



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Family Dollar
3909 Jefferson Avenue
Texarkana, AR 71854

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



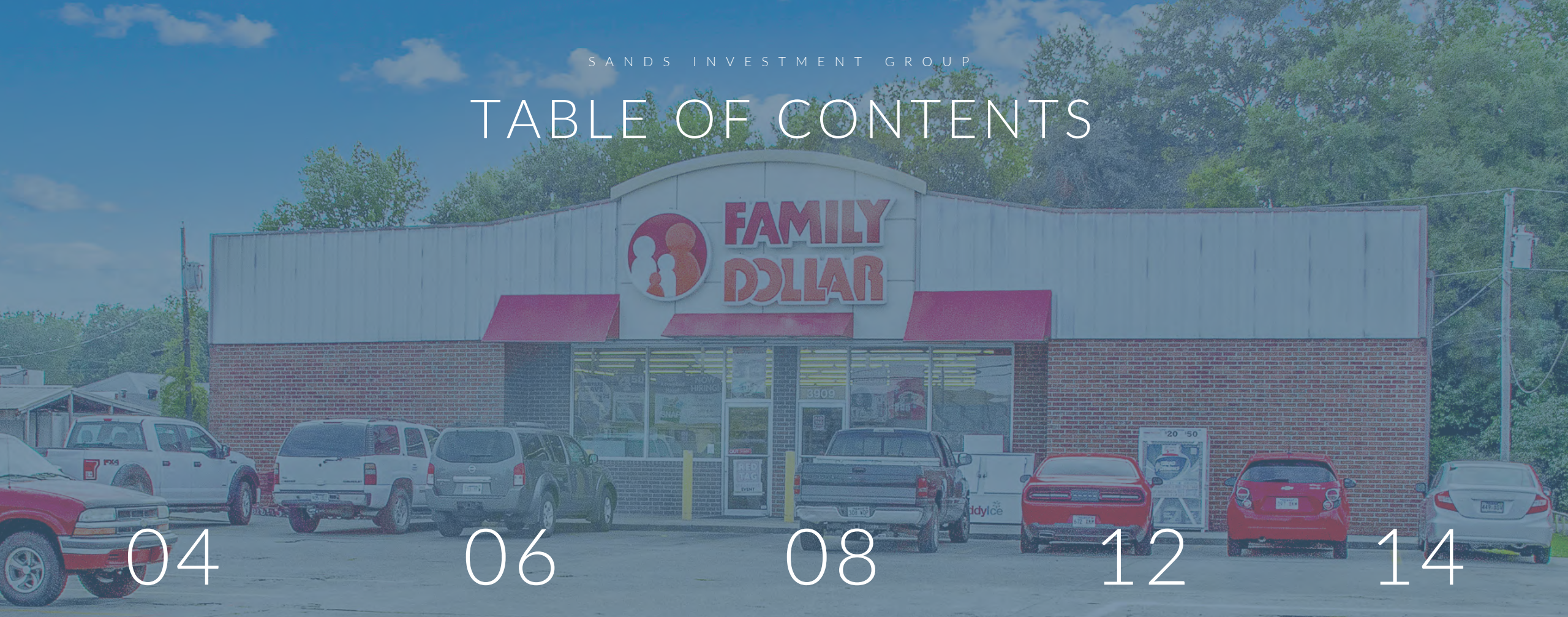
ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT
andrew@SIGnnn.com

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

TABLE OF CONTENTS



04

06

08

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Financials
Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
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 7,500 SF Family Dollar Located at 3909 Jefferson Avenue in Texarkana, AR. This Opportunity Includes Over 4 Years Remaining on the Lease For a High Quality Tenant, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$546,618
CAP	9.00%
NOI	\$46,669
PRICE PER SF	\$72.88
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3909 Jefferson Avenue Texarkana, AR 71854
COUNTY	Miller
BUILDING AREA	7,500 SF
LAND AREA	0.92 AC
BUILT	1998



