

OFFERED  
FOR SALE

# FAMILY DOLLAR BRAND NEW CONSTRUCTION

Hobbs, NM MSA: 69,700 People

NW Hard Corner: US Highway 62 & Snyder Street  
345 US 62, Hobbs, NM 88240



Representative Photo

LISTED BY:

Net Realty Advisors

Gavin M Kam

Brad F Kam

1.800.727.3147

NEW MEXICO  
BROKDER OF RECORD  
Ken Ahler Real Estate  
Santa Fe, New Mexico



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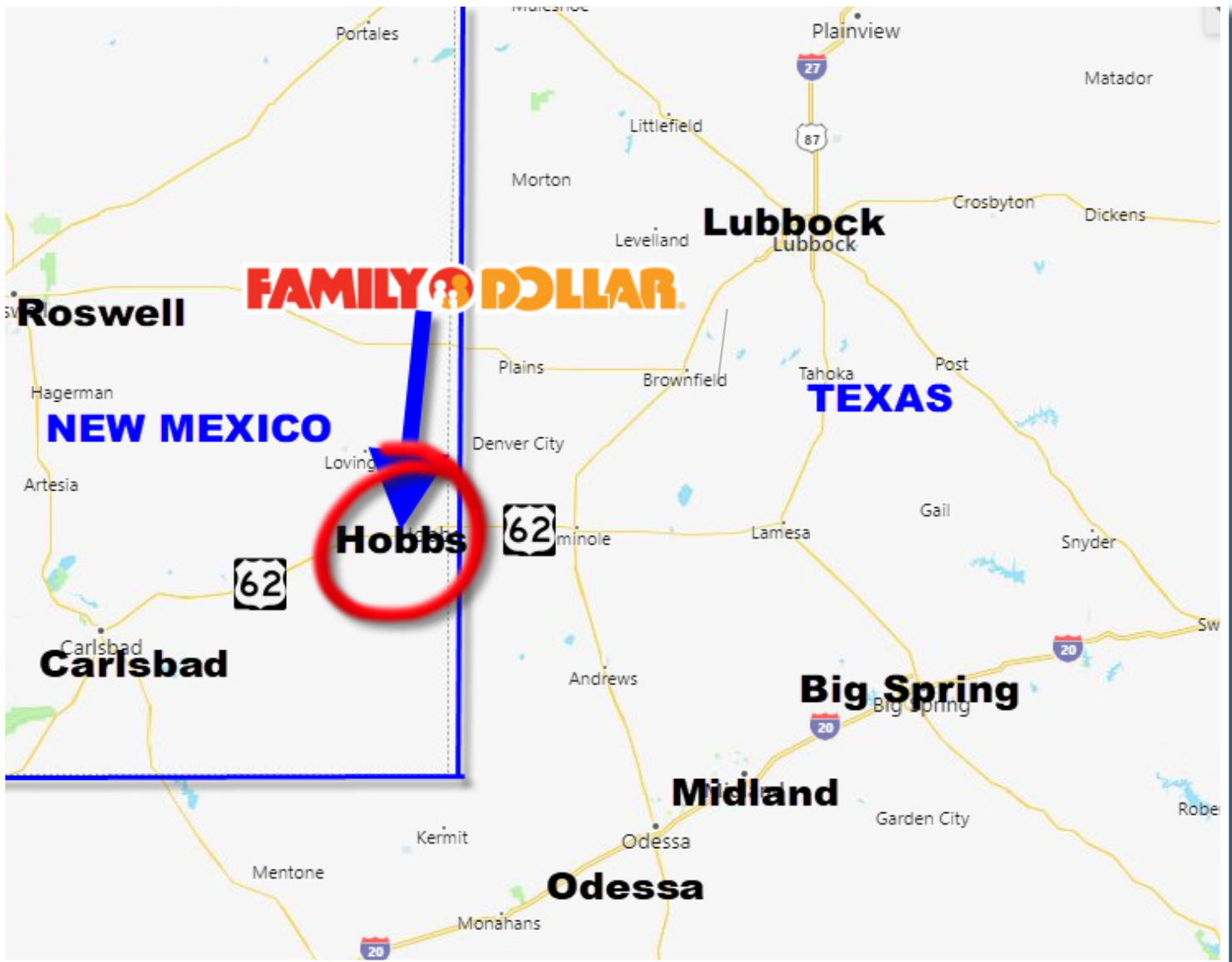
NET REALTY  
ADVISORS

