

OFFERED  
FOR SALE

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**FAMILY DOLLAR.**

**SAN ANTONIO, TX MSA LOCATION**  
**Nixon, Texas | Growth Area**

320 East Central, Nixon, Texas 78140







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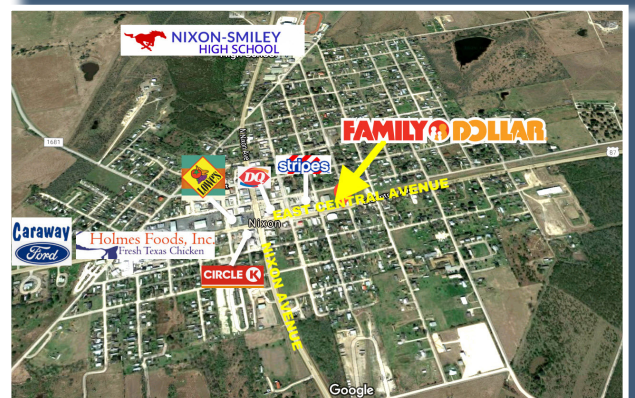
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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**



# INVESTMENT HIGHLIGHTS

- Brand New Family Dollar in Nixon, Texas, a growing town within the San Antonio Metropolitan Service Area
- Nixon (Population 2,550 people) is located 55 miles South from San Antonio, and 62 miles North of Victoria. Nestled in the counties of Gonzales and Wilson, Nixon has a small-town feel with a big heart and a relaxed pace of life. The City Council gives the people of Nixon a voice, striving to maintain peace, happiness and prosperity for the residents in the area
- Holmes Foods, a Poultry Manufacturing Company, is the largest private employer in Nixon. Holmes Foods, according to Dunn and Bradstreet, has 275 total employees across all of its location. It generates an estimated \$64.98 million in sales (USD). There are 6 companies in the Holmes Foods, Inc. corporate family.
- 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



# OFFERING SUMMARY

## PRICING SUMMARY:

Asking Price: \$1,428,000

CAP: 7.00%

Year Built: 2020

Building Size: 9,180 SF

Annual Rent: \$99,970

Lot Size: 1.04

Parking Spaces: 30

## TENANT SUMMARY:

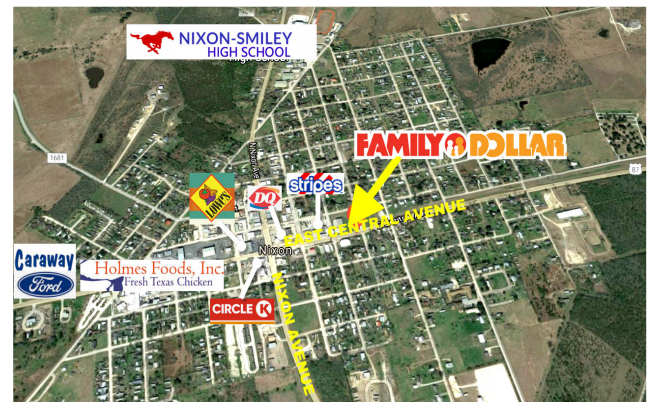
Tenant Name: Dollar Tree Stores  
Incorporated

