



TRINITY

REAL ESTATE INVESTMENT SERVICES



2019 BUILT FAMILY DOLLAR - 40K+ RESIDENTS

319 NORTH MARLAND BLVD, HOBBS, NM 88240

\$1,351,586

7.25% CAP

TRINITYREIS.COM

Actual Property



HOBBS, NM

\$1,351,586 | 7.25% CAP

- New Development Family Dollar - Almost 10 Years Remaining on Lease
- Attractive Demographics - 40,000+ Residents Within 5 Miles of Property
- Steady Increasing Population Growth Rate of 4.20% in a 3 Mile Radius in the Coming 5 Years
- Great Visibility on Hobb's Main Thoroughfare - 7,345+ VPD Directly in Front of Subject Property
- Limited Local Retail Competition - Would Serve as Primary Source of Goods in Immediate Area

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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PROPERTY DETAILS:

Building Area:	9,180 SF
Land Area:	1.2 AC
Year Built:	2019
Guarantor:	Family Dollar Stores, Inc.
Price (Psf):	\$147.23

LEASE OVERVIEW:

Remaining Lease Term:	10 Years
Rent Commencement:	12/15/2019
Lease Expiration:	3/31/2030
Base Annual Rent:	\$97,990
Lease Type:	NN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Six (6), 5-Year; 5%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	REIMBURSED BY Landlord*
Property Taxes:	PAID BY Landlord
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant

*Landlord will reimburse Tenant for any costs incurred by Tenant in excess of \$1,000.

DEMOGRAPHICS OVERVIEW

319 NORTH MARLAND BLVD | HOBBS, NM

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	8,728	31,215	36,652
Estimated Population (2019)	9,294	34,052	40,537
Projected Population (2024)	9,601	35,509	42,492
POPULATION GROWTH			
2010-2019 (Historical)	5.44%	7.52%	8.80%
2019-2024 (Projected)	3.25%	4.20%	4.75%
HOUSEHOLDS			
Total Households (2019)	3,068	11,740	14,250
HOUSEHOLD INCOME			
2019 Average	\$47,919	\$63,317	\$68,339
2019 Median	\$38,971	\$50,188	\$52,962

96 Miles to Lubbock, TX



90 Miles to Midland, TX

Map data ©2020 Google, INEGI



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RETAIL MAP

319 NORTH MARLAND BLVD | HOBBS, NM





Key Demographics 3 Miles



Total Households
2019
11,740



Projected Growth
2019 - 2024
4.20%



N Marland Blvd. - 7,345+ VPD

Actual Property



Actual Property

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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BROKER OF RECORD

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NM #40315

Actual Property