



TRINITY  
REAL ESTATE INVESTMENT SERVICES



FAMILY DOLLAR - TEXAS NEW DEVELOPMENT - 7.25% CAP

N.E. HIGHWAY 69, KOUNTZE, TX 77625

**\$1,233,103**  
7.25% CAP

TRINITYREIS.COM

Similar Store Prototype





KOUNTZE, TX

**\$1,233,103 | 7.25% CAP**

- Brand New 2020 Development Family Dollar - Rent to Commence August 2020
- NN Lease - Requiring Limited Landlord Responsibilities - Roof & Structure Only
- Zero HVAC Responsibility for Landlord
- Large Concrete Parking Lot
- Healthy 5 Mile Demographics With 18,350+ Residents
- Great Visibility From Highway 69 (8,995+ VPD) - Multiple Points of Entry Into Subject Property
- Limited Dollar Store Competition in Surrounding Area - Nearest Store 4+ Miles Away

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

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**CHANCE HALES**

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**MATT DAVIS**

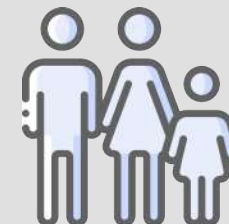
325.513.6406 | Matt@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$89,400
Rent Per SF:	\$9.74
Rent Commencement Date:	8/1/2020
Lease Expiration Date:	9/30/2030
Lease Term Remaining:	10 Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2015, Dollar Tree Acquired Family Dollar for \$8.5B, Combining for 13,000+ Stores



For Over 60 Years, Family Dollar has Provided Value and Convenience for Customers



Dollar Tree, Inc., is a Fortune 500 Company and the World-Leader in \$1 Price-Point Stores

## PROPERTY DETAILS:

Building Area:	9,180 SF
Land Area:	1.69 AC
Year Built:	2020
Guarantor:	Dollar Tree Inc, (NYSE: DLTR)
Price Per SF:	\$134.32

# LEASE ABSTRACT

N.E. HIGHWAY 69 | KOUNTZE, TX

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	08/01/2020 - 09/30/2030	\$89,400	\$9.74	7.25%
Six (6), 5-Year Options 5% Increase	10/1/2030 - 09/30/2035	\$93,990	\$10.24	7.62%
	10/01/2035 - 09/30/2040	\$98,580	\$10.74	7.99%
	10/01/2040 - 09/30/2045	\$103,170	\$11.24	8.37%
	10/01/2045 - 09/30/2050	\$107,760	\$11.74	8.74%
	10/01/2050 - 09/30/2055	\$112,350	\$12.24	9.11%
	10/01/2055 - 09/30/2060	\$116,940	\$12.74	9.48%



## RESPONSIBILITIES BREAKDOWN

### TAXES & INSURANCE

#### REIMBURSED BY TENANT

**Taxes:** Tenant will reimburse Landlord for real estate taxes on the demised premises.

**Insurance:** Beginning on the rent commencement date, Tenant will reimburse Landlord for the insurance premium for the insurance Landlord is required to carry.

### PARKING LOT

#### PAID BY TENANT

Tenant will be responsible for maintaining the existing landscaping including mowing, snow plowing, removing trash and debris from parking area and landscaped areas; re-striping the parking area and repairing parking area lights.

### ROOF & STRUCTURE

#### PAID BY LANDLORD

Landlord will maintain and keep in good repair and replace when necessary all exterior portions of the demised premises including the roof, exterior walls, canopy, gutters, downspouts, and also all structural portions of the building whether interior or exterior.

### HVAC

#### PAID BY TENANT

Tenant will maintain, repair, and replace the heating and air conditioning systems, but Tenant will not be required to replace any major components of HVAC systems...Tenant's election not to replace a major component will impose no obligation on Landlord to do so.



## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	327	2,800	17,245
2020 Estimated	335	3,015	18,355
2025 Projected	337	3,107	19,030

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	2.08%	6.40%	5.44%
2020 - 2025	0.60%	3.00%	3.60%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$69,445	\$65,469	\$57,433
Average	\$91,716	\$85,743	\$72,962

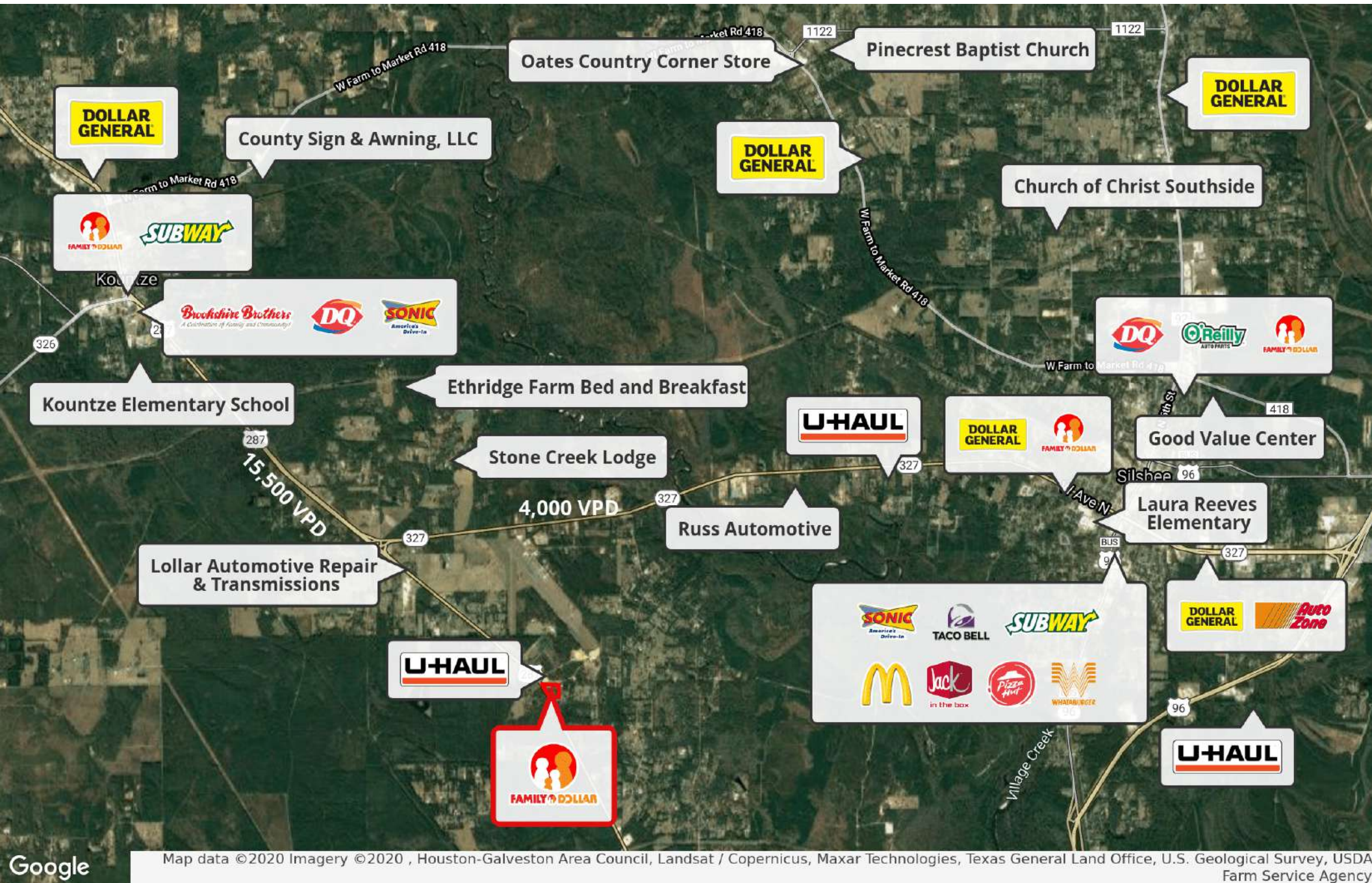
Demographic data provided by CoStar



20 Miles to  
Beaumont, TX

95 Miles to  
Houston, TX











2 MILES AWAY



Garrett  
Automotive



East TX Electric  
Utility Company



Quail Valley  
RV Parl



Garrett  
Automotive



Hardin County Diesel  
Car Maintenance

Hooks Cemetery Loop

Highway 69 S - 8,955+ VPD



UNDER  
CONSTRUCTION



