



REPRESENTATIVE PHOTO

FAMILY DOLLAR

200 S STATE HIGHWAY 359 | MATHIS, TX 78368

**EXCLUSIVE
MARKETING
ADVISORS**

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CBRE

OFFERING SUMMARY

PRICE: \$2,075,000
CAP RATE: 5.75%



200 S STATE HWY 359 | MATHIS, TX

NET OPERATING INCOME	\$119,192
RENT INCREASES	10% in YEAR 11 & OPTIONS
LEASE TERM	15 YEARS
LEASE COMMENCEMENT	OCTOBER 2016
LEASE EXPIRATION	SEPTEMBER 2031
REMAINING TERM	10.5 YEARS
OPTIONS	6 X 5 YEARS

YEAR BUILT	2016
GROSS LEASEABLE AREA	8,320
LOT SIZE	0.98 ACRES
LEASE TYPE	ABSOLUTE NNN
ROOF & STRUCTURE	TENANT
OPTIONS TO PURCHASE	ROFR
GUARANTOR	CORPORATE

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP RATE
YEARS 1 - 10	10/1/2016	\$119,192	-	5.74%
YEARS 11 - 15	10/1/2026	\$131,111	10.00%	6.32%
OPTION 1: YEARS 16 - 20	10/1/2031	\$144,222	10.00%	6.95%
OPTION 2: YEARS 21 - 25	10/1/2036	\$158,645	10.00%	7.65%
OPTION 3: YEARS 26 - 30	10/1/2041	\$174,509	10.00%	8.41%
OPTION 4: YEARS 31 - 35	10/1/2046	\$191,960	10.00%	9.25%
OPTION 5: YEARS 36 - 40	10/1/2051	\$211,156	10.00%	10.18%
OPTION 6: YEARS 41 - 45	10/1/2056	\$232,272	10.00%	11.19%



ACTUAL PROPERTY PHOTO

INVESTMENT HIGHLIGHTS

Long-Term Absolute NNN Lease with Zero Landlord Responsibilities – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

Strong Corporate Guarantee – Dollar Tree Stores, Inc. has an Investment Grade credit rating of BBB- (S&P) and Baa3 (Moody's), has over 15,288 locations with more than 56,900 employees, and has a market cap of almost \$24 Billion

Dense Retail Corridor – Surrounding retailers include H-E-B, Sonic, Prosperity Bank, Dairy Queen, O'Reilly Auto Parts, Dollar General, USPS, Valero, Church's Chicken, and many more

Close Proximity to Lake Corpus Christi – Spanning 19,336 acres, this man-made lake is the premier tourist destination for the surrounding area

Positioned Along Area's Major Retail & Traffic Corridor – Features excellent visibility and easy access along TX-359

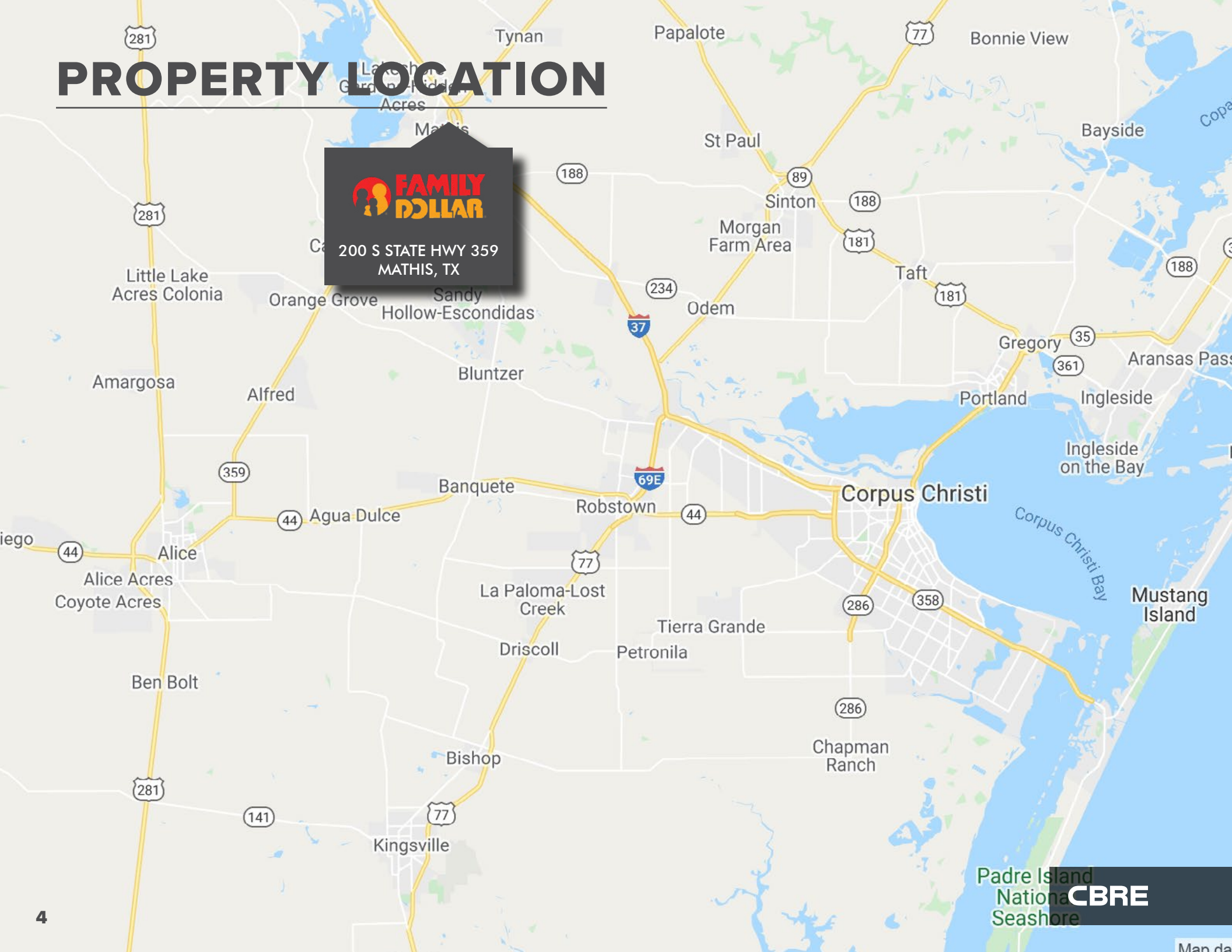
Business Friendly Climate – Texas is consistently ranked within the top 3 states for friendly business climate and strong economy across multiple nationally recognized media outlets

