



FAMILY DOLLAR - RENT TO COMMENCE AUGUST 2019

2439 FM 1010, CLEVELAND, TX 77327

**\$1,168,919**  
7.4% CAP

TRINITYREIS.COM

Similar Store Prototype



CLEVELAND, TX

**\$1,168,919 | 7.4% CAP**

- New Development 10+ Year NN Family Dollar - Rent Commences August 2019
- Attractive 20,000+ Residents Within 5 Miles of Property
- Near I-69 (Major North/South Interstate through Houston)
- Houston MSA - Property is Just 45 Miles North of Houston
- In Direct Line of Houston Expansion
- Desirable Income Tax Free State of Texas

## EXCLUSIVELY MARKETING BY:

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## PROPERTY DETAILS:

Building Area:	8,320 SF
Land Area:	1.5 AC
Year Built:	2019
Guarantor:	Family Dollar Stores, Inc.
Price (Psf):	\$140.50

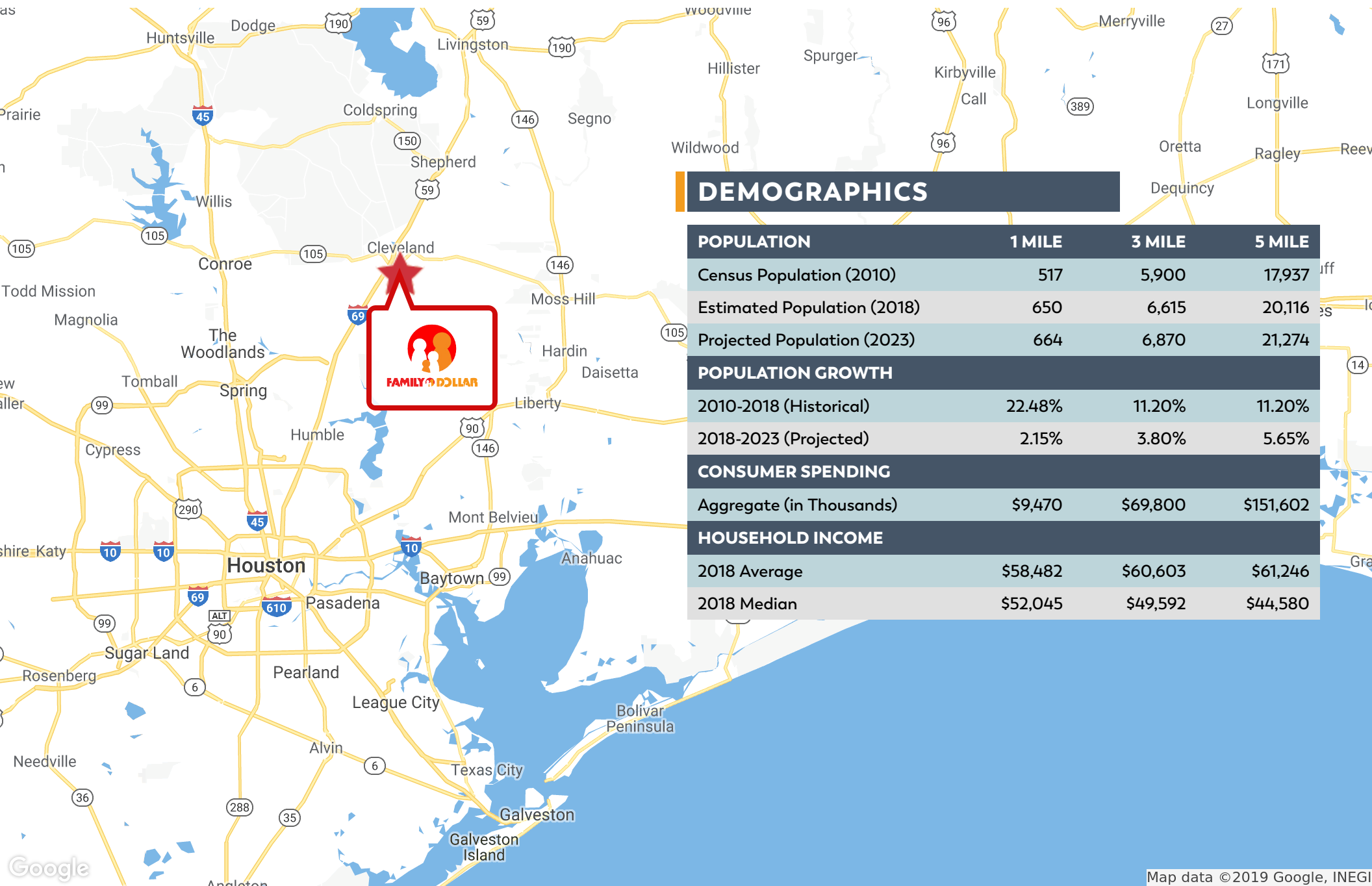
## LEASE OVERVIEW:

Remaining Lease Term:	10 Years
Rent Commencement:	8/1/2019
Lease Expiration:	3/31/2030
Base Annual Rent:	\$86,500
Lease Type:	NN
Scheduled Rent Increases:	Rent Increases With Each Option
Options & Increases:	Six (6), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant



## DEMOGRAPHICS OVERVIEW

2439 FM 1010 | CLEVELAND, TX

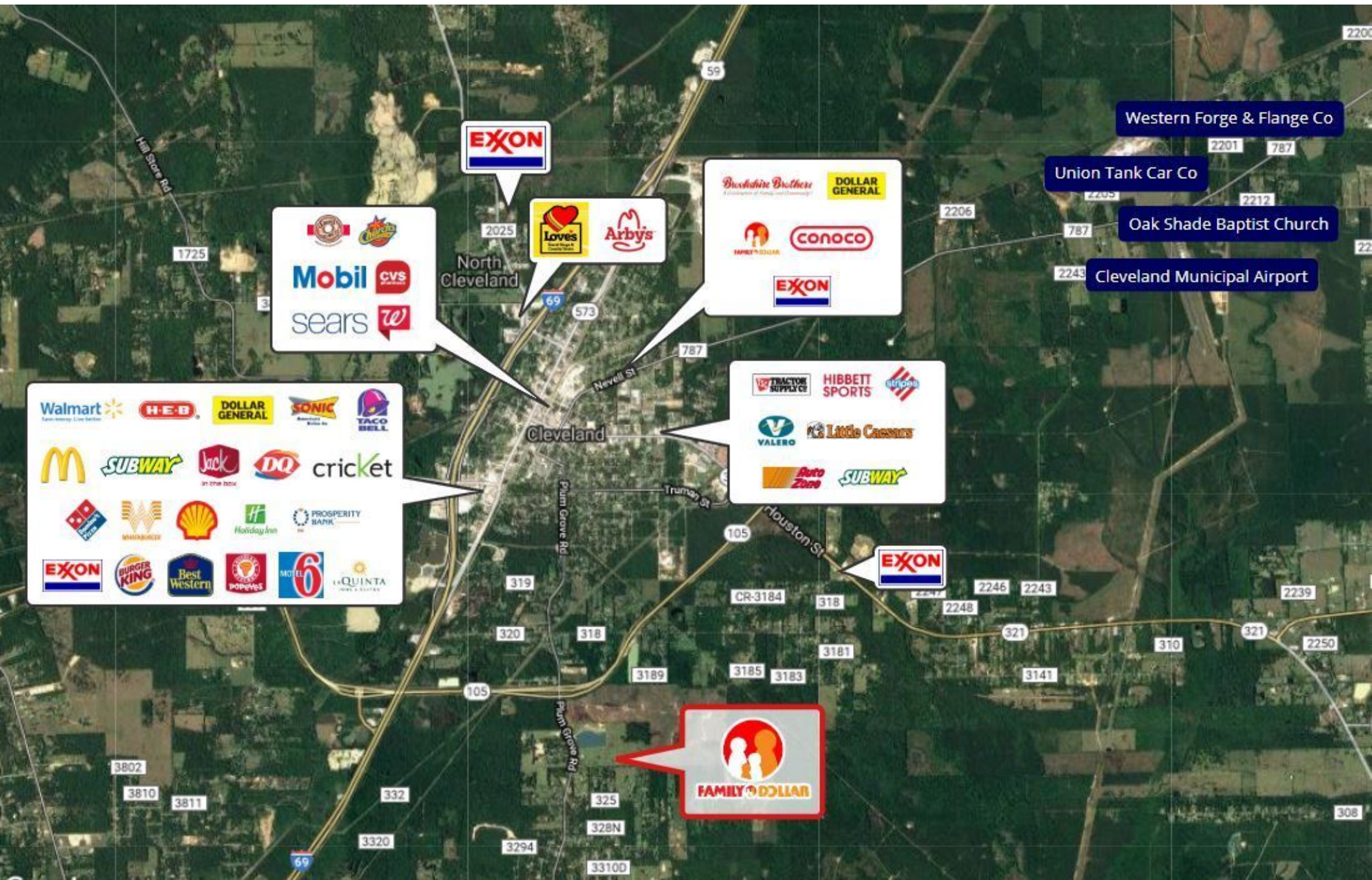


## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	517	5,900	17,937
Estimated Population (2018)	650	6,615	20,116
Projected Population (2023)	664	6,870	21,274
POPULATION GROWTH			
2010-2018 (Historical)	22.48%	11.20%	11.20%
2018-2023 (Projected)	2.15%	3.80%	5.65%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$9,470	\$69,800	\$151,602
HOUSEHOLD INCOME			
2018 Average	\$58,482	\$60,603	\$61,246
2018 Median	\$52,045	\$49,592	\$44,580



