

REPRESENTATIVE IMAGE



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Family Dollar
15233 Gum Springs Road
Longview, TX 75602

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale a Brand-New Construction of a 9,180 SF Family Dollar in Longview, TX. This Opportunity Includes a New Construction 10-Year Corporate Guaranteed Lease That is Set to Open in November 2020, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,270,072
CAP	6.85%
NOI	\$87,000
PRICE PER SF	\$138.35
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	15233 Gum Springs Road Longview, TX 75602
COUNTY	Harrison
BUILDING AREA	9,180 SF
LAND AREA	0.992 AC
BUILT	2020



HIGHLIGHTS

- New Construction Long Term 10-Year Lease – Store Opening in November 2020
- Strong Corporate Guarantee - Investment Grade Credit Tenant (BBB-)
- Dollar Stores Are Deemed Essential Businesses During COVID
- Population of 39,894 Residents Making an Average Household Income of \$58,292 Within a 5-Mile Radius
- Population Jumps to Over 120,106 Within a 10-Mile Radius and is Expected to Increase in the Next 5 Years
- Top Employers in Longview are CHRISTUS Good Shepherd Medical Center (2,532 Employees), Eastman Chemical (1,447), Longview ISD (1,400) and Walmart (1,057)
- Just 6-Miles From LeTourneau University Which Offers Degree Programs in Engineering, Aeronautical Science, Business, Education, Nursing, Psychology, Theology and the Arts and Sciences and Serves Over 3,500 Students and Staff
- Property is Strategically Located With Excellent Visibility Off Exit Ramp 599 on Interstate 20 - the West/East Corridor That Runs From West Texas to South Carolina
- Longview is 40-Miles East of Tyler, TX; 130-Miles East of Dallas; 60-Miles West of Shreveport, LA; In 2014, Forbes Magazine Ranked Longview as the Sixth Fastest-Growing Small City in the U.S.
- Texas is a Tax-Free Income State
- Nearby Tenants Include: Sonic, Exxon, Anytime Fitness, Walmart Supercenter, AutoZone and More