NET LEASED PROPERTY SPECIALISTS

**Family Dollar**  
Hobbs, New Mexico

800.727.3147

# MAP



# OFFERING SUMMARY

Asking Price: \$1,399,850

CAP: 7.00%

Year Built: 2019

Annual Rent: \$97,990

Building Size: 9,180 SF

Lot Size: 52,427 SF

Parking Spaces: 40

## TENANT SUMMARY:

Tenant Name: Family Dollar

Guaranty Type: Corporate

Lease Type: Tenants Responsible  
Non-Structural and  
Day to Day Maintenance

Lease Term: 10 Years

Increases: 5% in Year 11

Options: 6/5 Year Options  
5% Increases

Planned Rent Commencement: 12/15/2019-12/15/2029

## RENT SUMMARY:

Years 1-10: \$97,990

Option 1: \$102,889

Option 2: \$108,033

Option 3: \$113,435

Option 4: \$119,106

Option 5: \$125,062

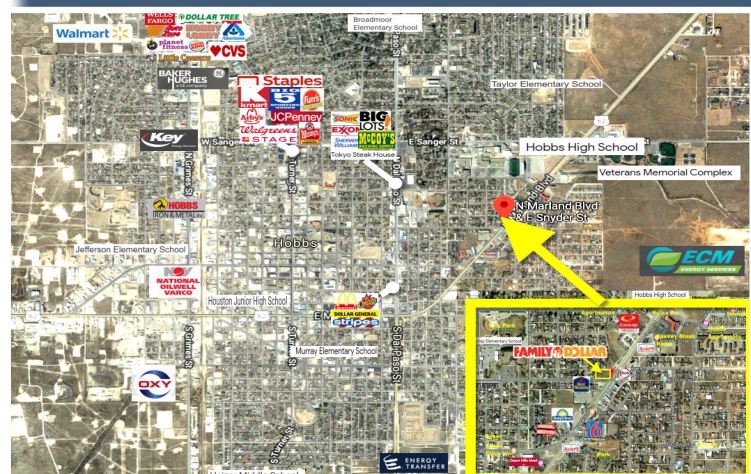
Option 6: \$131,315





# INVESTMENT HIGHLIGHTS

- Brand new construction, planned rent commencement of December 15th, 2019
- Fronts W Marland Boulevard (Highway 62), at the hard corner of Marland Boulevard and Snyder Street
- Tremendous Demographics: 8,900 people in a 1 mile radius, 34,800 people in a 3 mile radius. Store is located in a dense commercial area, surrounded numerous businesses, retailers, and hotels/motels serving the residents in area and oil industry.
- Hobbs is located in the middle of Permian Basin Oil Boom. The Permian Basin, 250 miles wide and 350 miles long, underlies Lea County and adjacent Eddy County as well as a big piece of West Texas. It produces 500,00 barrels of crude a day, and this number was expected to double in 2019. The shale in this basin lies 3,000 to 15,000 feet below the surface, below a salt bed and a groundwater aquifer
- Lea County comprises the Hobbs, NM Micropolitan Statistical Area, with a population 69,727 and growing. Since 2010, the population in Lea County has grown 7.7%.
- Tenant: Family Dollar/Dollar Tree, Inc. (DLTR) has a Market Capitalization of Over \$26 Billion





# AERIAL





# SITE PLAN





## New Mexico sees surge in construction jobs

Teya Vitu, The Santa Fe New Mexican Published 11:40 a.m. MT Jan. 3, 2019



(Photo: Josh Bachman/Sun-News)

Construction jobs in New Mexico in November reached 50,000 for the first time since March 2009, largely through the oil boom in the state's southeast corner and the industrial boom near El Paso.

