

**FAMILY DOLLAR**

503 S MACARTHUR BLVD  
IRVING, TEXAS



weitzman®



# TABLE OF CONTENTS

---

Investment Overview   Opportunity .....	3
Property Overview .....	4
Tenant Overview .....	5
Financial Summary .....	6
Site Plan .....	7
Current Locations Map .....	8
Photo .....	9
Location Map/Aerial .....	10
Drive Time Map .....	12
Demographics .....	13
Texas By The Numbers .....	14
Disclaimer .....	15

# INVESTMENT OVERVIEW | OPPORTUNITY

- PROVEN STORE** • Extended Initial Term Ten (10) Years in 2014
- CORPORATELY GUARANTEED** • 3.8 Years Remaining with 4 Options
- NN LEASE** • Fee Simple Ownership | Limited Landlord Responsibilities
- INVESTMENT GRADE CREDIT** • S&P's Credit Rating of BBB-
- CO-TENANCY** • Surrounded by Kroger Grocery Store & Thriving Retail
- SIGNAGE** • Existing Pylon Signage
- INCOME TAX FREE STATE**

## PROPERTY OVERVIEW

Location:	503 S MacArthur Blvd, Irving, Texas 75060
Lot Size:	0.96 Acres
Building:	8,025 SF
Year Built:	2003
Percent Leased:	100%
Parking:	37 Spaces
Tenancy:	Family Dollar





# PROPERTY OVERVIEW



GLA  
**8,025 SF**



YEAR BUILT  
**2003**



ASKING PRICE  
**\$899,000**



NOI  
**\$61,600**



CAP RATE  
**6.85%**

ADDRESS	503 S MacArthur Blvd, Irving, Texas 75060
LOCATION	NWQ S MacArthur Blvd & W 6 <sup>th</sup> Street
PROPERTY TYPE	Freestanding Retail
TRAFFIC COUNTS	S. MacArthur Blvd – 20,472 vpd W. Irving Blvd - 19,305 vpd
OCCUPANCY	100%
REMAINING TERM	3.8 Years
TENANT CREDIT	Corp Guaranty – parent company Dollar Tree NYSE: DLTR
LOT SIZE	0.96 Acres

# TENANT OVERVIEW

Founded:	1959
Headquarters:	Charlotte, NC
Locations:	8,000+
Employees:	50,000
Tenant:	Corporate
S&P Rated Credit:	BBB-



When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

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.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and 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.

Founder, Leon Levine, created a general floorplan that he used in each of his stores that allowed customers to easily shop for their favorite products in any Family Dollar store. With the stores uniformly laid out and stocked, store managers were able to focus on providing good customer service. This concept for a self-serve, cash-and-carry neighborhood discount store proved so successful that today Family Dollar is a chain with more than 8,000 stores from Maine to California and over 15,000 locations with the combined total of Family Dollar and Dollar Tree stores.

Source: [www.familydollar.com](http://www.familydollar.com)

# FINANCIAL SUMMARY

## OFFERING SUMMARY

PRICE	\$899,000
CAP RATE	6.85%
TENANT	Family Dollar
PRICE PSF	\$112.02
TOTAL GLA	8,025 SF
YEAR BUILT	2003
LOT SIZE	41,817 SF / 0.96 AC



503 S MacArthur Blvd  
Irving, Texas 75480

## LEASE SUMMARY

LEASE TERM	10 YEARS
LEASE COMMENCEMENT	JAN 1, 2014
LEASE EXPIRATION	DEC 31, 2023
REMAINING TERM	3.8 YEARS
RENT INCREASES	10% EVERY 5 YEARS
LEASE TYPE	NN
RENEWAL OPTIONS	FOUR (4), FIVE (5) YEAR OPTIONS

