



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Family Dollar
3019 South Lake Drive
Texarkana, TX 75501

EXCLUSIVELY MARKETED BY:



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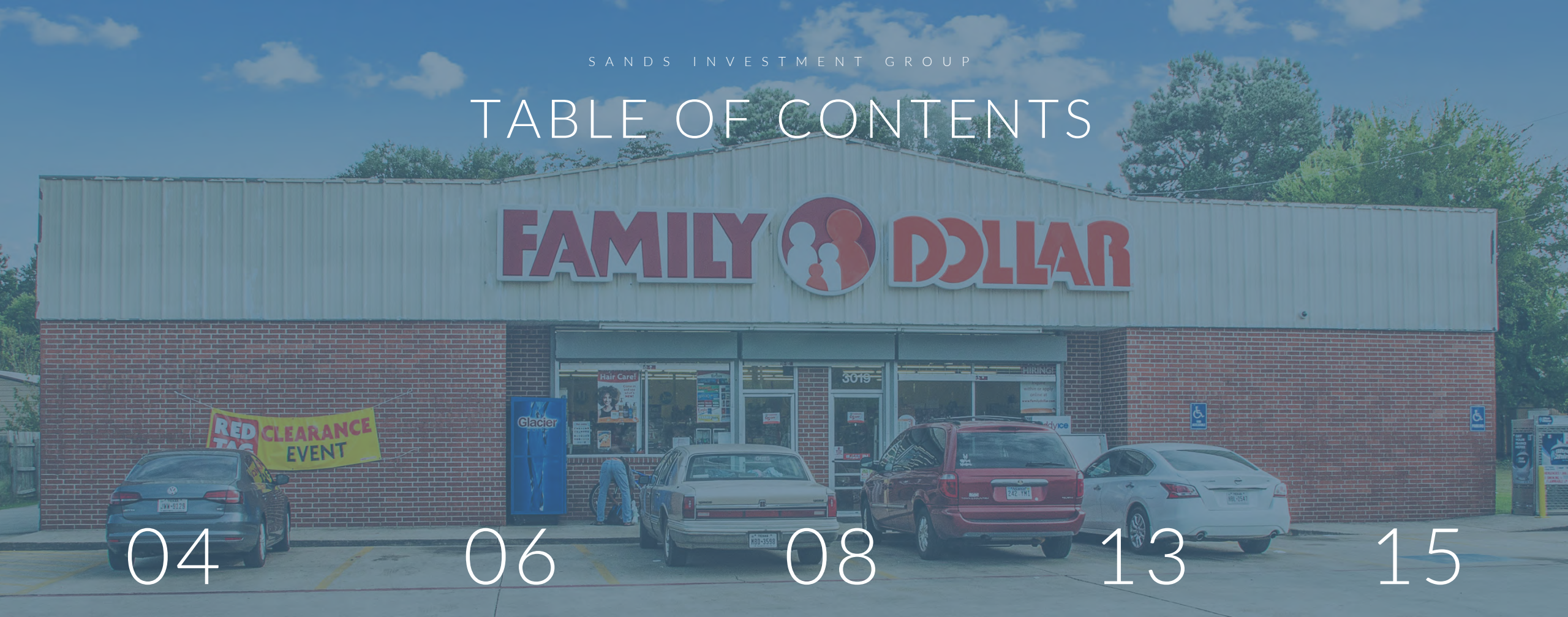
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© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, 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 8,000 SF Family Dollar Located at 3019 S Lake Drive in Texarkana, TX. This Opportunity Includes 2 Years Remaining on the Lease For a High Quality Tenant Located in an Income Tax Free State, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$455,914
CAP	9.00%
NOI	\$41,032.26
PRICE PER SF	\$56.99
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3019 S Lake Drive Texarkana, TX 75501
COUNTY	Bowie
BUILDING AREA	8,000 SF
LAND AREA	1.06 AC
BUILT	1999