New Mexico had the 17th highest growth rate in construction jobs with a 6.2 percent gain in November over the prior year, according to the Associated General Contractors of America.

Statewide construction job growth exceeded the 5 percent growth in the biggest city, Albuquerque, in a state that added only 2,200 people to its population in the past year, according to the U.S. Census Bureau.

New Mexico also was one of 23 states to add jobs from October to November, which was the first month this year where fewer than half the states added construction jobs month-to-month, AGC noted.

**MORE:** [Huge oil resources still in Permian Basin — which includes southeastern New Mexico \(/story/news/local/new-mexico/2018/12/07/report-huge-oil-resources-still-permian-basin-which-includes-southeastern-new-mexico/2242390002/\)](#)

New Mexico still has a way to go to reach its all-time peak, between 59,000 and 60,000 in 2006-08. New Mexico's construction job growth rate in November also falls behind fellow Western states Wyoming, Arizona and Nevada at first, second and third, respectively, on the AGC chart, and Oregon and Montana further down in the top 10.

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in Hobbs, Carlsbad, Artesia, Lea County and Eddy County, and even more across  
an industrial boom in Santa Teresa and the Mexican border, said Jerry Pacheco,  
Teresa.

**MORE:** [New oil discovery in Permian is good news for industry, but also a warhead \(/story/opinion/columnists/2018/12/28/new-oil-discovery-permian-good-news-revenue-but-also-warhead-climate-change-oil-gas-industry/2422242002/\)](#)

Pacheco said eight to 10 oil companies are investing some \$1 billion in southeast New Mexico. Housing projects also are underway in Hobbs in Carlsbad.

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"You have a pipeline being built there," he said.

But Pacheco said construction also is abundant in Santa Teresa's four industrial parks. [Stampede Meat \(/story/money/business/2018/12/06/stampede-meat-opens-sunland-park-new-mexico-plant-300-reporting-work-monday/2233171002/\)](#) is moving into a former Tyson Foods plant.

New 120,000-square-foot, 140,000-square-foot and 100,000-square-foot industrial buildings are getting built in Santa Teresa and a 183,000-square-foot structure is in permitting, Pacheco said.

"We don't have any space available," Pacheco said. "We're looking for contractors to build industrial spec space right now."

Santa Teresa also is converting a 12-mile stretch of Pete V. Domenici Highway from asphalt to concrete and widening Airport Road from two to four lanes, and converting the surface from asphalt to concrete, Pacheco said.

**MORE:** [Santa Teresa cold storage business to expand \(/story/news/2018/12/28/valley-cold-storage-and-transportation-santa-teresa-expand/2435702002/\)](#)

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# Hobbs Economy

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Lea County is noted for its rich oil and natural gas reserves, attracting international oil-related companies such as ConocoPhillips, Chevron and Baker Hughes.

Although the economy has benefited from the enormous wealth of the gas and oil reserves, the business community is diversified enough to create a balanced community with major stores mixed in with small, individually owned shops. The telecommunications business is booming, with Windstream Telecommunications, TDS and LEACO Rural Telephone Service prepared for new markets as Lea County continues to grow.

Tourism is increasing in importance in Lea County, with several new national-brand motels and restaurants building to accommodate the casino and horse track. The casino and race track attract more than 2.2 million people per year to play, be entertained and watch world-class horse racing. This is the only non-Native American-owned casino built as a Las Vegas-style casino in New Mexico. Live horse racing is scheduled for the months of September through December in Hobbs. This time of the year has great weather for both the horses and spectators. There is always simulcast (televised) horse racing every day at the race track.

