

OFFERED  
FOR SALE

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**FAMILY DOLLAR** **DOLLAR TREE**

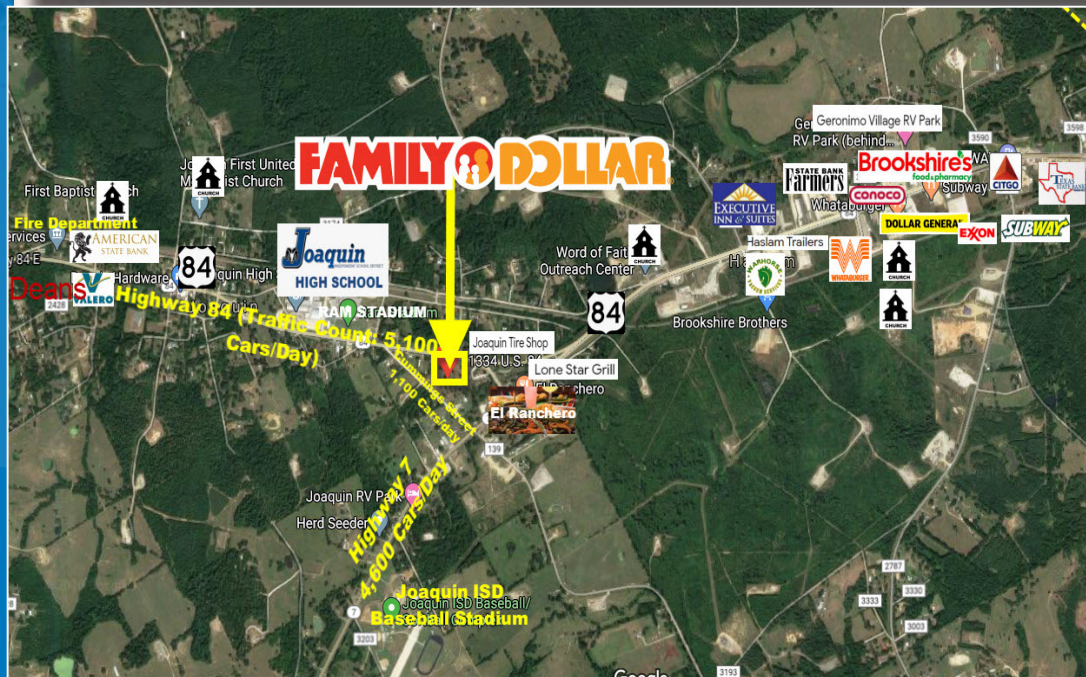
**Family Dollar | Dollar Tree "Spot"**

**Brand New | Upgraded Stucco**  
**Opens in September of 2020 | 10 1/2 Year Lease**

11334 US Highway 84 Joaquin, Texas 75954



Representative Photo



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The information (the "Information") contained hereinabove is of a proprietary and strictly confidential nature. Nothing contained hereinabove shall be construed as an offer by Net Realty Advisors and/or the owner ("Owner") of the property (the "Property") described hereinabove to sell the Property or any portion thereof. Owner has no legal commitment to accept, and may reject any or all expressions of interest. You should conduct your own due diligence review of the Property and verify all of the Information, and under no circumstances should the Information be substituted for a complete, thorough and comprehensive due diligence review of the Property. The Information has been obtained from sources believed to be reliable and is not necessarily all of the information a prospective purchaser might need to evaluate the Property; however, the reliability of such sources and the Information has not, and will not be verified, investigated or confirmed by Net Realty Advisors. Any projections, opinions, assumptions or estimates set forth in the Information are examples only and do not represent the current or future performance of the Property.

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PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**