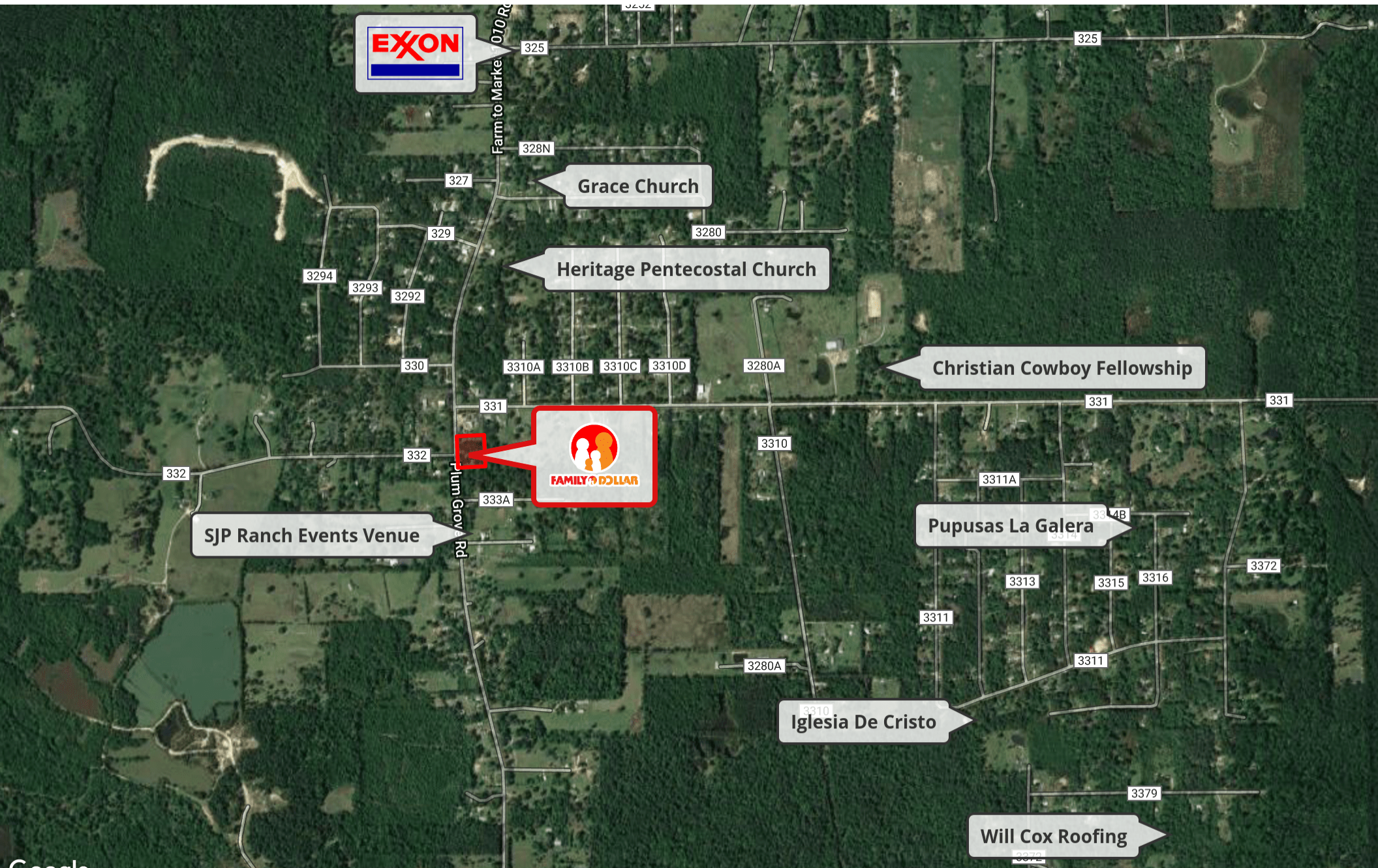












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- Cleveland, TX is part of the Houston-Woodland-Sugar Land MSA. Located 45 miles northeast of Houston.
- The Port of Houston is the largest port in the United States, and the 10th largest in the world, in terms of tonnage handled annually.
- Houston's diverse economy is internationally competitive in the fields of energy, aeronautics, shipping, and technology industries.
- Houston's three airports serve 55 million passengers annually, including over 10 million international passengers.
- Houston is most populated city in Texas, and the 4th most populated city in the US, behind only New York City, Los Angeles, and Chicago.
- The Greater Houston area produces a GDP of 325.5B, which would rank as the world's 32nd largest economy.
- 23 Fortune 500 companies are headquartered in Houston, 2nd most in the US.
- Ranked #1 as Forbes' 'America's Fastest Growing Cities' in 2015.

## CLEVELAND **5 MILE RADIUS** KEY DEMOGRAPHICS



20,116

2018 Total  
Population



\$61,246

2018 Average  
Household Income



5.65%

2018-2023  
Growth/Yr:  
Population



## TENANT SUMMARY

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. 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.

## STRATEGY

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.



## TENANT DETAILS:

Tenant Name:	Family Dollar
Tenant Type:	General Merchandise Dollar Store
Guarantor:	Family Dollar Stores, Inc.
Ownership:	Public
No. of Locations:	14,581 as of July 2017
Website:	familydollar.com
Year Founded:	1953 / DLTR 1986
Credit Rating (Moody's):	Ba1 as of March 2017
No. of Employees:	176,800 as of May 2017
Headquartered:	Chesapeake, Virginia



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# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015



# TRINITY

REAL ESTATE INVESTMENT SERVICES

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