LEASE YEAR	COMMENCEMENT	ANNUAL RENT	MONTHLY RENT	RENT PSF
2014-2018	Jan-2014	\$56,000	\$4,666	\$7.00
Current Term	Jan-2019	\$61,600	\$5,133	\$7.70
Option 1	Jan-2024	\$67,760	\$5,646	\$8.47
Option 2	Jan-2029	\$74,536	\$6,211	\$9.32
Option 3	Jan-2034	\$81,990	\$6,832	\$10.25
Option 4	Jan-2039	\$90,189	\$7,515	\$11.27

weitzman®



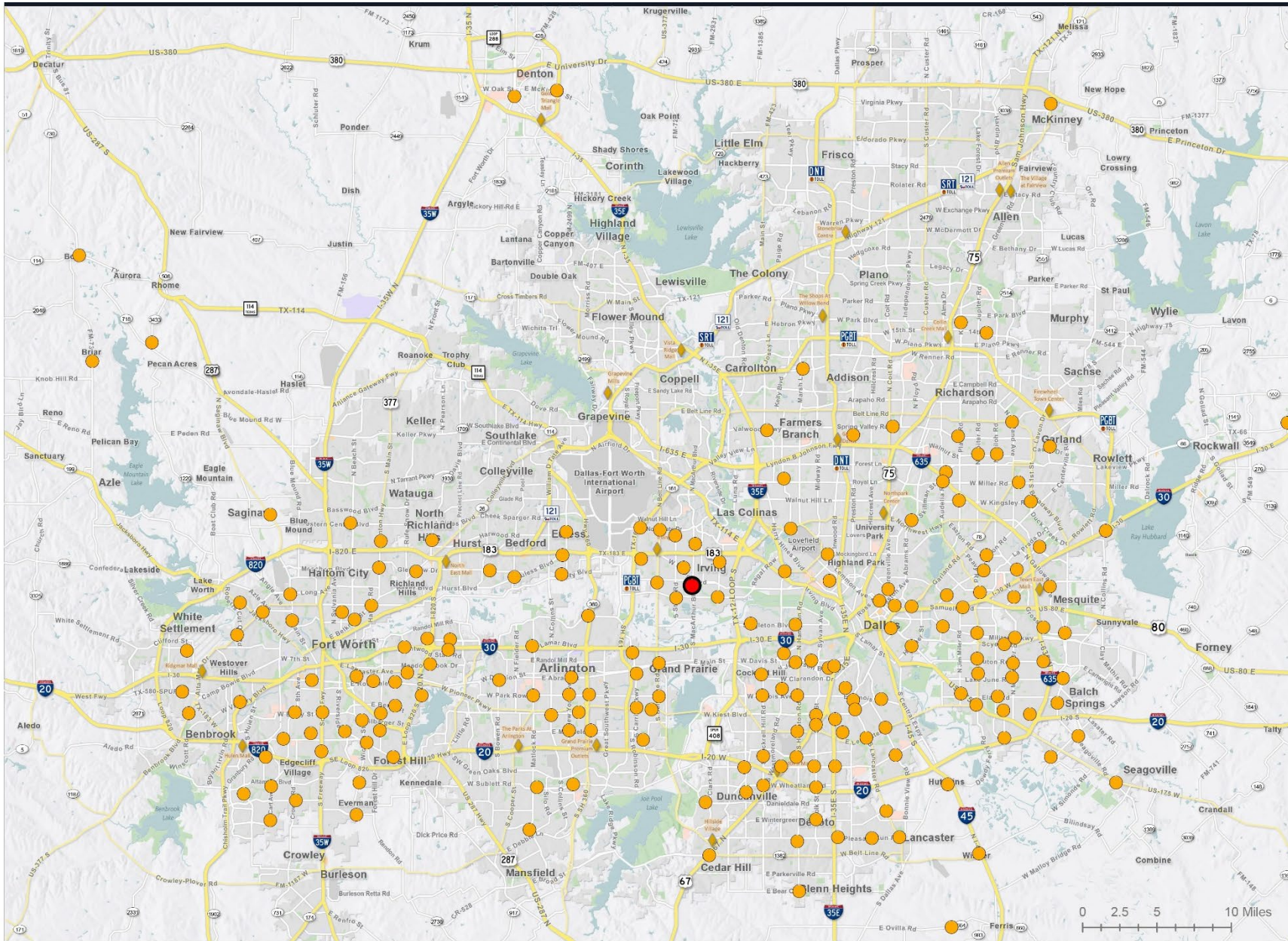


# CURRENT LOCATIONS



● Current Locations (198)