Lease Type: Double Net

Lease Term: 10 Years

Options: 6-5 Year Options, 5% Rent  
Increases

Primary Term: March 31, 2031







NET REALTY  
ADVISORS

**FAMILY DOLLAR**  
Nixon, Texas

NET LEASED PROPERTY SPECIALISTS

800.727.3147

## MAP







NET REALTY  
ADVISORS

# FAMILY DOLLAR

Nixon, Texas

NET LEASED PROPERTY SPECIALISTS

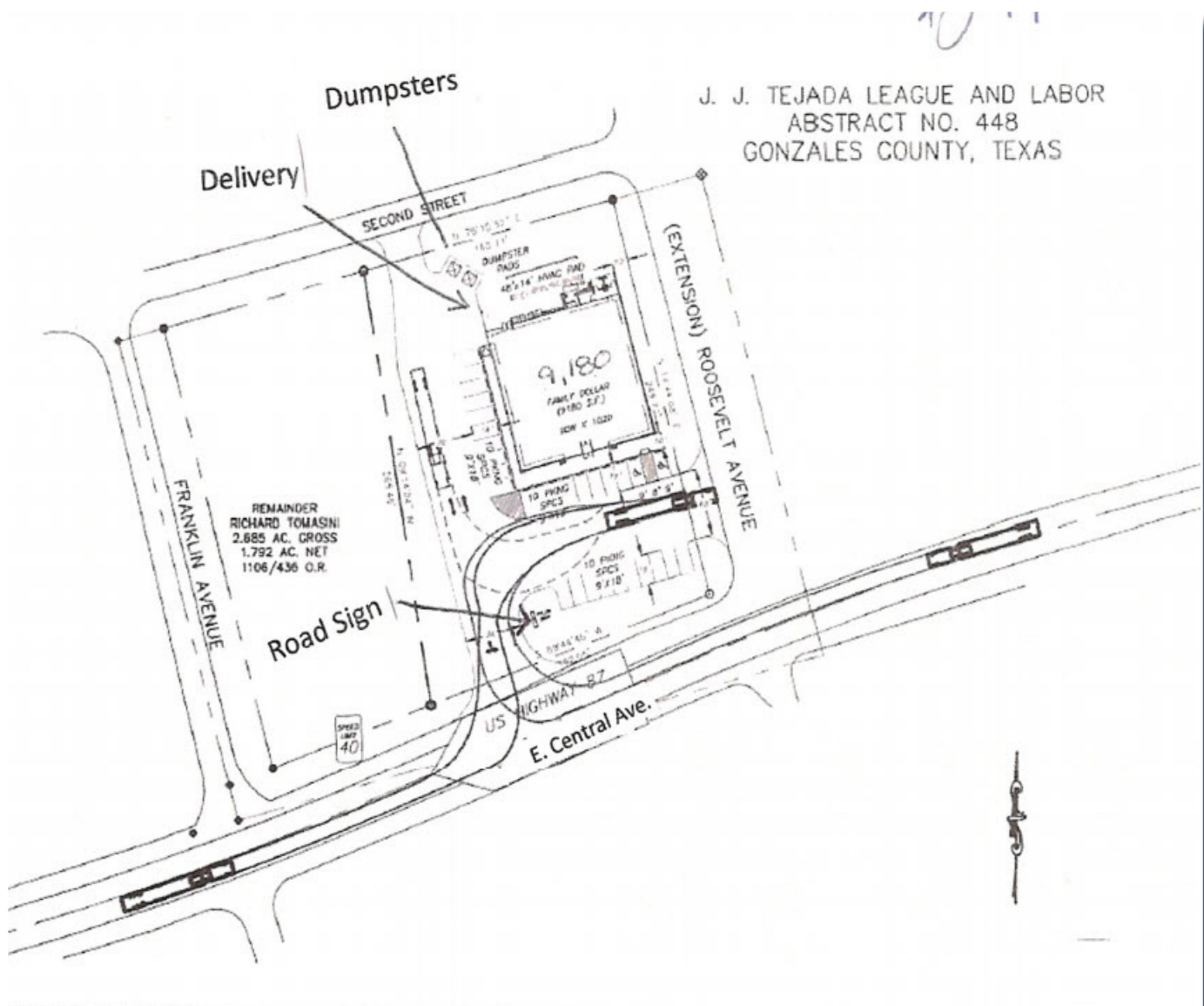
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## MAP





# SITE PLAN





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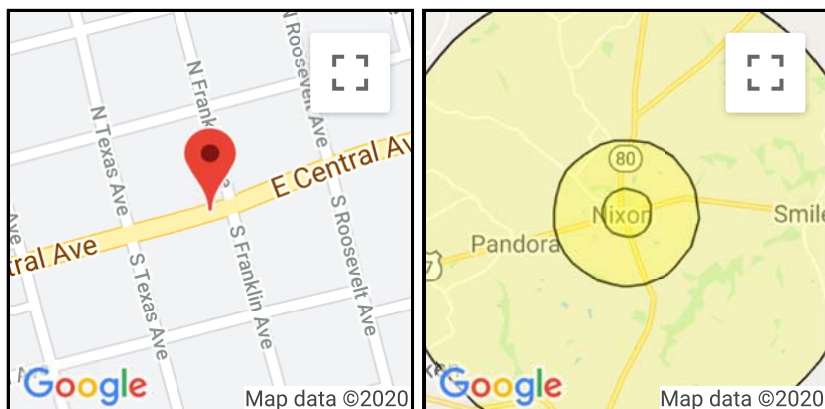
## EASI Updated Site Selection Reports & Analysis Summary Report

**Location:** Big Lake

**Address:** 320 E Central, Nixon, TX

**Latitude:** 29° : 16' : 05"

**Longitude:** -97° : 45' : 41"



Description	1 Miles	3 Miles	10 Miles
<b>DEMOGRAPHIC OVERVIEW</b>			
Population	1,580	2,856	6,315
Households	534	962	2,320
Total Household Income (\$)	22,351,692	52,953,328	172,618,152
Median Household Income (\$)	32,473	38,644	42,342
Median Age	31.1	31.4	38.9
<b>POPULATION BY RACE</b>			
White Population	1,026	1,810	4,541
Black Population	36	75	126
Asian, Pacific Islander Population	9	12	28
American Indian and Alaska Native Population	31	38	84
Other Race Alone Population	385	797	1,322
Two or More Races Population	93	124	214
<b>POPULATION BY ETHNICITY</b>			
Hispanic Population	1,204	2,171	3,437
White Non-Hispanic	248	461	2,469
<b>BLOCK GROUP COUNT</b>	1	2	5

**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.



## 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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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