

## OFFERING MEMORANDUM

FAMILY DOLLAR & DOLLAR TREE COMBO STORE - BRAND NEW CONCEPT

TX-105 & 2ND STREET, BATSON, TX 77519

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BATSON, TX

**\$1,550,770 | 6.5% CAP**

- New Concept of Family Dollar & Dollar Tree Combo Store
- Projected Rent Commencement in August of 2021
- 2021 Build - Successful New "H2" Design
- Stable 3 Mile Average Household Income of \$75,945
- Great Visibility Along TX-105 Generating 6,690+ VPD
- Dollar Tree (NYSE: DLTR) is a Fortune 500 Company With a Credit Rating of BBB (S&P)
- Recession-Proof Tenants, Deemed Essential Businesses Thriving During COVID-19 Pandemic

## EXCLUSIVELY MARKETING BY:

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**CODY CRIST**

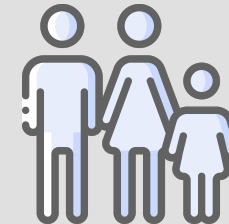
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$100,800
Rent Per SF:	\$9.61
Projected Rent Commencement Date:	8/1/2021
Lease Expiration Date:	3/31/2032
Lease Term Remaining:	10.5 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:	10,488 SF
Land Area:	+/- 0.94 AC
Year Built:	2021
Guarantor:	Family Dollar Stores, Inc.
Price Per SF:	\$147.86

## ANNUALIZED OPERATING DATA

Primary Term	Term	Annual Rent	Rent per SF	Cap Rate
	08/01/2021-03/31/2032	\$100,800	\$9.61	6.50%
Six (6), 5 - Year Options 6.25%, 4.90%, 4.67%, 4.46%, 4.27%, 4.10% Increase	04/01/2032-03/31/2037	\$107,100	\$10.21	6.91%
	04/01/2037-03/31/2042	\$112,350	\$10.71	7.24%
	04/01/2042-03/31/2047	\$117,600	\$11.21	7.58%
	04/01/2047-03/31/2052	\$122,850	\$11.71	7.92%
	04/01/2052-03/31/2057	\$128,100	\$12.21	8.26%
	04/01/2057-03/31/2062	\$133,350	\$12.71	8.60%



## RESPONSIBILITIES BREAKDOWN

### TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Provided that the Demised Premises are a separately assessed tax parcel, then beginning on the rent commencement date, the 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/LANDLORD**

Except as set forth below, Landlord will keep the parking, service and access areas (and other exterior areas, if any) maintained and in a good state of repair and properly lighted; however, Tenant will be responsible for maintaining the existing landscaping including mowing; snow plowing; removing trash and debris from the parking area and landscaped areas; restriping the parking area and repairing parking area lights.