● 503 S MacArthur Blvd  
Irving, TX 75060

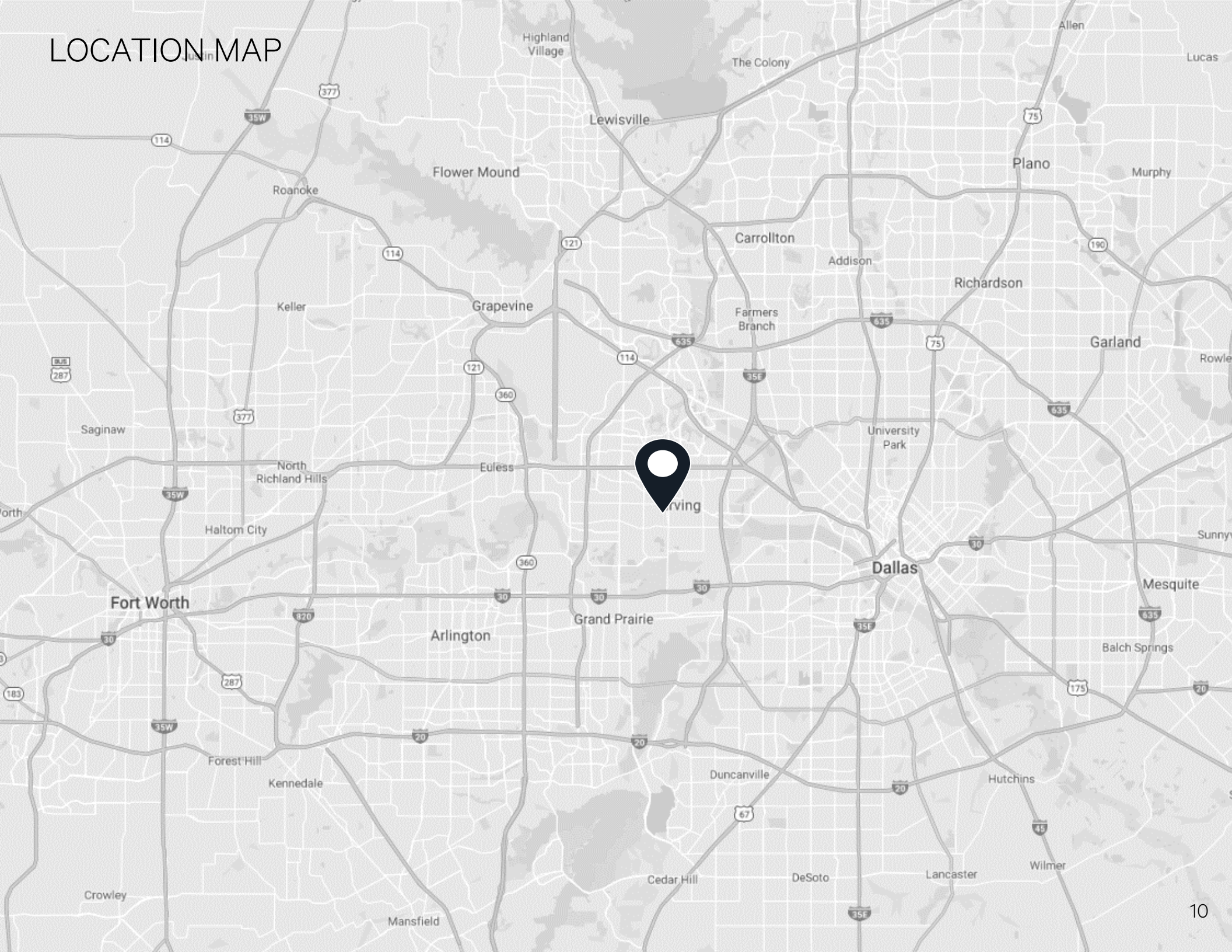




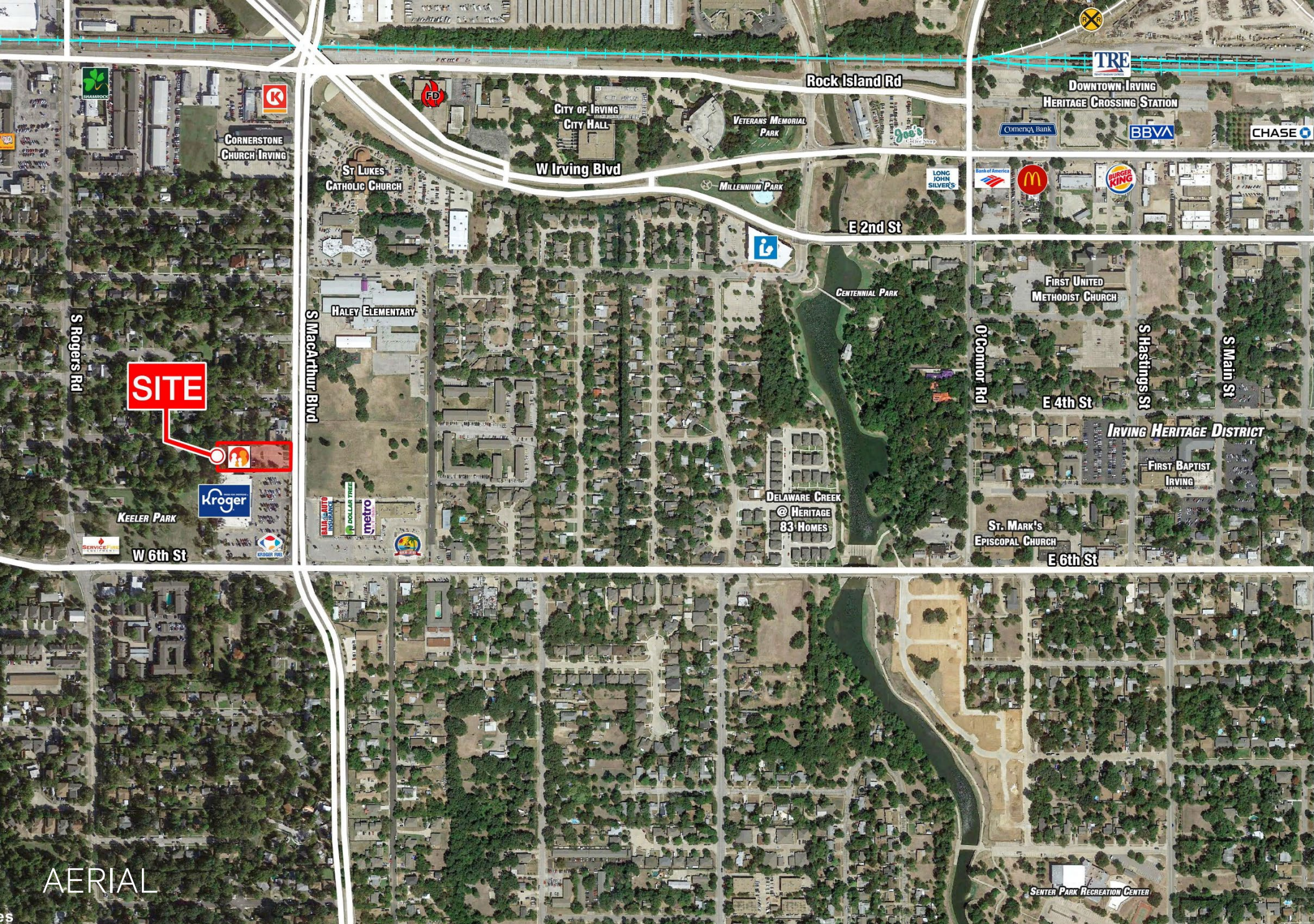




# LOCATION MAP



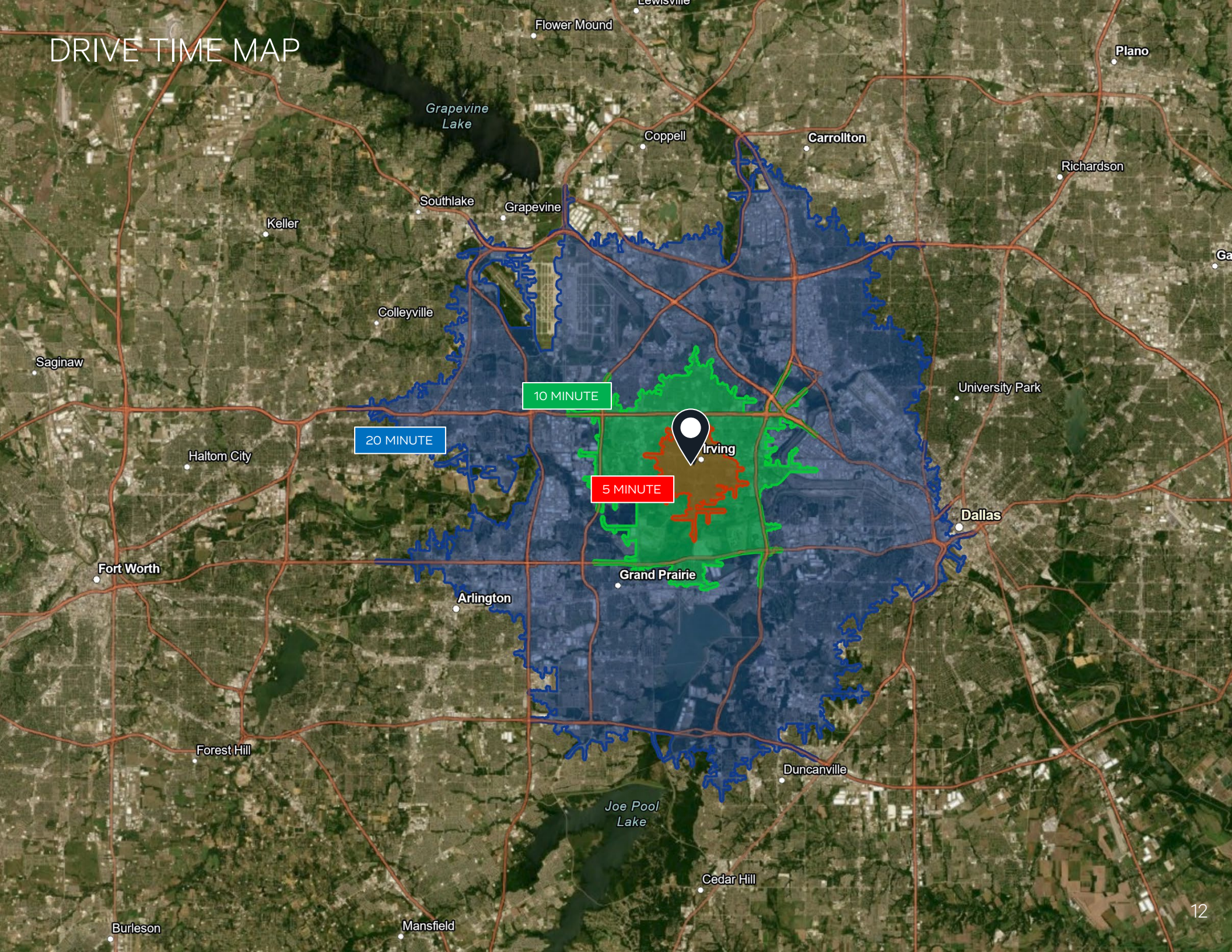




AERIAL








# DRIVE TIME MAP










# DEMOGRAPHICS






## 1 MILE

<p>POPULATION</p>  <p>20,128 2019 Total Population</p>
<p>GROWTH RATE   YEAR OVER YEAR</p>  <p>0.64% 2019-2024 Year Over Year Growth Rate</p>
<p>HOUSEHOLD INCOME</p>  <p>\$62,502 2019 Average Household Income</p>
<p>HOME VALUE</p>  <p>\$186,788 2019 Average Home Value</p>
<p>EDUCATION</p>  <p>13.30% Bachelor's Degree &amp; Above</p>

## 3 MILE

<p>POPULATION</p>  <p>121,884 2019 Total Population</p>
<p>GROWTH RATE   YEAR OVER YEAR</p>  <p>0.64% 2019-2024 Year Over Year Growth Rate</p>
<p>HOUSEHOLD INCOME</p>  <p>\$65,649 2019 Average Household Income</p>
<p>HOME VALUE</p>  <p>\$189,371 2019 Average Home Value</p>
<p>EDUCATION</p>  <p>16.23% Bachelor's Degree &amp; Above</p>