HIGHLIGHTS

- Strong Corporate Guarantee From Investment Grade Tenant
- 2 Years Remaining on Lease With 5 x 5 Year Options to Renew
- In-Line Demographics With Over 70,263 Residents Within a 5-Mile Radius Making an Average Household Income of \$52,295
- Texarkana, TX and Its Twin City Texarkana, AR Form the Core of the Texarkana MSA Which Has a Total Population of 153,008 People
- Texas is an Income Tax Free State
- Located Just 30 Minutes Away From the Wright Patman Lake Which Offers Camping, Fishing and Many Other Outdoor Activities
- The Red River Army Depot is a 15,375 Acre Facility Located 18 Miles West of the Property; RRAD Was Activated in 1941 to Create an Ammunition Storage Facility; However, Due to the Demands of World War II, the Mission Was Expanded to Include General Supply Storage and Tank Repair
- Nearby Tenants Include: Dairy Queen, Fresh Start Barber Shop, Hadaway Collision, McDonald's, Pizza Hut, Dollar Tree, Walmart, Exxon and More

FINANCIALS

INCOME/EXPENSE BREAKDOWN – AS OF 2017

BASE RENT \$52,500.00

REIMBURSEMENTS

INSURANCE \$300.55

REAL ESTATE TAXES \$3,804.49

TOTAL INCOME \$56,605.04

EXPENSES

REAL ESTATE TAXES (\$10,031.08)

REPAIRS & MAINTENANCE (\$1,883.18)

INSURANCE (\$1,650.90)

MGT. FEE (APPROXIMATE) (\$2,007.62)

TOTAL EXPENSES (\$15,572.78)

NET OPERATING INCOME \$41,032.26





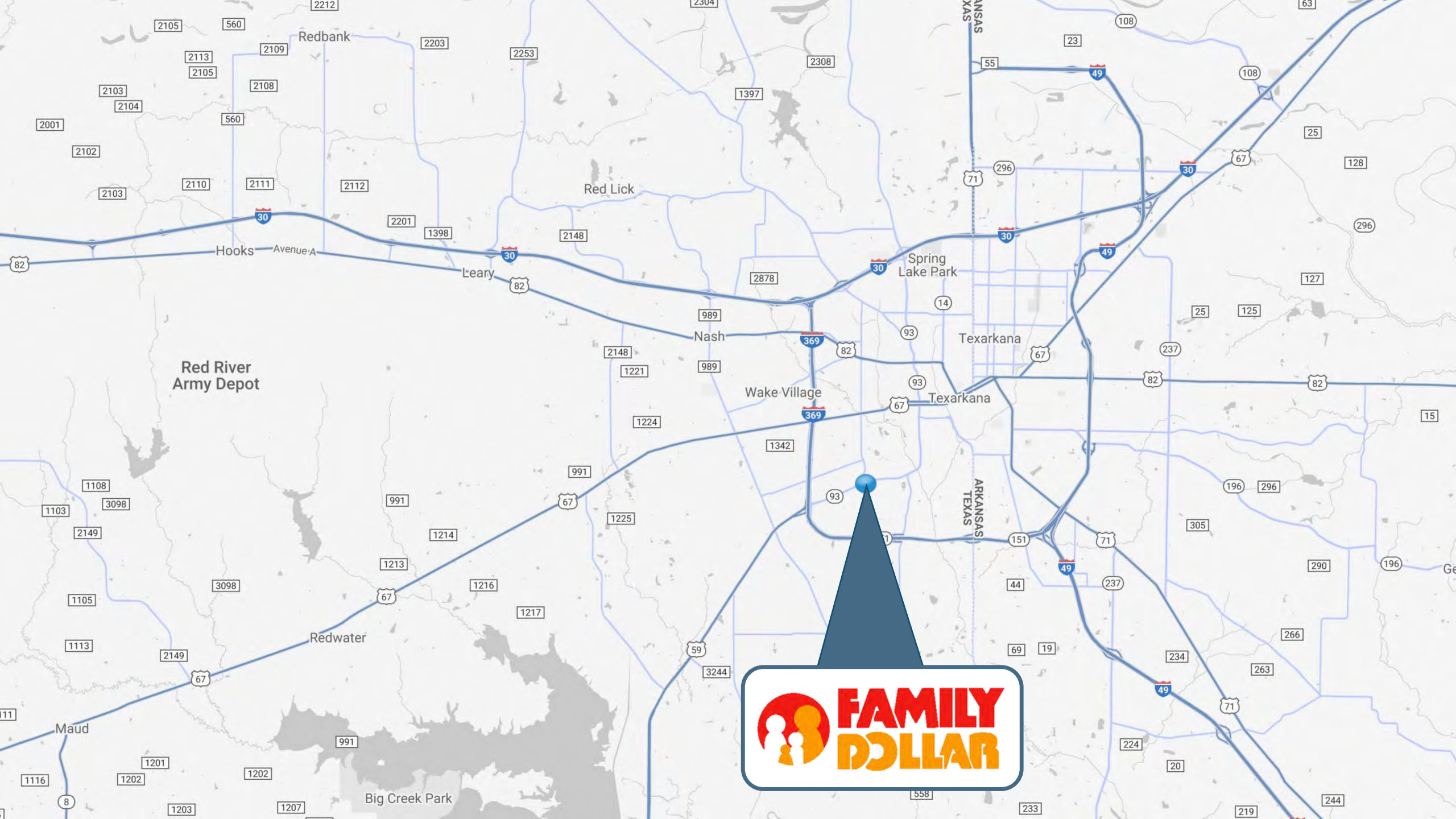
LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building of Approximately 8,000 SF
LEASE COMMENCEMENT	June 7, 1999
LEASE EXPIRATION	December 31, 2021
LEASE TERM	2+ Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	12% Increase in Next Option; Percentage Rent 3% Over Increasing Sales Targets
LEASE TYPE	NN+
PERMITTED USE	Dollar Store
PROPERTY TAXES	Landlord's Responsibility Tenant Reimburses 50% of Increases Above Base Year
INSURANCE	Tenant Reimburses Landlord For Premium Increases Beyond Base Year
COMMON AREA	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord Responsible For Exterior Tenant Responsible For Interior
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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8,000 SF	\$52,500	\$6.56
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Liberty-Eylau
School District