FAMILY DOLLAR

Actual Property









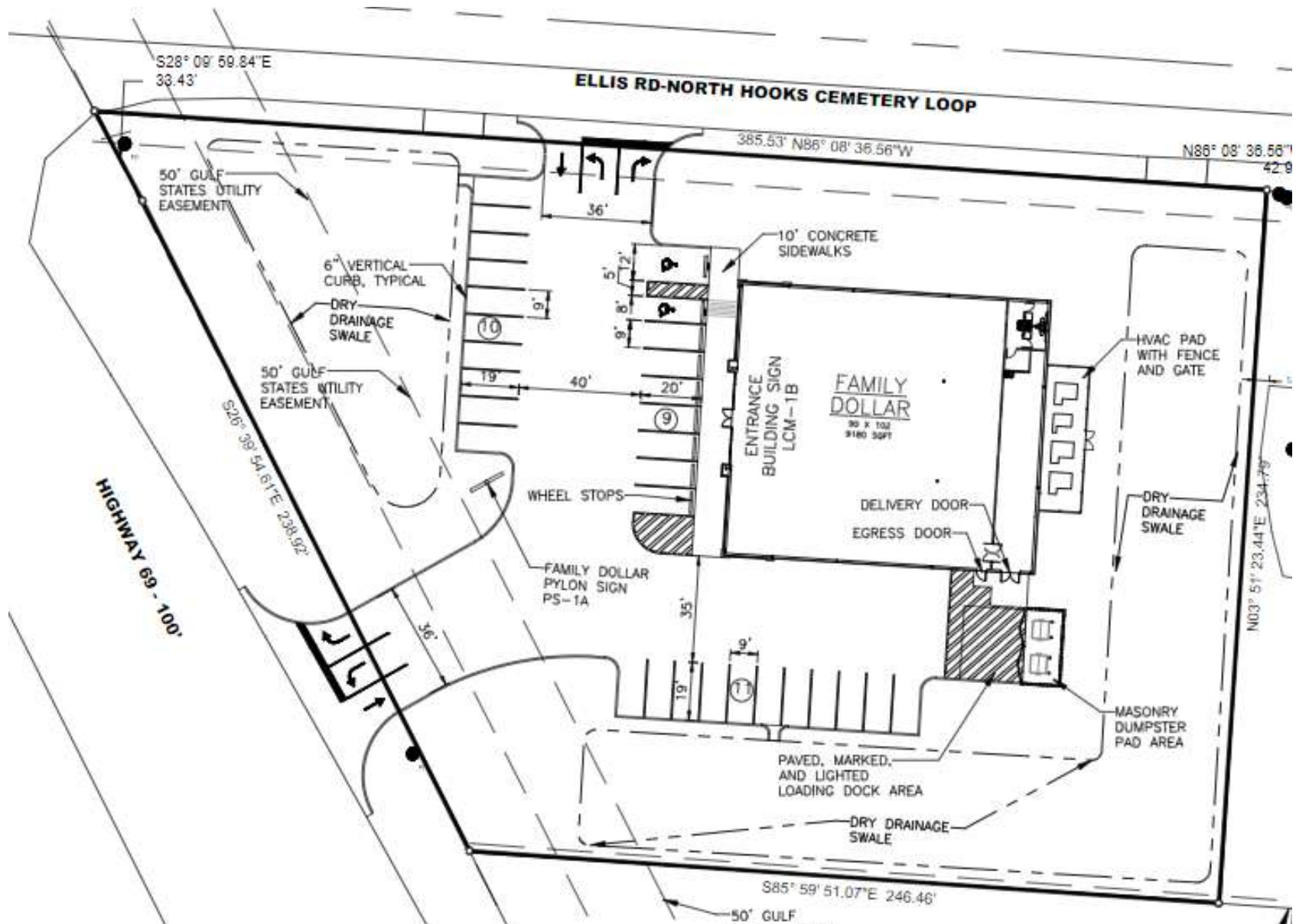
1.69AC | 9,180 SF

UNDER  
CONSTRUCTION



Actual Property









**61 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: FDO



**BBB-  
S&P Rated**



**\$22B**  
Market Cap  
\*Subsidiary of Dollar Tree



**8,000+**  
Locations



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## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Similar Store Prototype



# 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 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 listing 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.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015



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