

OFFERED FOR SALE

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FAMILY DOLLAR **DOLLAR TREE**
Family Dollar | Dollar Tree "Spot"

Brand New Construction

Store Opened in July of 2019

Hemphill, Texas (East Texas)

6864 State Highway 87 S, Hemphill, TX 75948



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OFFERING SUMMARY

PRICING SUMMARY:

Asking Price:	\$1,186,400
CAP:	7.50%
Year Built:	2019
Building Size:	8,320 SF
Lot Size:	1.25 Acres
Parking Spaces:	25

TENANT SUMMARY:

Tenant Name:	Family Dollar Dollar Tree
Guaranty Type:	Corporate
Lease Type:	Double Net (Roof & Structural)
Lease Term:	10 Years
Increases:	5% in Year 11
Options:	6/5 Year Options 5% Increases
Primary Term:	7/11/2019-7/31/2029

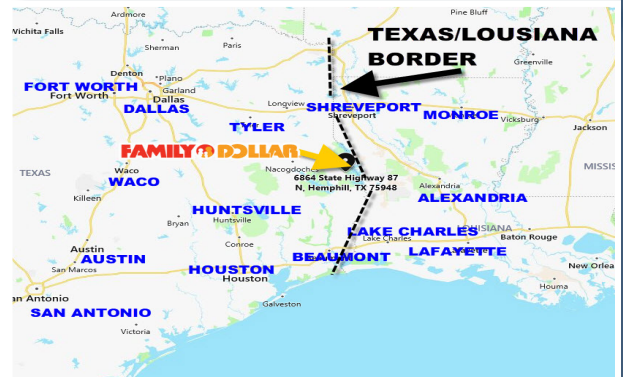
RENT SUMMARY:

Years 1-10:	\$88,980
Option 1:	\$93,429
Option 2:	\$98,100
Option 3:	\$103,005
Option 4:	\$108,156
Option 5:	\$113,564
Option 6:	\$119,242



INVESTMENT HIGHLIGHTS

- Brand New Constuction, Rent Commenced in July of 2019, Upgraded "Stucco" Front, Innovative New Store with Dollar Tree "Spot" Items and Displays
- Statagic Location for Family Dollar: Hard Corner, Intersection of 2 State Highways in East Texas, Connecting Texas and Louisiana - **COMBINED TRAFFIC COUNT OF 8,239 CARS/DAY AT INTERSECTION**
- Hemphill is the county seat for the county of Sabine (County Population: 10,834)
- Close proximity to the Toledo Bend Reservoir on the Sabine River between Texas and Louisiana. The lake is the largest man-made body of water in Louisiana, the fifth largest in the United States. Toledo Bend, with its 1,200 miles of shoreline, offers an almost unlimited opportunity for recreational development and is a major element in serving the growing demand for water oriented outdoor recreation. Both private and public facilities are available for swimming, boating, picnicking, fishing, camping, hunting, and sightseeing
- Dollar Tree, the Parent of Family Dollar, is Traded on the NASDAQ Exchange as DLTR, with a Market Capitalization Exceeding \$21 Billion. Dollar Tree operated 14,334 stores in 48 states and the District of Columbia, and 5 Canadian provinces. Dollar Tree, Inc. was founded in 1986 and is based in Chesapeake, Virginia.





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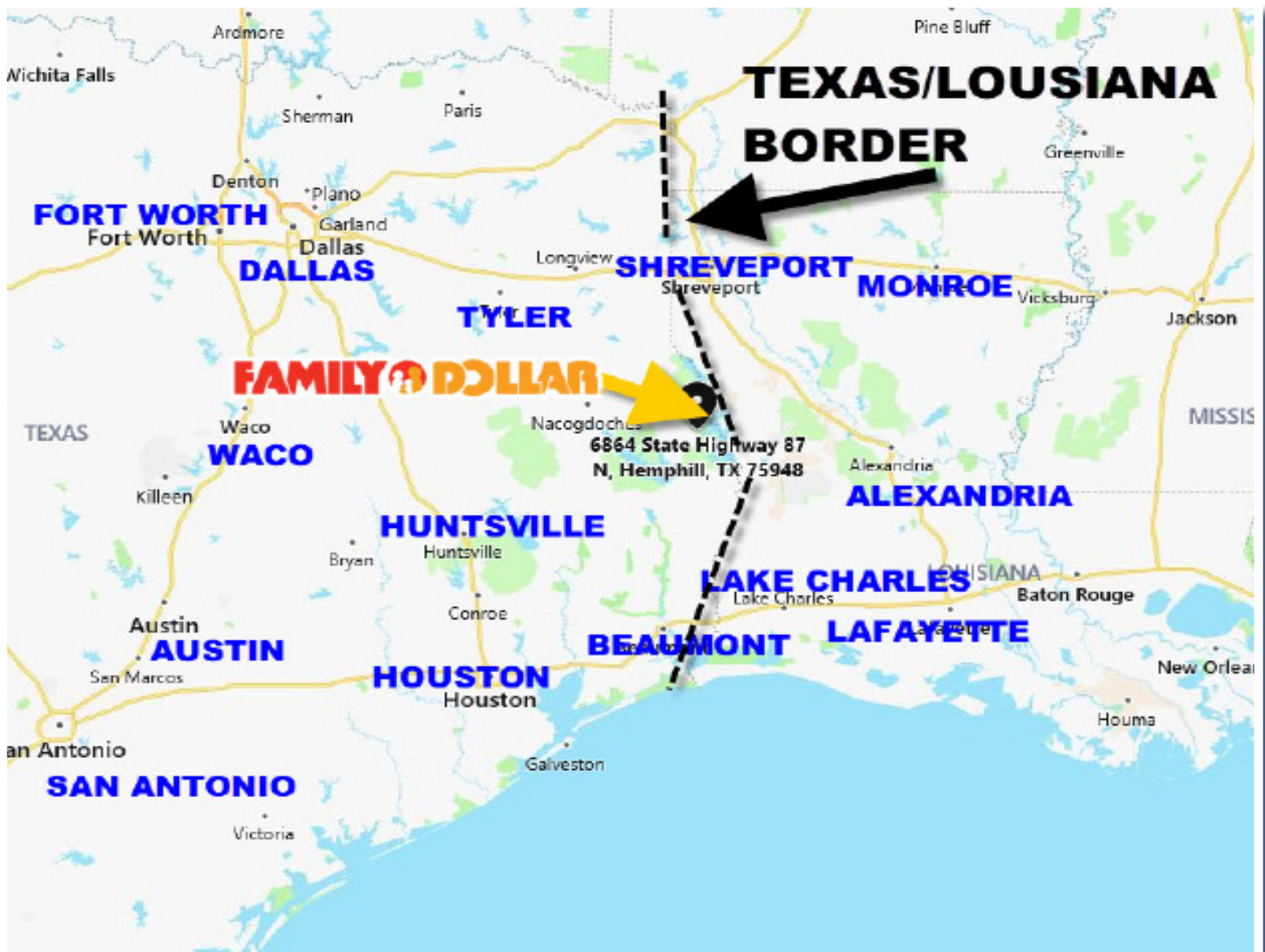
Family Dollar | Dollar Tree "Spot"