Winfield Estates
Apartments

Lakeridge
Apartments



Liberty
Square

Gemarious
Corner Store

U-STORE-IT



Texarkana Auto
Upholstery



Holiday
Cleaners

S Robinson Dr



MT.Zion
First Missionary
Baptist Church

93
TEXAS



Downtown Texarkana

Liberty-Eylau Early Childhood Center

St Paul Baptist Church

Sunset Apartments



Atlanta Street Church-Christ

Affordable Furniture Warehouse

Fresh Start Barber Shop

Hargrove Motor Co.

MT.Zion First Missionary Baptist Church

Texarkana Auto Upholstery

3 BROTHER'S TIRE'S & MORE!

Bible Way Ministries

Wayne's Family Restaurant



Craigs Welding Shop

MASTER DONUTS



DOLLAR GENERAL

Holiday Cleaners

S Robinson Dr

S Lake Dr



FAMILY DOLLAR

93 TEXAS

U-STORE-IT

DOLLAR GENERAL



Walmart



Neighborhood Market



Mobil

metroPCS



DOLLAR TREE



WELLS FARGO



PODS



FAMILY DOLLAR

Exxon



DOLLAR GENERAL



DOLLAR GENERAL



S Lake Dr



FAMILY DOLLAR



TEXARKANA | BOWIE COUNTY | TEXAS

Texarkana is a city in Bowie County, Texas, located in the Ark-La-Tex region. It is a twin city with neighboring Texarkana, Arkansas. The population of the Texas city was 37,333 residents at the 2018 estimate census. The city and its Arkansas counterpart form the core of the Texarkana Metropolitan Statistical Area, encompassing all of Bowie County, Texas, and Miller County, Arkansas. At the 2018 census, the metropolitan area had a total population of about 153,008 people. A visit to the MSA reveals a host of historic treasures: annual festivals, entertainment from performing arts, professional baseball, stock car races, art exhibits, shopping, great outdoors and sports, wonderful restaurants and a citizenry proud to call the Texarkana MSA home!

The Texarkana MSA is a regional center for employment, health care, and education. It's retail and services trade area encompasses a 17-county area in parts of three states. The defense cluster is the region's largest employment segment. The medical, educational, and retail clusters contribute to Texarkana's role as a regional center for commerce and industry. Transportation has long been a key to growth and development of Texarkana MSA. UP and KCS railroads serve the region as does the TX Northeastern short line railroad. The MSA is the headquarters of the theologically conservative American Baptist Association, whose Missionary Baptist churches are most numerous in Texas, Arkansas, Louisiana, Oklahoma and Mississippi. The Red River Army Depot (RRAD) is a 15,375-acre facility located 18 miles west of Texarkana TX/AR state line, and is the city's largest employer with over 8,000 workers.

The MSA is home to the Holiday Springs Water Park which is a seasonal attraction offering thrilling waterslides, a wave pool, a lazy river, playgrounds, walking trails and sports fields. The MSA also houses the 19th-century Ace of Clubs House, which is now a museum and is shaped like a playing-card club. Interactive children's exhibits at Discovery Place include a sound wall and general store. Built in 1924, the Italian Renaissance-style Perot Theatre hosts musicals and concerts.