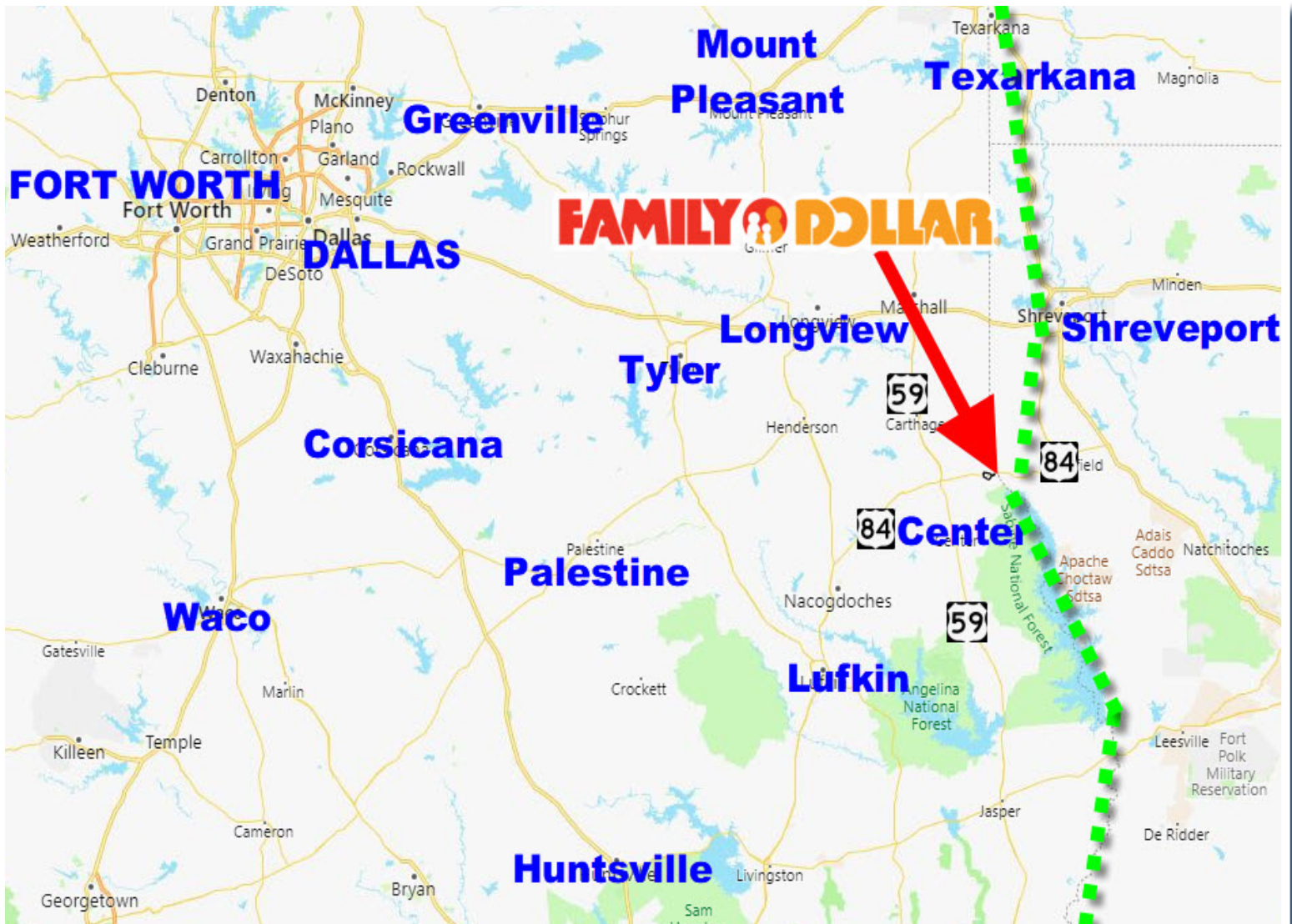
NET REALTY  
ADVISORS

Family Dollar | Dollar Tree  
Joaquin, Texas

NET LEASED PROPERTY SPECIALISTS

800.727.3147

# MAP



# OFFERING SUMMARY

## PRICING SUMMARY:

Asking Price:	\$1,324,700
CAP:	7.20%
Year Built:	2020
Building Size:	9,180 Square Feet
Lot Size:	1.53 Acres
Parking Spaces:	32

## TENANT SUMMARY:

Tenant Name:	Family Dollar   Dollar Tree
Guaranty Type:	Corporate
Lease Type:	Double Net (Roof, Structural Repairs to Building and Parking Lot), Tenant Maintains Interior and Exterior, Tenant Responsible for AC)
Lease Term:	10 Years
Increases:	5% in Year 11
Options:	6/5 Year Options 5% RentIncreases
Primary Term:	9/1/2020-3/31/2031

