



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Family Dollar  
504 E Highway 90  
Dayton, TX 77535

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,000 SF Family Dollar Located at 504 E Highway 90 in Dayton, TX. This Opportunity Includes a High Quality Tenant Strategically Located in a Dense Retail Area Along E Hwy 90, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$772,950
CAP	8.00%
NOI	\$61,836
PRICE PER SF	\$96.62
GUARANTOR	Family Dollar

## PROPERTY SUMMARY

ADDRESS	504 E Highway 90 Dayton, TX 77535
COUNTY	Liberty
BUILDING AREA	8,000 SF
LAND AREA	0.77 AC
BUILT	2003



REPRESENTATIVE IMAGE



FAMILY DOLLAR

# HIGHLIGHTS

- Corporate Guaranteed Lease
- Investment Grade Tenant: Recent Upgrade to BBB-
- Strategically Located in a Dense Retail Area Along E Hwy 90 - the Main Thoroughfare Through Dayton
- Just 1-Mile From the Stephen F Austin Elementary School, Nottingham Elementary and Middle School and Woodrow Wilson High School
- Tax-Free Income State
- North East Suburb of Houston - 45 Minutes South on Hwy 90 Into Downtown; Houston is the Most Populous City in Texas With an Estimated Population of Over 2.4 Million
- Dayton is the Meeting Point of Two Rail Lines; North/South is the Union Pacific Line and East/West is the UP Lafayette Subdivision Line
- Nearby Tenants Include: Subway, Little Caesars, Conoco, Shell, Jack in the Box, Brookshire Brothers, Dairy Queen, Domino's Pizza, O'Reilly Auto Parts, McDonald's, Pizza Hut, Burger King, Sonic and Walgreen's





# LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building of Approximately 8,000 SF
LEASE COMMENCEMENT	January 1, 2003
LEASE EXPIRATION	December 31, 2022
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	NN+
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant Reimburses Landlord
INSURANCE	Tenant Reimburses Landlord
COMMON AREA	Shared Between Landlord & Tenant
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
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	\$61,836	\$7.73
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B&S Bar

Spin #7  
Market

Dayton Self  
Storage

Dayton Police and  
Municipal Court



State Farm



Sands  
Motel



Summit Inn



S Winfree St



Dayton Shoe &  
Boot Repair



Dayton  
Trading Post

Dayton Farm  
& Ranch



Brookshire Brothers





321  
TEXAS



S Winfree St



90





## DAYTON | LIBERTY COUNTY | TEXAS

Dayton is a city in Liberty County in the state of Texas. The City of Dayton is located 38 miles Northeast of Downtown Houston, 18 miles North of Interstate 10 and 23 miles East of U.S. Highway 59. Baytown is located 22 miles South of the City and Humble is 23 miles West of Dayton. With easy access to the Houston metropolis, people can enjoy the amenities of the big city and then return home to a slower, simpler lifestyle. The Greater Houston metropolitan area is the fifth most populous metropolitan statistical area in the U.S. and the second most populous in Texas with about 6,997,384 people. Houston is also the 8th most expansive city in the whole country.

The main forms of employment in the city are in the metal fabrication industry, the chemical refining industry, the oil field services industry, numerous types of retail employment and the coiled metal tube and pipe industry. Due to the cities close proximity, Houston's economy affects Dayton's. Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Leading in healthcare sectors and building oilfield equipment, Houston has the second most Fortune 500 headquarters of any U.S. municipality within its city limits. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. Nicknamed the "Space City", Houston is a global city, with strengths in culture, medicine, and research.

Dayton is located about 40 minutes to Houston's downtown area. Houston is home to the Theater District which is a 17-block area in Downtown Houston that is home to the Bayou Place entertainment complex, restaurants, movies and parks. Bayou Place has full-service restaurants, bars, live music, billiards, and Sundance Cinema. The city has the Space Center which is the official visitors' center of NASA and has interactive exhibits including moon rocks and a shuttle simulator. Other tourist attractions include the Galleria, Old Market Square, the Downtown Aquarium, and Sam Houston Race Park.