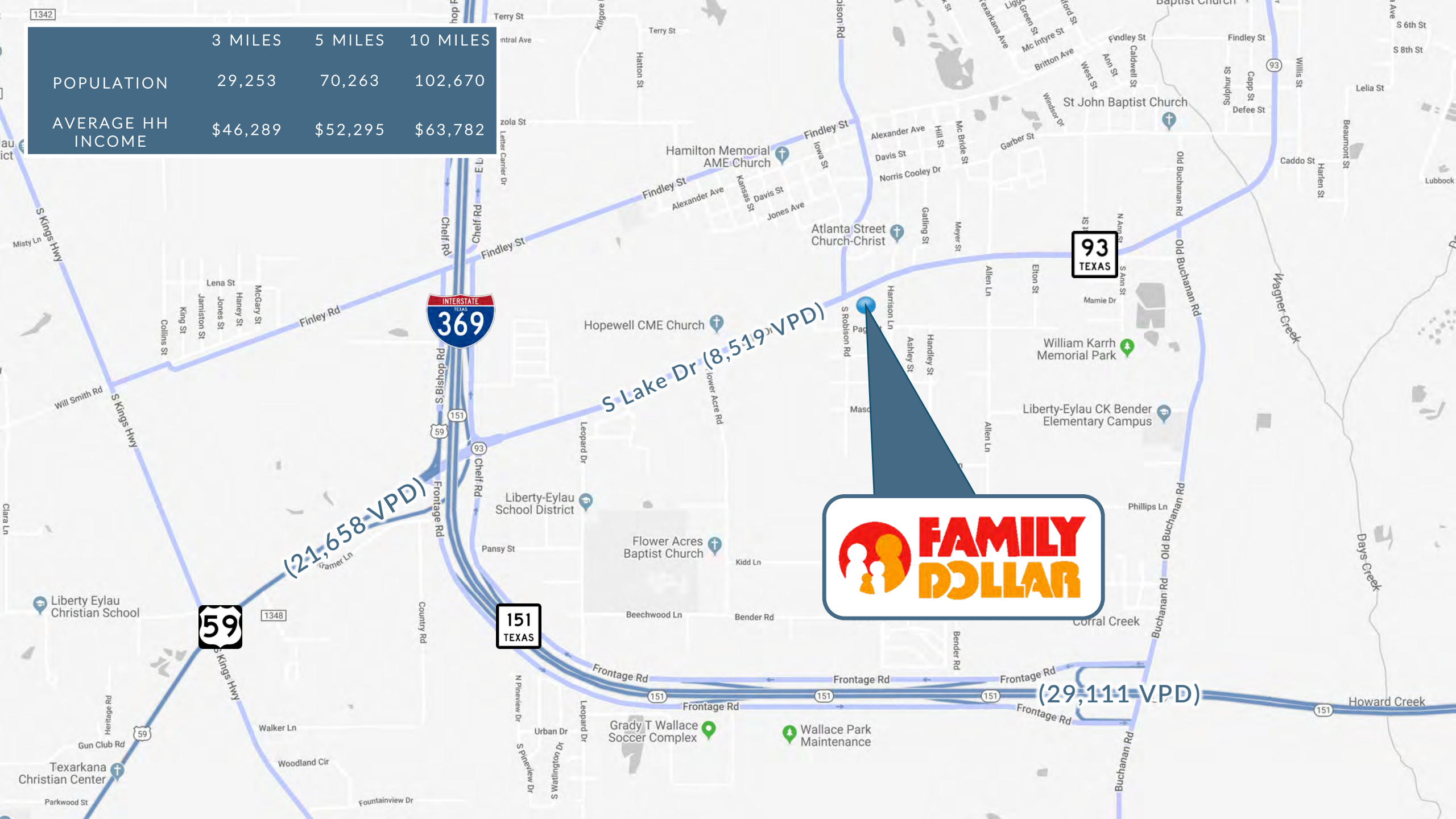


TEXARKANA, TX & AR



HOLIDAY SPRINGS WATER PARK

	3 MILES	5 MILES	10 MILES
POPULATION	29,253	70,263	102,670
AVERAGE HH INCOME	\$46,289	\$52,295	\$63,782



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.



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