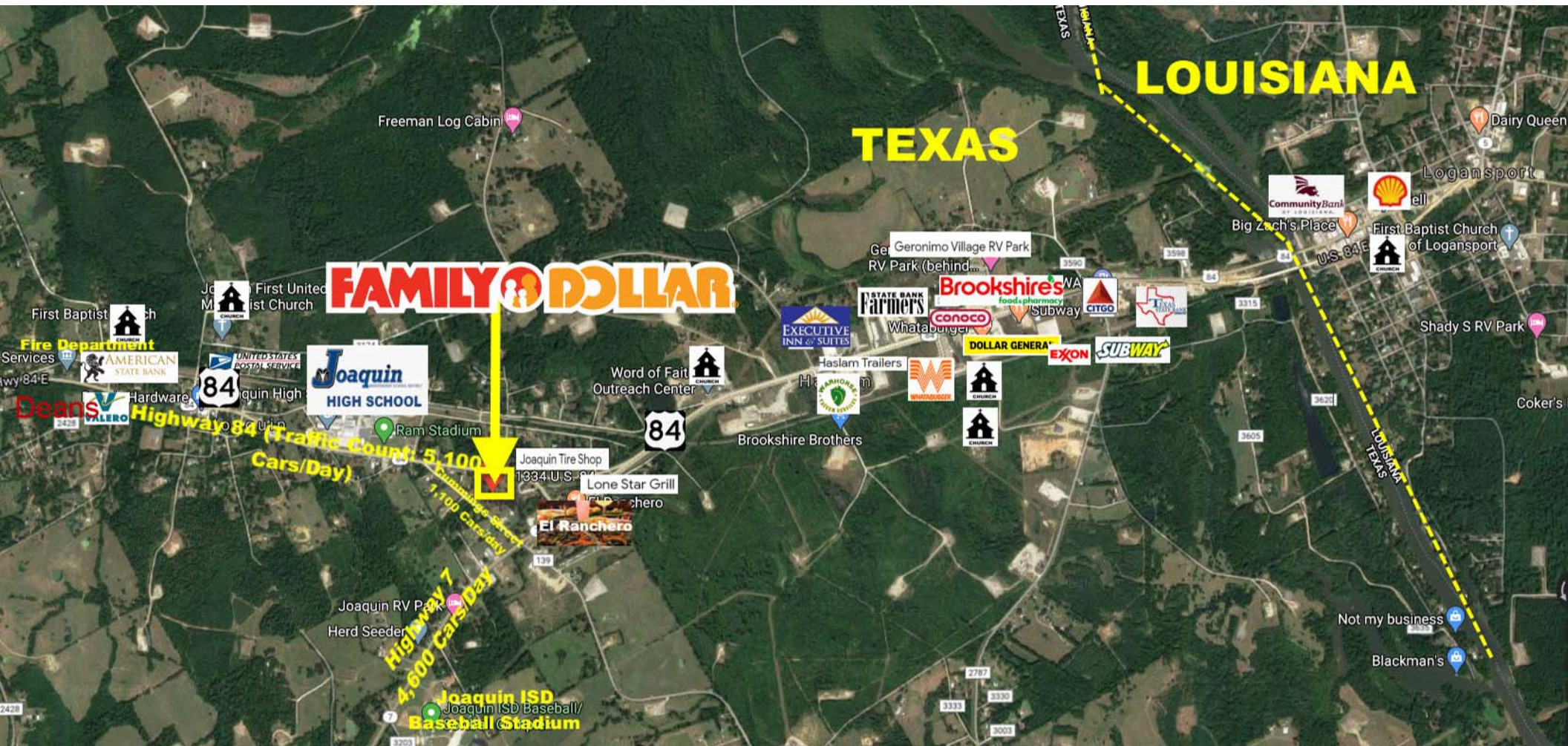
## RENT SUMMARY:

Years 1-10:	\$95,380
Option 1:	\$99,970
Option 2:	\$104,562
Option 3:	\$109,150
Option 4:	\$113,740
Option 5:	\$118,330
Option 6:	\$122,920



Representative Photo





LOUISIANA

TEXAS

FAMILY DOLLAR

Joaquin HIGH SCHOOL

First United Methodist Church

UNITED STATES POSTAL SERVICE

84

Highway 84 (Traffic Count: 5,100 Cars/Day)