The location of the URENCO USA uranium-enrichment facility in Lea County indicates the high-tech proficiency of the area. This \$4 billion facility enriches uranium for nuclear power plants throughout the world, supporting continued clean and affordable electrical power. Several related industries also are expanding or relocating their businesses for the opportunities Lea County offers.

Major cattle ranches and dairy farms dot the rural areas of Lea County along with agricultural farms that produce cotton, peanuts, chile, watermelon and pumpkins. The RMS Food processing plant located in Hobbs is a leading manufacturer of Boca Burger, a division of Kraft Foods, which markets many vegetarian and dietary substitutes made of soy for worldwide distribution.



Because Lea County is one of the largest counties in New Mexico by area, there are still opportunities for growth, and we invite prospective investors, businesses and manufacturers to consider locating or relocating to Lea County. Hobbs County offers assistance in planning, financing and several benefits to help build your economic base.

Despite the impressive economic development, the most important aspect of doing business in Lea County is directly related to the residents. People in Lea County have a reputation for supporting locally owned and operated businesses. From independent oil producers to local shop owners, entrepreneurs are welcomed here.

Industry in Lea County is diverse. The gas and oil industry, as well as a dynamic agricultural industry, have long-standing presences in the region, while the newest industry is tourism, with the additions of new restaurants, motels and entertainment destinations. More and more, high-tech companies are exploring the opportunities of Hobbs and Lea County, and the telecommunications business continues to flourish with the availability of super-fast fiber-optic lines throughout Lea County.

The world needs more energy and we know energy diversity is the only way we're going to solve the world's energy challenges and to meet domestic demand. Only the EnergyPlex exemplifies the "all of the above" approach to energy security, with the petroleum, nuclear and renewables industries making their home right here in the EnergyPlex.

The southeast corner of New Mexico has long been the cornerstone of the state's energy economy. Energy companies locate their projects in the EnergyPlex because, for more than eight decades, we have worked in the research, production, processing and marketing of energy commodities. Energy is our heritage. It's also our future.

The new energyture relies on full-spectrum investment across the energy value chain. From assets to attitudes, no other region in America is more poised to develop the U.S. energy economy than the EnergyPlex.

Hobbs is one of the top areas in the Southwest for industrial development and organizations such as the Hobbs Chamber of Commerce and the Economic Development Corporation of Lea County, among others, continue to champion the growth and prosperity of this region.

## LIST OF ARTICLES

### **Hobbs NM Digital Publication (<https://townsquarepublications.com/hobbs-nm-digital-publication/>)**



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On behalf of the Hobbs Chamber of Commerce, it's our pleasure to present you with ...

### **Welcome to Hobbs (<https://townsquarepublications.com/welcome-to-hobbs-nm/>)**



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Welcome to Hobbs! If this is your first look at our community, we can almost ...

### **History (<https://townsquarepublications.com/hobbs-history/>)**



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### **Location and Transportation (<https://townsquarepublications.com/hobbs-location-and-transportation/>)**

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Lea County Regional Airport is located just outside the city of Hobbs and furnishes daily ...







## Communities of Lea County (<https://townsquarepublications.com/communities-of-lea-county/>)



(<https://townsquarepublications.com/communities-of-lea-county/>)

Hobbs Hobbs, home to roughly 36,000 residents, considers itself a community that helps fuel America, seeing ...

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# Devon Energy bringing office to Hobbs, New Mexico second in oil and gas rig count

Adrian Hedden, Carlsbad Current-Argus Published 1:22 p.m. MT June 18, 2019

Another major Permian oil and gas producer planned to open an office in southeast New Mexico, as production continued steadily in the region.

Devon Energy – headquartered in Oklahoma City – announced an office to open in Hobbs this summer to employ 40 of the company's 225 workers in the region, read a news release from the Economic Development Corporation of Lea County (EDCLC).

The office was planned to be in Bender Plaza in Hobbs, operating in 7,300 square feet of a former law firm and featuring private offices, conference rooms and an advanced technology data center.

