate Guarantee

Corporately guaranteed NNN lease, Property has over two years remaining on the current term. In 2022 tenant's option to extend includes a rent premium of 10%.



Low Price Point

Dollar Tree purchase price under \$1 million with low market rents.



Excellent Location

Located in the middle of the main retail corridor in Hereford, Texas, the Property fronts N. 25 Mile Avenue with traffic counts exceeding 10,000 vehicles per day.

Investment Summary

Lease Guarantor	Corporate
Rentable SF	8,000
Lot Size (AC)	0.82
Parking	41
Year Built	2000
Lease Type	NNN





RETAIL MAP



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