Highway 7  
4,600 Cars/Day

Joaquin ISD  
Joaquin ISD Baseball/Softball Stadium

Word of Faith Outreach Center

84

Joaquin Tire Shop  
1334 U.S. Hwy 84  
El Rancho

Lone Star Grill

Brookshire Brothers

EXECUTIVE INN & SUITES

Haslam Trailers

Brookshire Brothers

Brookshires

CONOCO

Whataburger

CHURCH

DOLLAR GENERAL

EXXON

CHURCH

CHURCH

CHURCH

CHURCH

CHURCH

CHURCH

CHURCH

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Community Bank

Big Zach's Place

84

3598

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Shell

First Baptist Church of Logansport

Logansport

Shady S RV Park

Coker's

Not my business

Blackman's

Blackman's

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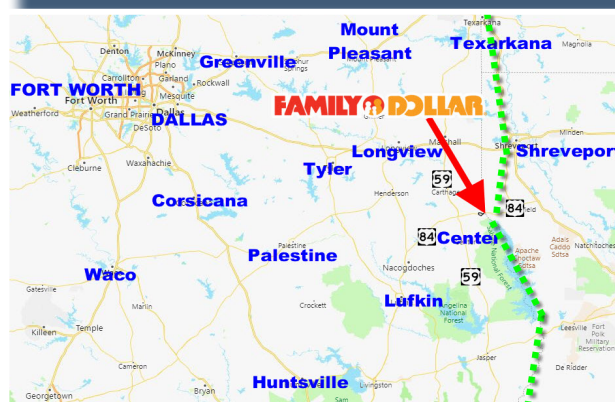


# INVESTMENT HIGHLIGHTS

- Brand new 9,160 SF Family Dollar store, Planned store opening September of 2020, Upgraded "Stucco" front, Innovative new store prototype with Dollar Tree "Spot" items and displays
- Fronts Highway 84, just east of Joaquin High School and Ram Stadium. The Joaquin Independent School District includes a high school, middle school, and elementary. Joaquin is 4 miles from the Louisiana border and connects via the Highway 84 bridge
- **EXCELLENT TRAFFIC COUNT: THE COMBINED TRAFFIC COUNTS OF HIGHWAY 84 , HIGHWAY 7, AND CUMMINGS STREET EXCEEDS 10,000 CARS PER DAY**
- **Excellent Demographics:** Store to serve a population of 1,100 people in a 1 mile radius and 1,890 people in a 3 mile radius. The nearest Family Dollar store is 4 miles away in Logansport, Louisiana.
- Joaquin is on U.S. Highway 84 and the Southern Pacific Railroad, 14 miles northeast of Center, Texas. The population in Shelby County is approximately 25,000 people.
- Dollar Tree, the Parent of Family Dollar, is Traded on the NASDAQ Exchange as DLTR, with a Market Capitalization Exceeding \$23 Billion. Dollar Tree operated 14,334 stores in 48 states