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The new office would be one of five owned by Devon in the Permian Basin region of southeast New Mexico and West Texas.

**More:** [Oil and gas industry continues to respond to climate, pollution concerns \(/story/news/local/2019/06/14/oil-and-gas-industry-continues-respond-climate-pollution-concerns/1455812001/\)](https://www.currentargus.com/story/news/local/2019/06/14/oil-and-gas-industry-continues-respond-climate-pollution-concerns/1455812001/)

In New Mexico, Devon has offices in Artesia and Roswell.

Senior Community Relations Specialist Shannon Johnson said the company already employs residents of Lea County and the new office will strengthen its position in the community.

"We appreciate being part of the fabric of Hobbs," she said. "We look forward to opening our new office and expanding our presence in the community."

Hobbs Mayor Sam Cobb said investments from major oil companies are essential to the city's economic growth.

**More:** [New Mexico cracking down on oil and gas methane waste, Heinrich and Udall call for action \(/story/news/local/2019/06/09/new-mexico-cracking-down-oil-and-gas-methane-waste/1384985001/\)](https://www.currentargus.com/story/news/local/2019/06/09/new-mexico-cracking-down-oil-and-gas-methane-waste/1384985001/)

"The City of Hobbs is excited and pleased to see Devon continue to invest in the region and make Hobbs home to its employees," he said. "We offer our assistance and commitment to making their business successful and providing a community where its employees have a safe place to live, work and play."

The EDCLC also noted that it had been the first to bring the office to Hobbs, and Board Chair Finn Smith commended the two companies for collaborating on the project.



"Devon has been a tremendous partner with EDC and we look forward to continuing to working with them and commit our support for their activities in Lea County and the Permian Basin," he said.

"On behalf of the Economic Development Corporation of Lea County, I would like to thank and congratulate Devon on its recent announcement of their Hobbs office."

**More:** [XTO Energy gives tour of 'mock' oil and gas facility at NM Junior College \(/story/news/local/2019/06/11/xto-energy-gives-tour-mock-oil-and-gas-site/1423794001/\)](/story/news/local/2019/06/11/xto-energy-gives-tour-mock-oil-and-gas-site/1423794001/)

Devon's operations in the Delaware Basin, a western portion of the Permian, operate on about 280,000 net acres with production in the area accounting for 14 percent of the company and reserves accounting for 13 percent, records show.

Those operations brought in about \$900 million in capital for 2019, per information on Devon's website.



The company's current focus in the Permian is on the Wolfcamp and Bone Spring formations, where the U.S. Geological Survey announced last year the discovery of the largest "continuous" oil and gas resource ever identifies.

**More:** [Data: Venting and flaring at 'all-time high' in Permian basin as oil and gas booms \(/story/news/local/2019/06/07/new-mexico-oil-gas-industry-permian-basin-venting-flaring-epa-energy/1370402001/\)](/story/news/local/2019/06/07/new-mexico-oil-gas-industry-permian-basin-venting-flaring-epa-energy/1370402001/)

The formations extend from northern Eddy County and western Lea County, south as far as Pecos and Reeves counties in Texas.

They hold an estimated 46.3 million barrels of oil and 281 trillion cubic feet of natural gas, along with 20 billion barrels of natural gas liquids (NGL).

XTO Energy, a subsidiary of Exxon Mobile recently entered into an agreement with the City of Carlsbad to build its regional headquarters on 47 acres in the Carlsbad Airport Industrial Park, accommodating up to 300 employees.

**More:** [Lawsuit looks to overturn oil and gas leases in southeast New Mexico \(/story/news/local/2019/06/03/lawsuit-looks-overturn-oil-and-gas-leases-southeast-new-mexico/1331972001/\)](/story/news/local/2019/06/03/lawsuit-looks-overturn-oil-and-gas-leases-southeast-new-mexico/1331972001/)

## Production steady in New Mexico

Although the Permian Basin's rig count decline in the last year, New Mexico remained stable at more than 100 rigs in the past week.