### ROOF & STRUCTURE

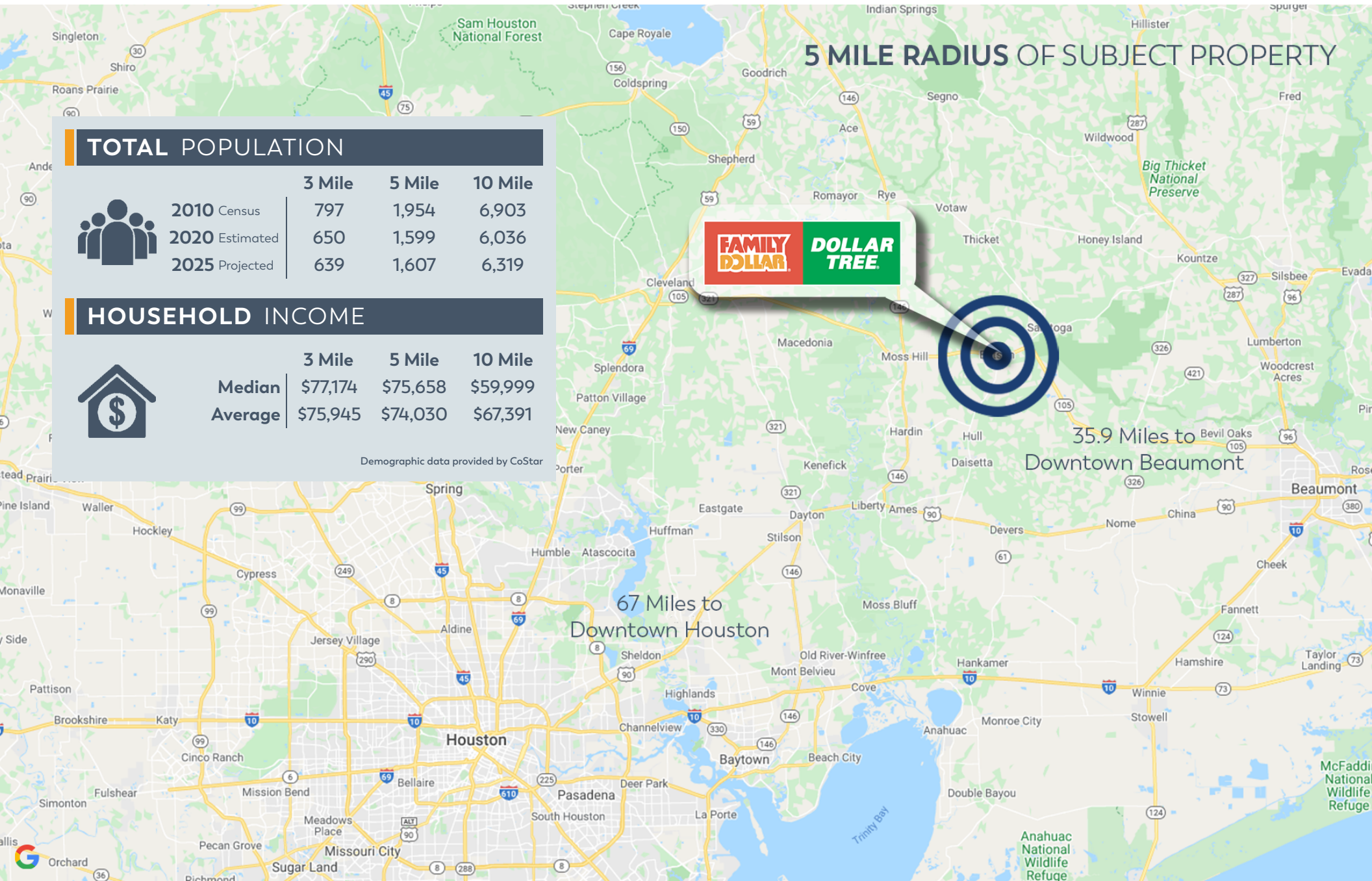
PAID BY **LANDLORD**

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

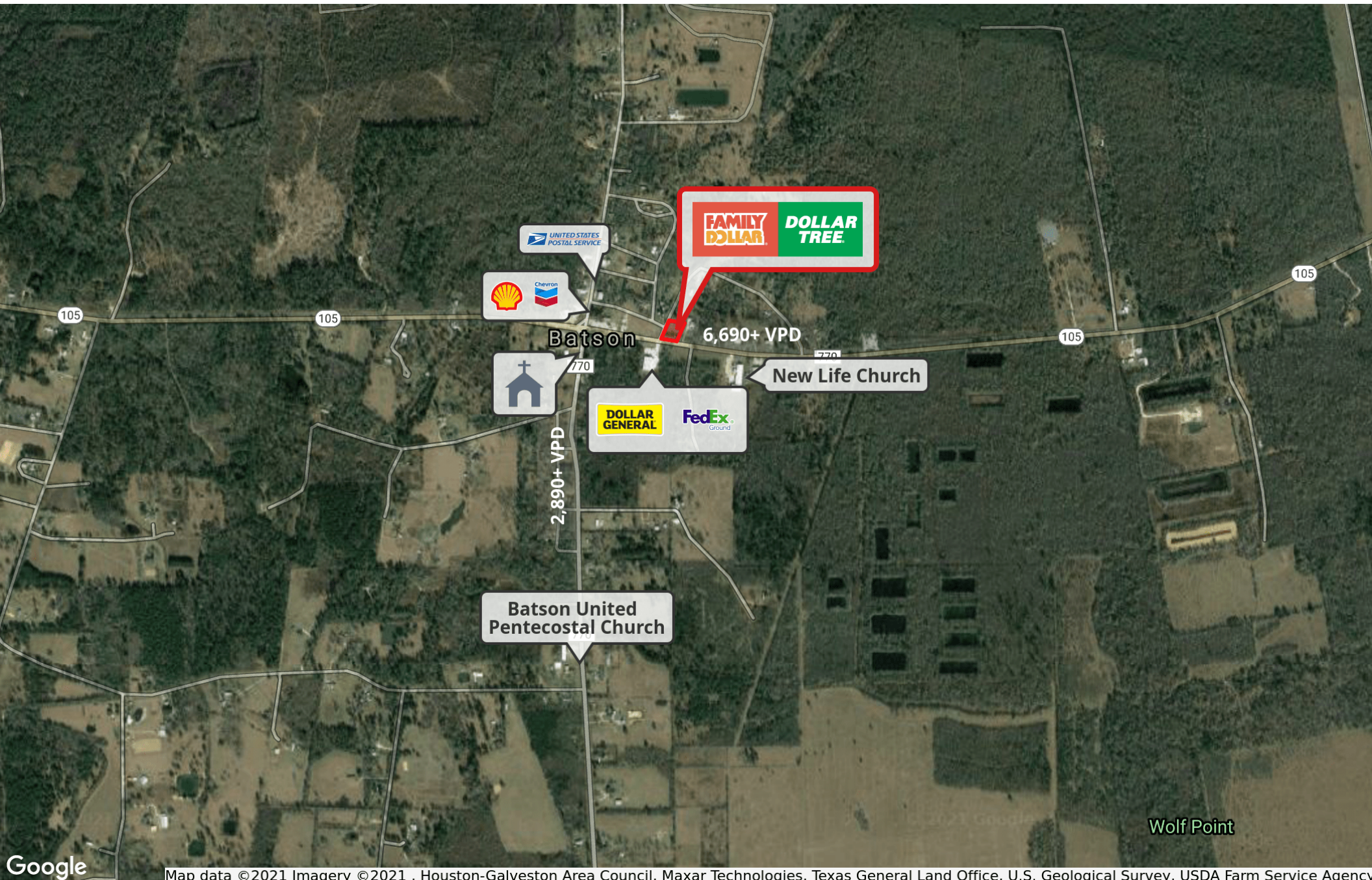
### HVAC

PAID BY **TENANT/LANDLORD**

Except for damage or losses caused by casualties or perils insurable under the insurance that Landlord is required to carry per Paragraph 11(a) and except during the first lease year as set forth below, Tenant will maintain, repair and replace the heating and air conditioning systems; however during the last two years of the lease term, Tenant will not be obligated to replace any major components of the heating and air conditioning systems...