Representative Photo





**Joaquin**  
INDEPENDENT SCHOOL DISTRICT  
**HIGH SCHOOL**

Joaquin High School  
UNITED STATES  
POSTAL SERVICE

**RAM STADIUM**

**Highway 84 (Traffic Count: 4,900 Cars/Day)**

**FAMILY DOLLAR**

**Cummings Street 1,100 Cars/Day**

**Highway 7 (4,600 Cars/Day)**

**84**

**84**

**El Rancho**

**El Rancho Apartments**

**Joaquin Tire Shop**

**El Rancho**

Google



2010



**UNDER CONSTRUCTION PHOTO**



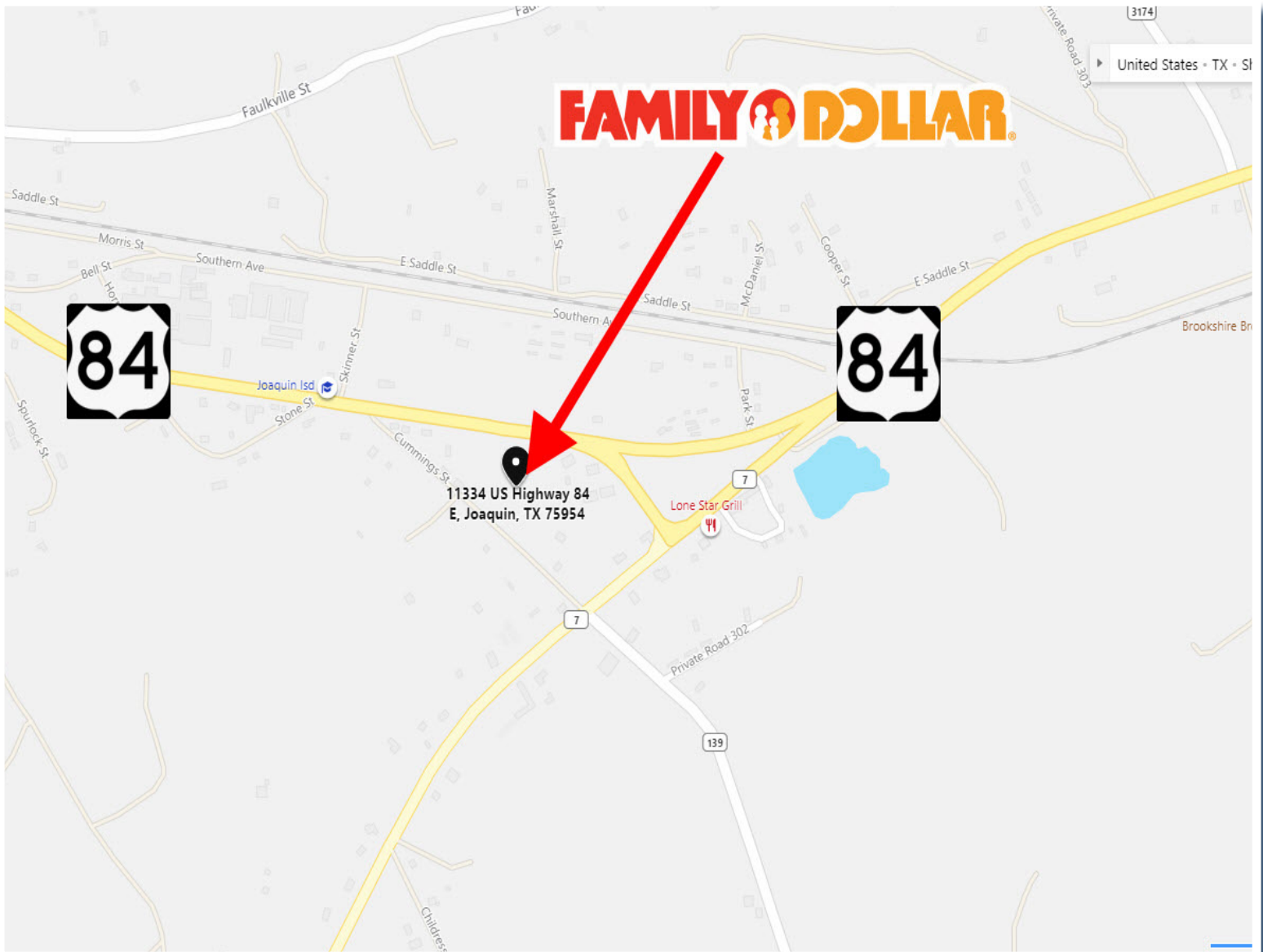
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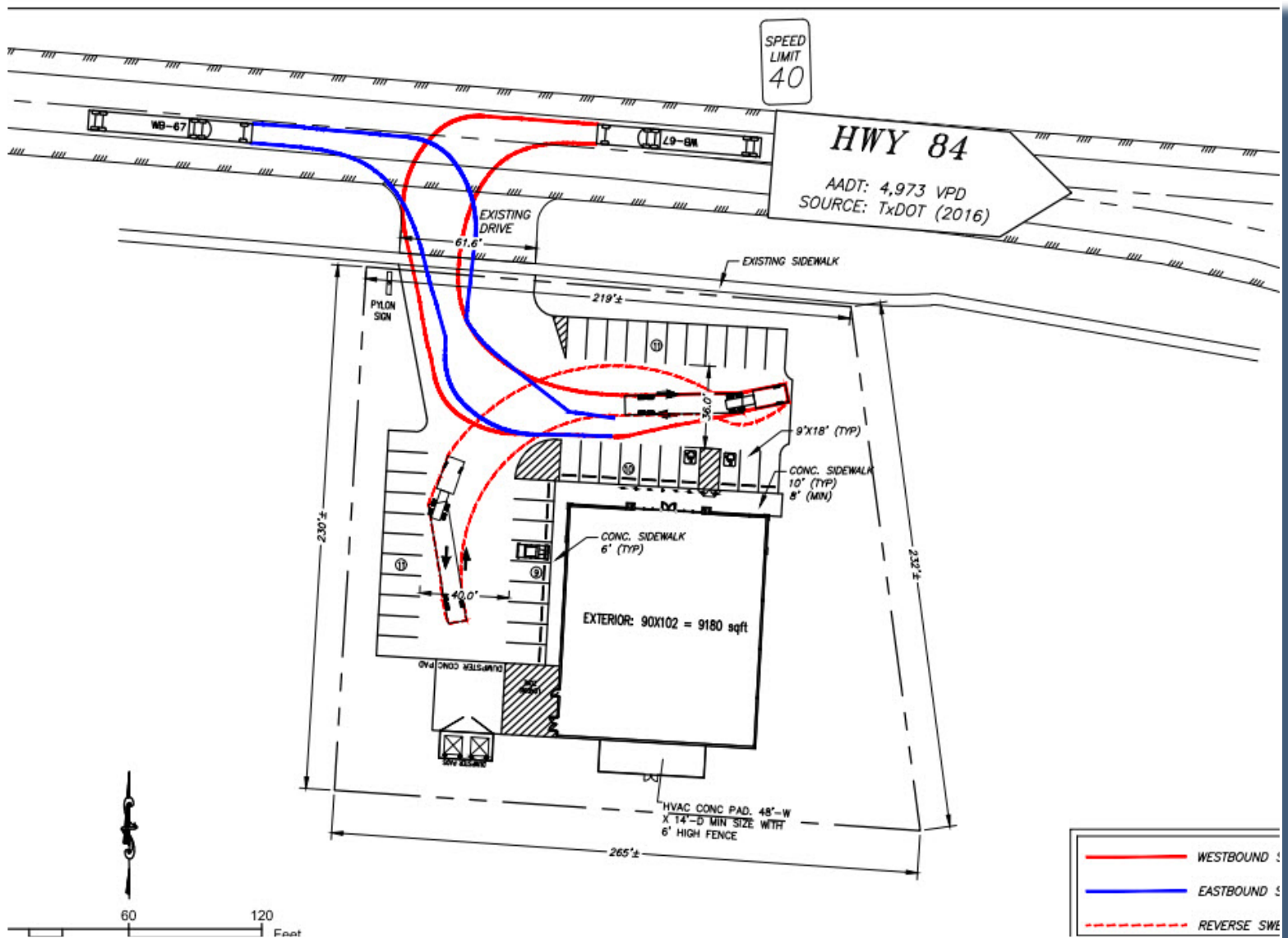
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# MAP