Records from Baker Hughes showed the Permian's total rig county fell by 35 rigs in the last year, from 476 last year to 441 as of June 14.

All but two of New Mexico's 101 rigs were in the Permian, up from 93 rigs last year and holding steady from last week.

**More:** [Q&A: Oil Conservation Division Director outlines plans for regulating oil and gas in state \(/story/news/local/2019/06/06/oil-conservation-division-director-adrienne-sandoval-industry-plans-new-mexico/1330207001/\)](/story/news/local/2019/06/06/oil-conservation-division-director-adrienne-sandoval-industry-plans-new-mexico/1330207001/)

Of that total, records showed 54 rigs in Eddy County, 43 in Lea County and one in Chaves County.

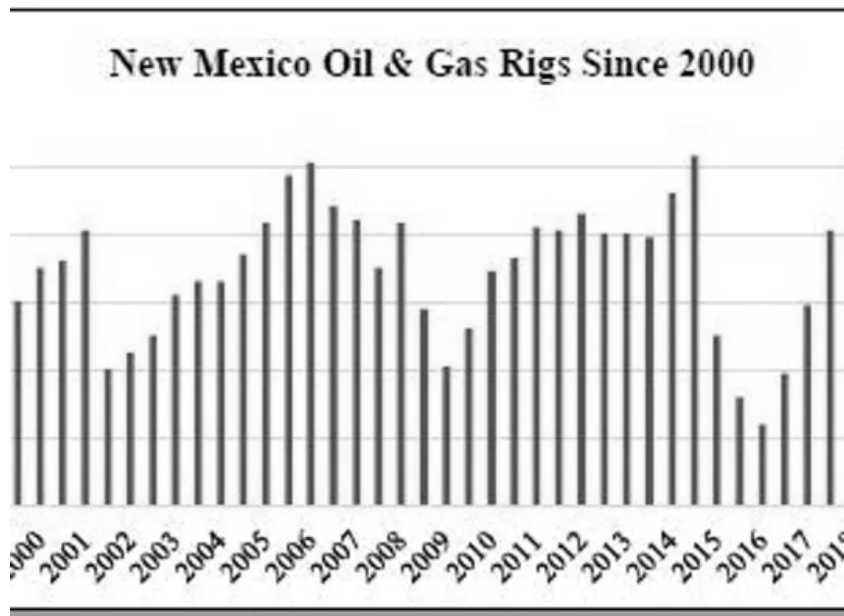
All of those were oil rigs.

In the San Juan Basin of the northwest, there were two in San Juan County and one in Rio Arriba County, all natural gas.

New Mexico was tied for second with Oklahoma's rig count, and Louisiana was third with 70 rigs.

In February, the Permian Basin had 534 rigs, down from 534 in 2018 to 467 this year.

**More:** [Complaint against oil and gas lease sale alleges 'lack' of waste prevention measures \(/story/news/local/2019/05/30/complaint-against-blm-lease-sale-alleges-lack-waste-prevention/1269983001/\)](#).



This chart shows the trends in New Mexico rig counts since 2000. (Photo: New Mexico Oil and Gas Association)

Meanwhile, oil prices began a slight recovery this week as NASDAQ reported West Texas Intermediate – a grade of oil used as a domestic pricing benchmark, trading at about \$54 per barrel, a slight increase from just under \$52 per barrels earlier this month.

But prices are still at one of the lowest points of the year, compared with the less than \$45 in January, but peaking at more than \$65 per barrels in April.

A Monday report from Drillinginfo blamed the losses on global market tensions and a declining demand for fossil fuel.

The report cited a growing U.S. oil inventory, overtaking demand.

**More:** [Navajo Refinery to be expanded, oil and gas landfills going in across the Permian Basin \(/story/news/local/2019/05/30/navajo-refinery-applies-expansion/1270026001/\)](#).