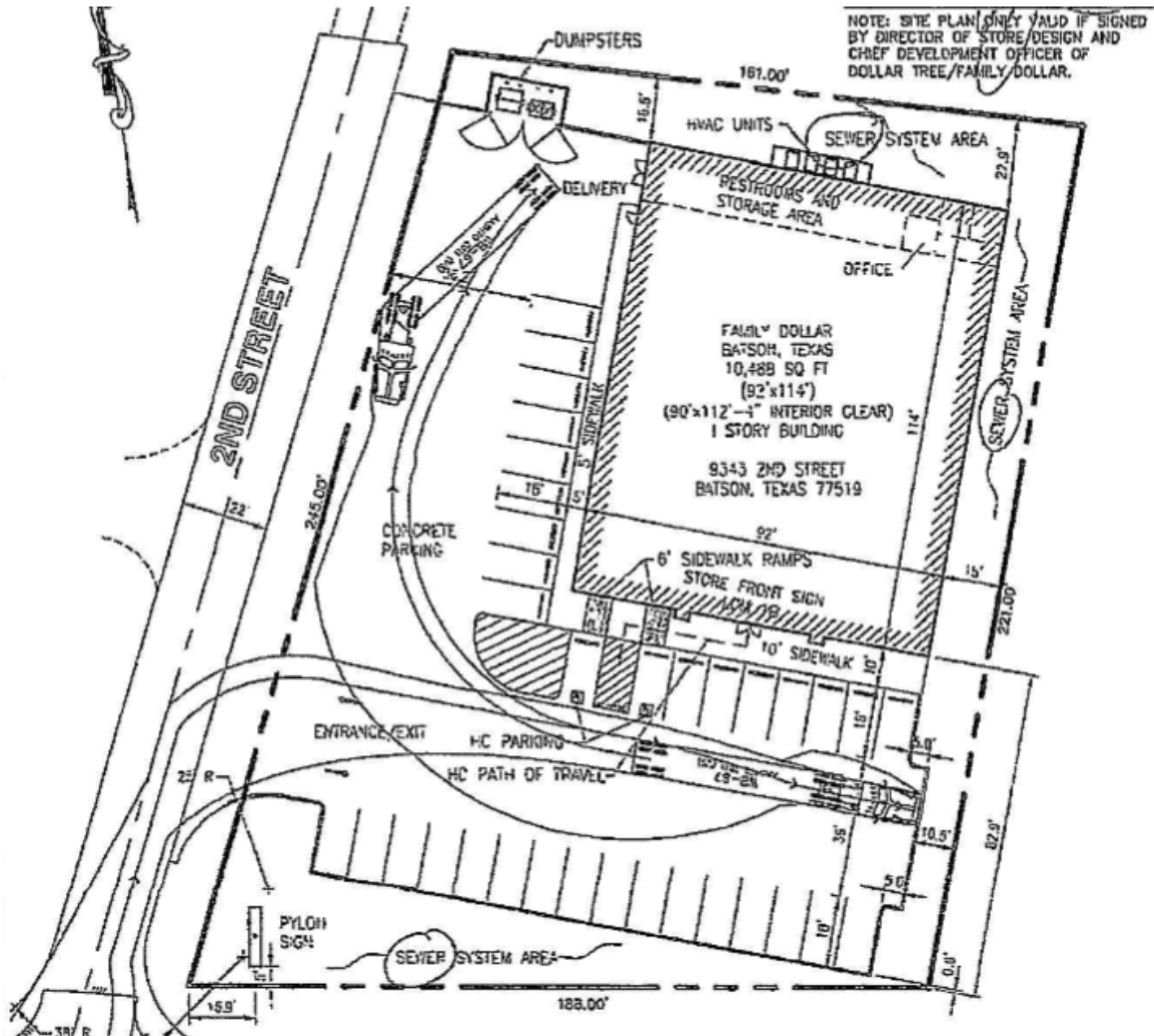


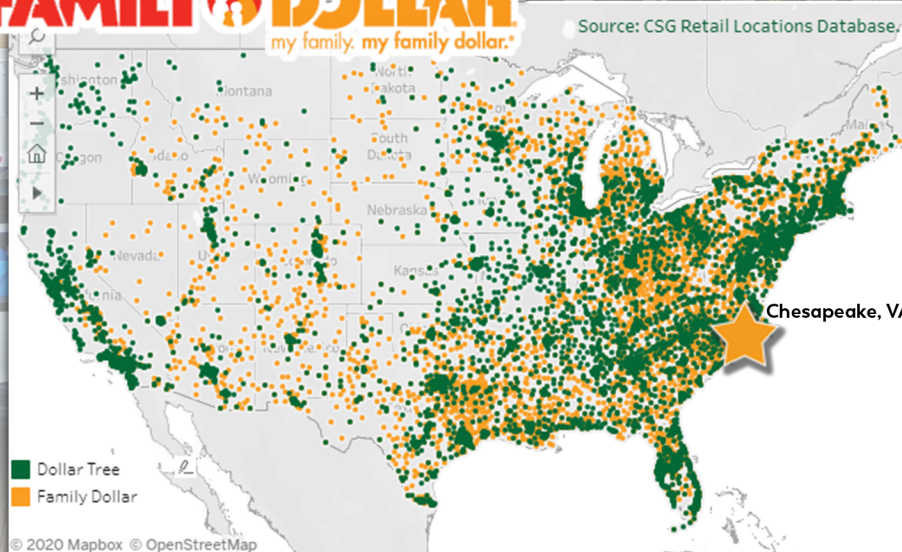
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# SITE PLAN

TX-105 &amp; 2ND ST. | BATSON, TX





**62 Years**  
of Success



**Parent Company**  
NYSE: DLTR  
Dollar Tree, Inc.



**BBB**  
S&P Rated



**\$25.074B**  
NYSE:DLTR  
Market Cap



**8,200+**  
Family Dollar  
Locations



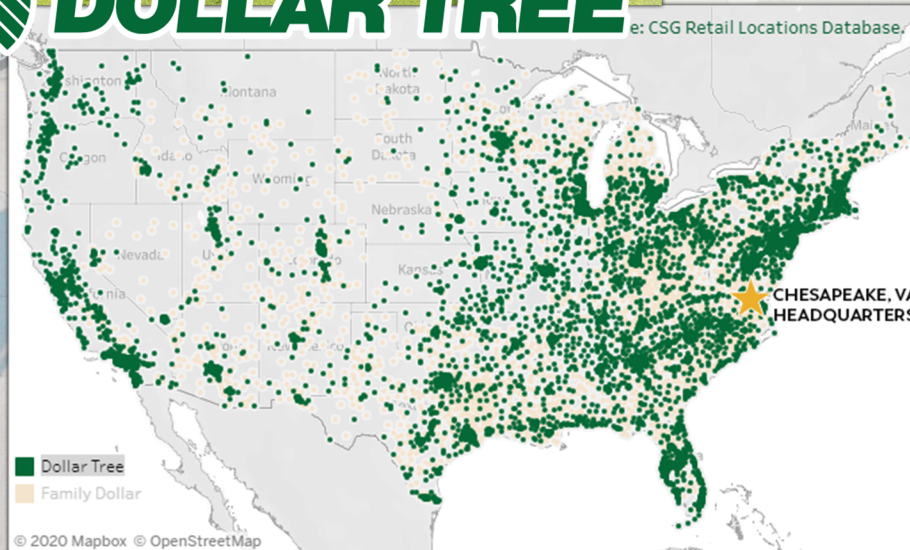
# DOLLAR TREE TENANT OVERVIEW

TX-105 & 2ND ST. | BATSON, TX



## DOLLAR TREE

Source: CSG Retail Locations Database.



**35 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: DLTR  
Dollar Tree, Inc.



**BBB**  
S&P Rated



**\$25.074B**  
Market Cap



**15,280+**  
Dollar Tree  
Locations



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

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 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

# TRINITY

## REAL ESTATE INVESTMENT SERVICES

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