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Strong Corporate Guarantee From Investment Grade Tenant
- Tenant Currently Exercising Their 3rd Option of Lease Showing Commitment to the Site
- In-Line Demographics With Over 63,332 Residents Within a 5-Mile Radius Making an Average Household Income of Over \$59,621
- Texarkana, AR and Its Twin City Texarkana, TX Form the Core of the Texarkana MSA Which Has a Total Population of 153,008 People
- Easy Access to I-30 Which Runs North Into Little Rock and I-49 Which Runs South Into Shreveport, LA
- Located Just Off the Corner of Jefferson Avenue and Arkansas Blvd (a Heavy Retail Corridor) With a Combined VPD of 26,217 Vehicles
- The Red River Army Depot is a 15,375 Acre Facility Located 21 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: Old Tyme Burger Shoppe, Sonic Drive-In, E-Z Mart, Wells Fargo, Schlotzsky's, CVS, Albertsons, Starbucks, Whataburger, Walgreens, Slim Chickens, Pizza Hut and More

FINANCIALS

INCOME/EXPENSE BREAKDOWN – AS OF 2017

BASE RENT	\$56,340.00
REIMBURSEMENTS	
INSURANCE	\$1,553.00
REAL ESTATE TAXES	\$16.18
TOTAL INCOME	\$57,909.18
EXPENSES	
REAL ESTATE TAXES	(\$2,794.41)
REPAIRS & MAINTENANCE	(\$2,209.20)
INSURANCE	(\$3,541.47)
MGT. FEE (APPROXIMATE)	(\$2,695.03)
TOTAL EXPENSES	(\$11,240.11)
NET OPERATING INCOME	\$46,669.07