## 5 MILE

<p>POPULATION</p>  <p>231,370 2019 Total Population</p>
<p>GROWTH RATE   YEAR OVER YEAR</p>  <p>0.94% 2019-2024 Year Over Year Growth Rate</p>
<p>HOUSEHOLD INCOME</p>  <p>\$70,602 2019 Average Household Income</p>
<p>HOME VALUE</p>  <p>\$205,630 2019 Average Home Value</p>
<p>EDUCATION</p>  <p>24.43% Bachelor's Degree &amp; Above</p>

# TEXAS | BY THE NUMBERS



TEXAS NAMED  
**"BEST PLACE TO LIVE IN  
AMERICA IN 2018"**

*Money.com*



STATE FOR BUSINESS 2018

*CNBC*



**#1**

STATE WITH THE BEST  
INFRASTRUCTURE 2018

*CNBC*



**#1** TEXAS HAS OUTPACED  
THE NATION FOR JOB  
GROWTH IN 2017

*Austin Business Journal*

**#2** TOP STATE TO  
FIND A JOB IN  
AMERICA

*CNBC*

Texas adds  
**+1,000 NEW RESIDENTS**  
every day



**399,737**

NEW RESIDENTS IN 2018

*Dallasnews.com*







This real estate presentation has been prepared for information purposes only, and does not purport to contain all the information necessary to reach a purchase decision for the property described herein (the "Property"). The information contained herein (the "Information") has been carefully compiled, but not independently verified by the Seller or Weitzman, and there is no representation, warranty or guarantee whatsoever as to its completeness or accuracy.

Any potential Purchaser shall rely entirely on its own information, judgment and inspection of the Property and its records, and neither the Seller nor Weitzman assume any liability whatsoever for errors or omissions in the Information or any other data provided in connection with the Property. Each potential Purchaser and any party related thereto agrees that neither Seller nor Weitzman shall have any liability for any reason, whether for negligence or gross negligence, from the use of the Information by any person in connection with the purchase of or any other investment in the Property by a Purchaser or any other party related thereto.

Neither the Seller nor Weitzman has any liability whatsoever for any oral or written representations, warranties or agreements relating to the Property except as expressly set forth by any such party in any contract of sale executed in connection with the Property.

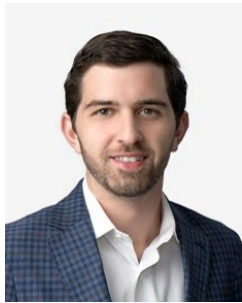
This presentation is subject to changes by the Seller as to price or terms, to prior sale, to withdrawal of the Property from the market, and other events beyond the control of the Seller and Weitzman.

Weitzman is the trade name of Weitzman Management Corporation, a regional realty corporation.

## CONTACTS:



Derek Schuster  
Assistant Vice President  
[dschuster@weitzmangroup.com](mailto:dschuster@weitzmangroup.com)  
T 214.720.3623  
M 814.421.5970



Corbin Tanenbaum  
Associate  
[ctanenbaum@weitzmangroup.com](mailto:ctanenbaum@weitzmangroup.com)  
T 214.442.7506  
M 504.638.2749

PRESENTED BY  
**weitzman**<sup>®</sup>

3102 MAPLE AVENUE | SUITE 350 | DALLAS, TEXAS 75201

O: 214.954.0600 | F: 214.953.0860

[WEITZMANGROUP.COM](http://WEITZMANGROUP.COM)

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



# 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 on 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 listening 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.

\_\_\_\_\_  
Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

\_\_\_\_\_  
402795

License No.

\_\_\_\_\_  
twgre@weitzmangroup.com

Email

\_\_\_\_\_  
214-954-0600

Phone

\_\_\_\_\_  
Robert E. Young, Jr.

Designated Broker of Firm

\_\_\_\_\_  
292229

License No.

\_\_\_\_\_  
byoung@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-6688

Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/ Associate

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Derek Schuster

Sales Agent/Associate's Name

\_\_\_\_\_  
685656

License No.

\_\_\_\_\_  
dschuster@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-3623

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

# 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 on 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Corbin Tanenbaum

Sales Agent/Associate's Name

704178

License No.

ctanenbaum@weitzmangroup.com

Email

214-442-7506

Phone

Buyer/Tenant/Seller/Landlord Initials

Date