Hemphill, Texas

NET LEASED PROPERTY SPECIALISTS

800.727.3147

MAP





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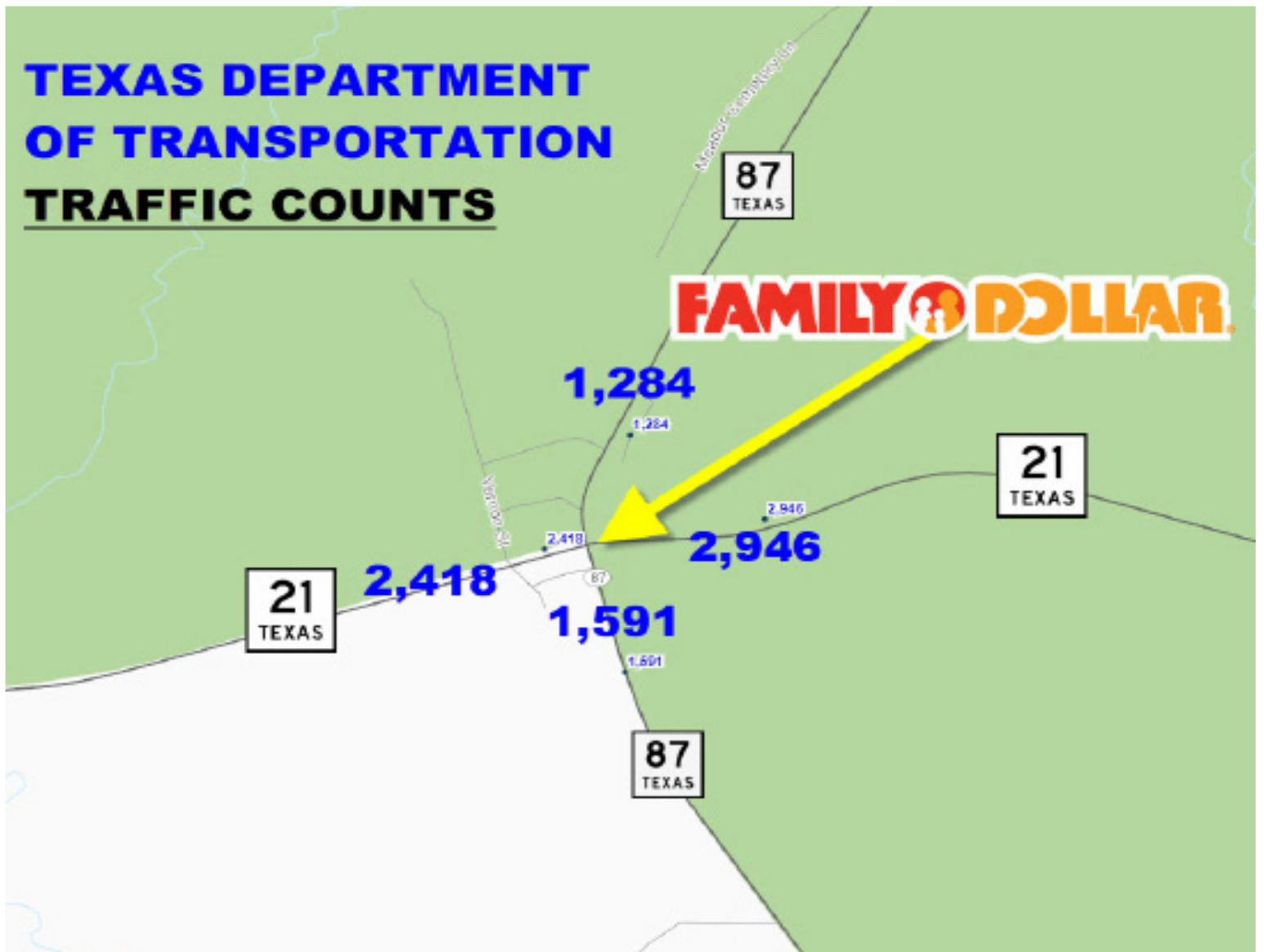
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TEXAS DEPARTMENT OF TRANSPORTATION TRAFFIC COUNTS



SITE PLAN