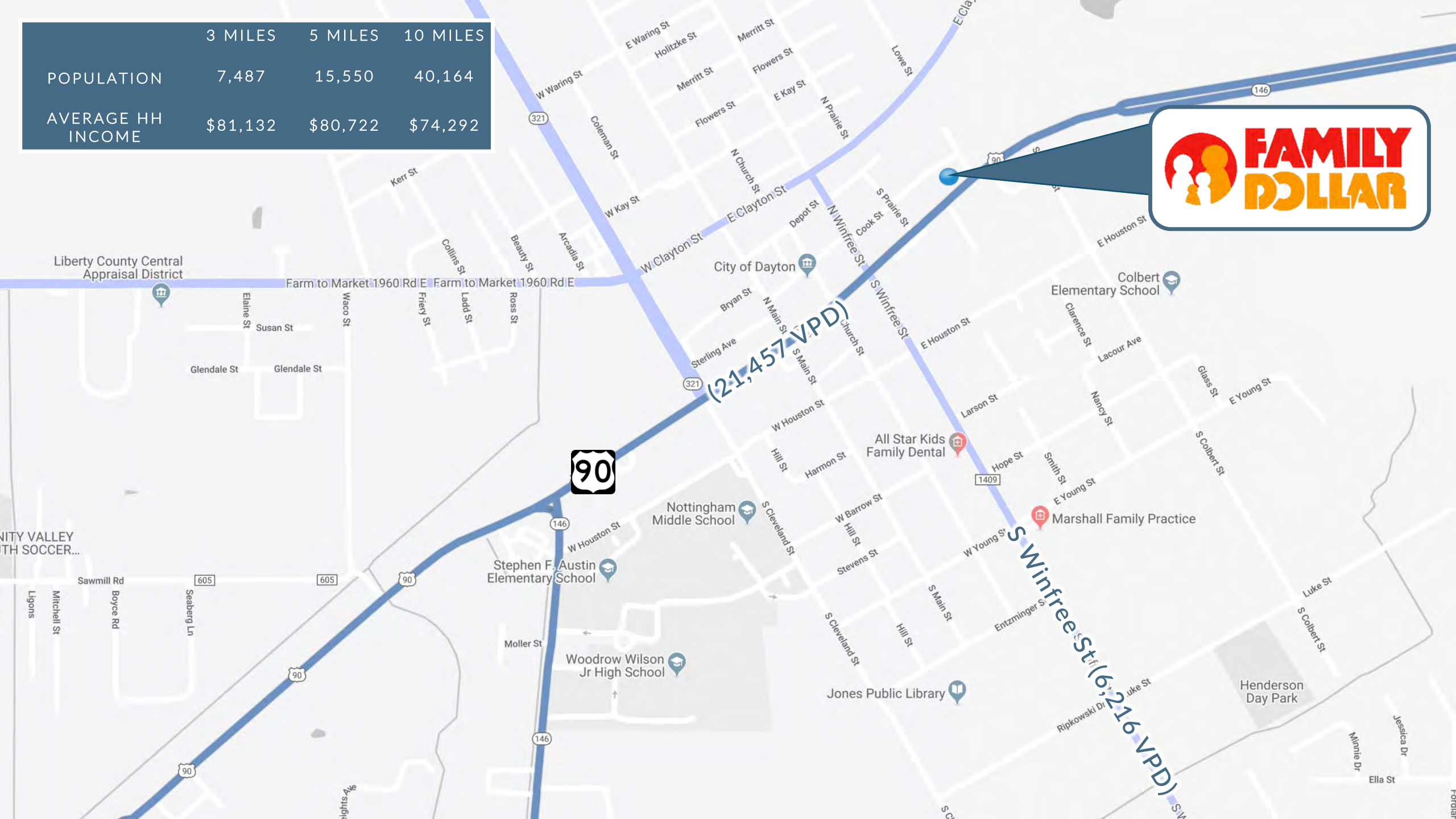
LIBERTY COUNTY COURTHOUSE



PORT OF HOUSTON



	3 MILES	5 MILES	10 MILES
POPULATION	7,487	15,550	40,164
AVERAGE HH INCOME	\$81,132	\$80,722	\$74,292





# 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](http://familydollar.com)  
[dollartree.com](http://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.



REPRESENTATIVE IMAGE



# 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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