NOW
OPEN

LEASE SUMMARY



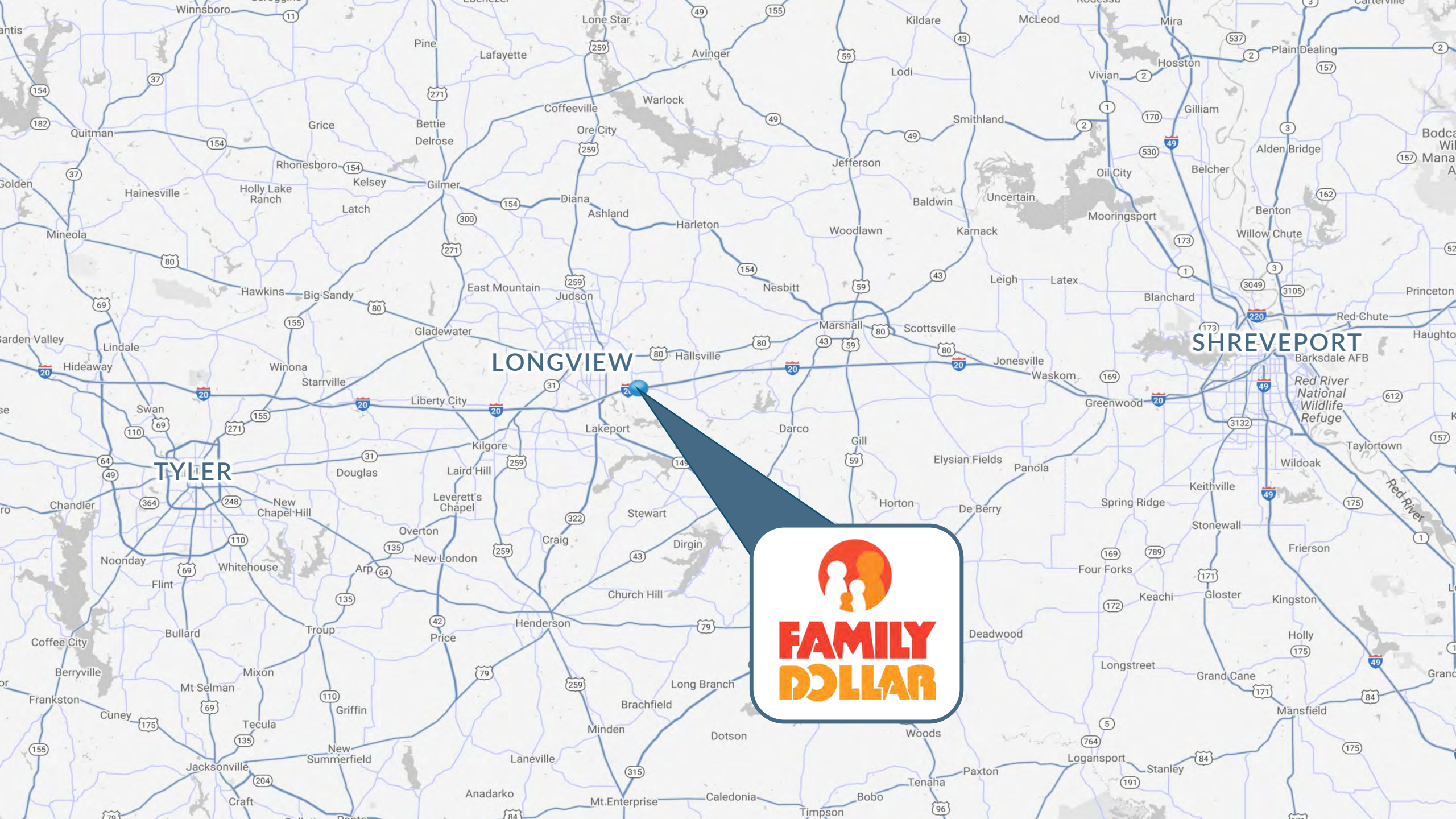
BUILDING ELEVATION



REPRESENTATIVE IMAGE

TENANT	Family Dollar
PREMISES	A Building of Approximately 9,180 SF
LEASE COMMENCEMENT	March 26, 2020
RENT COMMENCEMENT	Est. October 2020
LEASE EXPIRATION	March 31, 2031
LEASE TERM	10 Years
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	5% in Options
LEASE TYPE	NN+
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Shared Between Landlord & Tenant
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
9,180 SF	\$87,000	\$9.48



LONGVIEW

SHREVEPORT

TYLER



TRI-CITY

LOOP
281



PIPELINE INTEGRITY RESOURCES

BLACKHAWK

TEAM®

SOUTHERN SHINGLES
ROOFING MATERIALS AND SUPPLIES



TUFF SHED®



Gum Springs Rd



KWIK TRIP™

NATIONAL
TRUCK REPAIR

Professional Repairs; Customer Confidence

Finish Line Truck
& RV Wash

Wanda's Kountry
Korner

MOORE'S
TIRE & SERVICE CENTERS



FAMILY
DOLLAR



DOLLAR GENERAL Exxon
LA MICHOACANA MEAT MARKET SINCE 1985 Super 1 Foods

FAMILY DOLLAR

LOOP 281

SONIC MICRÔTEL INN & SUITES BY WYNDHAM Denny's LA QUINTA INNS & SUITES
Super 8 WHATABURGER BURGER KING RODEWAY INN Shell
CEFCO Exxon Holiday Inn Express

DOLLAR GENERAL Little Caesars WING STOP metro by T-Mobile

INTERSTATE 20

McDonald's KNIGHTS INN WAFFLE HOUSE AMERICAS BEST VALUE INN & SUITES Exxon

Rocker Barrel BW Best Western PLUS

SONIC Exxon

TACO BELL BAYMONT INN & SUITES Days Inn motel 6

Walmart Supercenter ANYTIME FITNESS
AutoZone CATO
MURPHY USA DOLLAR TREE
SUBWAY First Community Bank Domino's



LONGVIEW | GREGG COUNTY | TEXAS

Longview is the county seat of Gregg County in Texas. Parts of the city are also located in Harrison County. Longview is located in East Texas, where Interstate 20 and U.S. Highways 80 and 259 converge just north of the Sabine River. According to the 2019 estimate population, the city has about 81,631 residents. Longview is the principal city of the Longview metropolitan statistical area, comprising Gregg, Upshur, and Rusk counties. The population of the metropolitan area as of the 2019 census estimate is 286,657 people. Today, Longview is considered a major hub city for the region, as is the nearby city of Tyler. In 2014, Forbes magazine ranked Longview as the sixth fastest-growing small city in the United States.

Companies with significant presence in Longview are Eastman Chemical and Trinity Rail Group, AAON Coil Products AAON and Consolidated Electrical Distributors; communities stimulating the city and metro area are LeTourneau University, Kilgore College, and the University of Texas at Tyler's Longview University Center. Some major sectors of the Longview economy include the East Texas Oil Field, services, technology, and manufacturing. Longview is one of several cities in East Texas that serves as a center for the "patent troll" industry, due to a perception that the United States District Court for the Eastern District of Texas is a favorable venue for patent infringement plaintiffs.

Longview is home to a number of entertaining spots and experiences for the families to enjoy. The city is home to the Longview Museum of Fine Arts which is a familiar gallery for contemporary art, and it houses a lot of the state's local art as well. The city also includes the Gregg County Historical Museum which includes local history exhibits in a vintage bank. The city is also home to the Longview Arboretum and Nature Center which is home to a lot of beautiful plants, streams, and walkways for people to walk around and admire the nature as they relax. The city also includes the Longview World of Wonders Children's museum with hands-on exhibits for families to enjoy.



LONGVIEW, TX



LONGVIEW MUSEUM OF ARTS

GREGG COUNTY COURTHOUSE



	3 MILES	5 MILES	10 MILES
POPULATION	18,849	39,894	120,106
AVERAGE HH INCOME	\$47,802	\$58,292	\$74,321



TENANT PROFILE

CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, operated 15,370 stores across 48 states and five Canadian provinces as of May 2, 2020. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

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

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.



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1953



OF LOCATIONS
15,370+



HEADQUARTERS
Chesapeake, VA



WEBSITE
familydollar.com
dollartree.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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