ACTUAL PROPERTY IMAGE



ACTUAL PROPERTY IMAGE

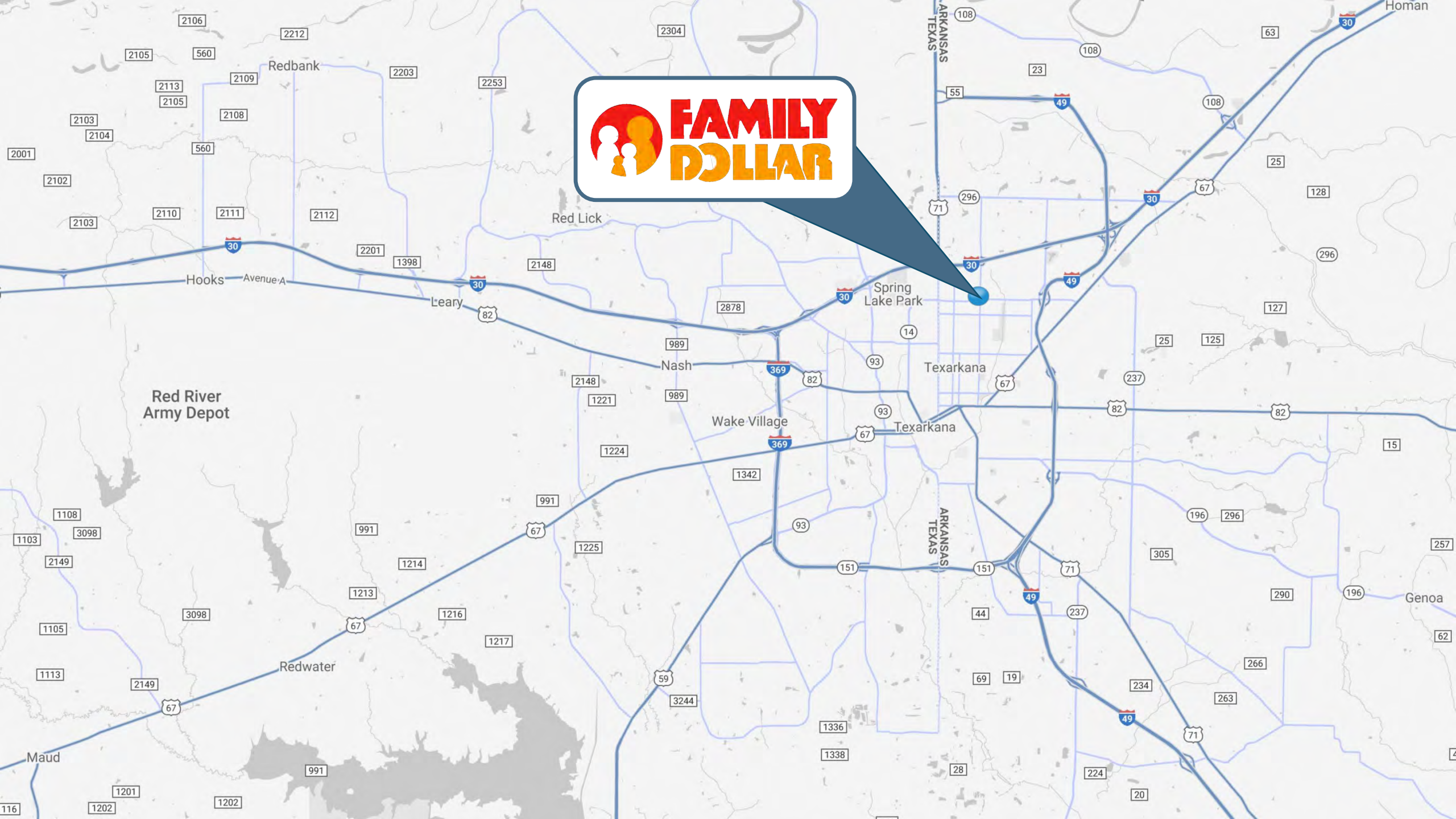
LEASE SUMMARY

TENANT	Family Dollar Stores of Arkansas, Inc.
PREMISES	A Building of Approximately 7,500 SF
LEASE COMMENCEMENT	July 15, 1998
LEASE EXPIRATION	December 31, 2023
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	None Remaining
RENT INCREASES	None Remaining
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
-------------------	---------------------	----------------

7,500 SF	\$56,340	\$7.51
----------	----------	--------





ARKANSAS
TEXAS

ARKANSAS
TEXAS

Red River
Army Depot

Genoa



Edward Jones
MAKING SENSE OF INVESTING



Old Tyme
Burger Shoppe

Texarkana
Nutrition



Super Splash
Car Wash

Legacy
Group



First Church
of God



GARDENS
ASSISTED LIVING



Arkansas Blvd

Jefferson Ave

WYNDHAM
GARDEN HOTELS
WAFFLE
HOUSE

INTERSTATE
30

71

Arkansas Blvd

Jefferson Ave

Hampton
by HILTON
Holiday Inn
Holiday Inn Express
Best Western
PLUS

IHOP
Exxon
Super 8
Denny's
BAYMONT
INN & SUITES
Travelodge

WHATABURGER
AMERICAS
BEST VALUE DINING
SHELL
POPEYES
6

FAMILY
DOLLAR

Trice Elementary
School

TACO BELL
TSC TRACTOR
SUPPLY CO
HOOTERS
RODEWAY
INN
Chevron
McDonald's
BURGER
KING
U-HAUL
AT&T

FUZZY'S
TACO SHOP
WING STOP
tropical
SMOOTHIE
CAFE
cricket
EconoLodge
RAC
Little Caesars

Walgreens

Walmart
Supercenter
Starbucks
MURPHY
USA
Schlotzsky's
CVS pharmacy
CAFO
SUBWAY
Kentucky Fried Chicken
Bank OZK

WELLS
FARGO
SONIC

Albertsons
Valvoline
PIZZA
JOHNS
LONG JOHN SILVER'S
Pizza hut

Chicken
EXPRESS

Texarkana is a city in Miller County, Arkansas, located in the Ark-La-Tex region. It is a twin city with neighboring Texarkana, Texas. The population of the Arkansas city was 29,972 residents at the 2018 estimate census. The city and its Texas 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 U.S. POST OFFICE AND COURTHOUSE



TEXARKANA, TX & AR



HOLIDAY SPRINGS WATER PARK



Jefferson Ave (11,780 VPD)

(86,611 VPD)

(15,989 VPD)

Arkansas Blvd (14,437 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	35,555	63,332	100,473
AVERAGE HH INCOME	\$59,927	\$59,621	\$63,688

FAMILY DOLLAR

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.





SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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

ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT

andrew@SIGnnn.com



Family Dollar
3909 Jefferson Avenue
Texarkana, AR 71854