It also pointed to trade tensions between the U.S. and China as slowing global economic growth.

“Trade tensions between the US and China, which are subduing global economic growth, may be addressed at the upcoming G20 meetings later in June, but neither side has publicly shown a strong interest in resolving the issues,” read the report.

“Prices confirmed the recent trend of weak global demand outpacing the production cuts and geopolitical unrest to drive trader interests.”

## More oil and gas news:

- [Waste to water: Oil and gas industry looks to mitigate water waste during boom time \(/story/news/local/2019/05/29/oil-and-gas-industry-water-waste-fracking-boom/3668088002/\)](#)
- [Gas pipeline connecting Permian to Gulf Coast moves forward while oil prices dip \(/story/news/local/2019/06/14/gas-pipeline-connecting-permian-gulf-coast-moves-forward/1445421001/\)](#)
- [New Mexico State Land Office: revenue driven by oil and gas, other industries to grow \(/story/news/local/2019/05/28/how-much-did-oil-and-gas-save-new-mexicans-taxes-last-year/1262727001/\)](#)
- [Study: Methane emissions flat nationwide, slight increase from oil and gas \(/story/news/local/2019/05/21/methane-emissions-flat-nationwide-slight-increase-oil-and-gas/3745601002/\)](#)
- [Will Carlsbad's hotels meet the demands of the oil and gas industry? \(/story/news/local/2019/05/20/carlsbad-oil-gas-industry-hotels-high-demand-housing-shortage/1118838001/\)](#)



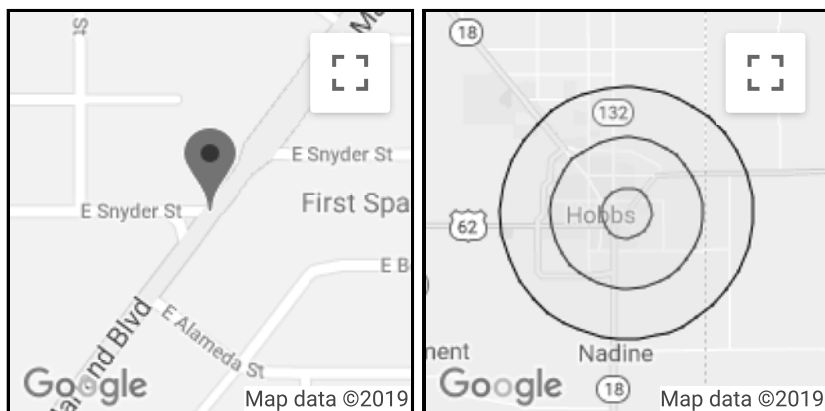


## EASI Updated Site Selection Reports & Analysis Summary Report

**Address: 345 US 62, Hobbs, NM 88240**

**Latitude: 32° : 42' : 14"**

**Longitude: -103° : 07' : 07"**



Description	1 Miles	3 Miles	5 Miles
<b>DEMOGRAPHIC OVERVIEW</b>			
Population	8,901	34,844	40,453
Households	3,039	12,254	14,423
Total Household Income (\$)	154,532,377	938,443,734	1,153,864,446
Median Household Income (\$)	39,510	56,668	60,514
Median Age	29.1	31.8	32.6
<b>POPULATION BY RACE</b>			
White Population	5,749	25,192	29,913
Black Population	1,012	2,271	2,398
Asian, Pacific Islander Population	35	239	309
American Indian and Alaska Native Population	109	460	534
Other Race Alone Population	1,712	5,471	5,930
Two or More Races Population	284	1,211	1,369
<b>POPULATION BY ETHNICITY</b>			
Hispanic Population	6,208	20,607	22,678
White Non-Hispanic	1,534	11,152	14,378
<b>BLOCK GROUP COUNT</b>	8	31	35

**Footnotes:**

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All estimates are as of 1/1/2019 unless otherwise stated.

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