# SITE PLAN





[Administration](#)

[Board of Trustees](#)

[Departments](#)

[Schools](#)

[19-20 Adopted Budget](#)

[School Calendars](#)

[Parents & Students](#)

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[IXL Link](#)

[Texas Success Website - TEA](#)



[Anonymous Reporting](#)

[Competitive Sealed Proposals  
- Stadium Improvements](#)

[2019-20 Adopted Budget](#)

[2019 Adopted Tax Rate](#)

[Joaquin ISD 2019 First Report](#)

## Latest News from Joaquin ISD! [Subscribe Here](#)

### [Joaquin Elementary Registration, Monday, July 27 - Thursday, July 30](#)

Joaquin Elementary Registration Monday, July 27 - Thursday, July 30 between 8 am and 3 pm We are going to offer two ways of non-contact enrollment: 1. Hard copi...

[Read More...](#)

### [Joaquin ISD Back to School Information - Classes resume August 10, 2020](#)

Joaquin ISD students will begin school on Monday, August 10, 2020. Please see below the Joaquin ISD COVID-19



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## EASI Updated Site Selection Reports & Analysis Summary Report

**Address: 11334 US Highway 84 Joaquin, Texas**

**Latitude: 31° : 57' : 47"**

**Longitude: -94° : 02' : 33"**



Description	1 Miles	3 Miles	5 Miles
<b>DEMOGRAPHIC OVERVIEW</b>			
Population	1,108	1,892	3,580
Households	458	780	1,449
Total Household Income (\$)	32,215,948	55,210,390	109,685,190
Median Household Income (\$)	49,211	53,611	48,621
Median Age	41.3	40.9	41.0
<b>POPULATION BY RACE</b>			
White Population	853	1,427	2,725
Black Population	168	331	618
Asian, Pacific Islander Population	0	3	4
American Indian and Alaska Native Population	13	20	37
Other Race Alone Population	56	79	138
Two or More Races Population	18	32	58
<b>POPULATION BY ETHNICITY</b>			
Hispanic Population	143	196	341
White Non-Hispanic	803	1,363	2,595
<b>BLOCK GROUP COUNT</b>	1	2	4

**Footnotes:**

© 2020 Easy Analytic Software, Inc. Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2020 unless otherwise stated.

Easy Analytic Software, Inc.  
101 Haag Avenue, Bellmawr, NJ 08031



## 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date