Texas has NO State Income Tax

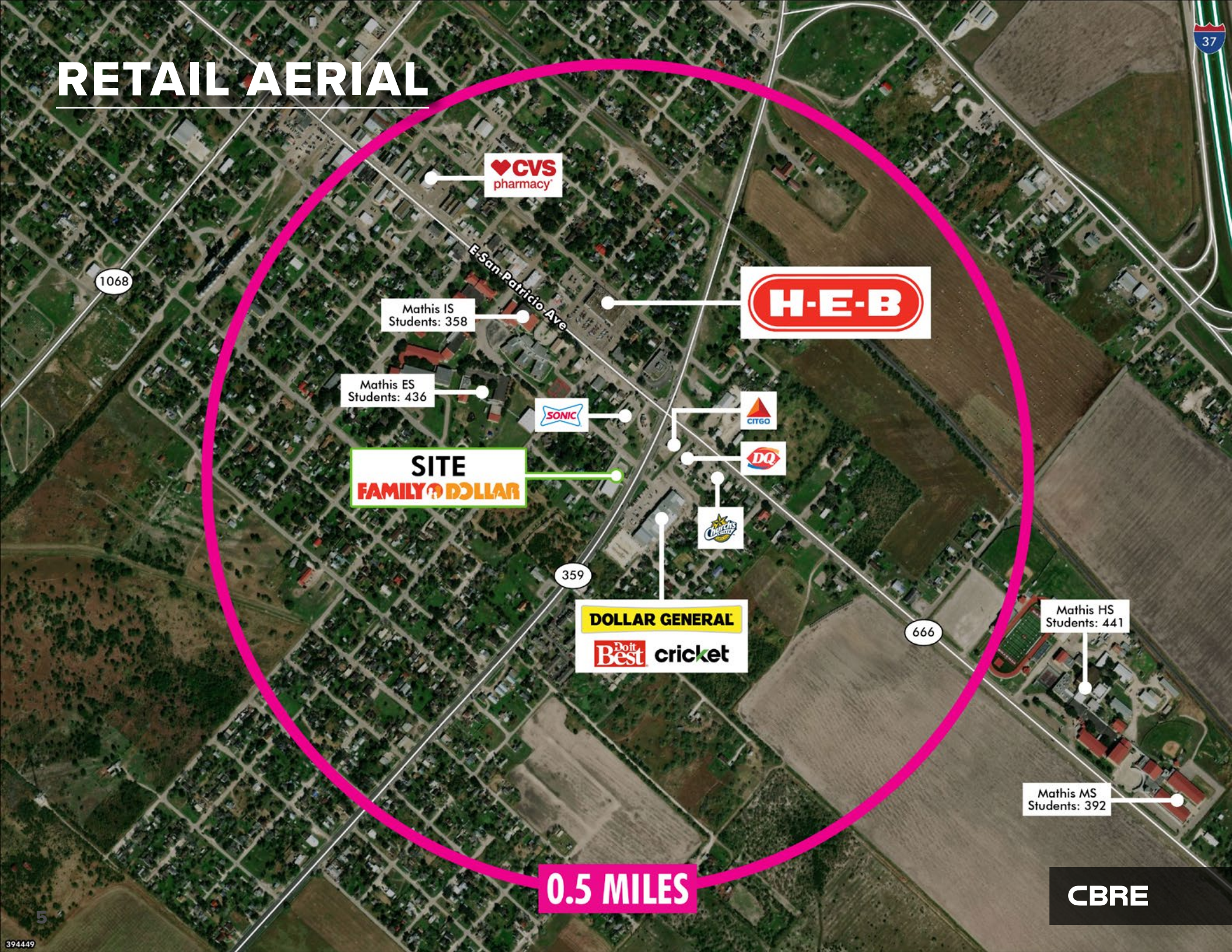
PROPERTY LOCATION



200 S STATE HWY 359
MATHIS, TX



RETAIL AERIAL

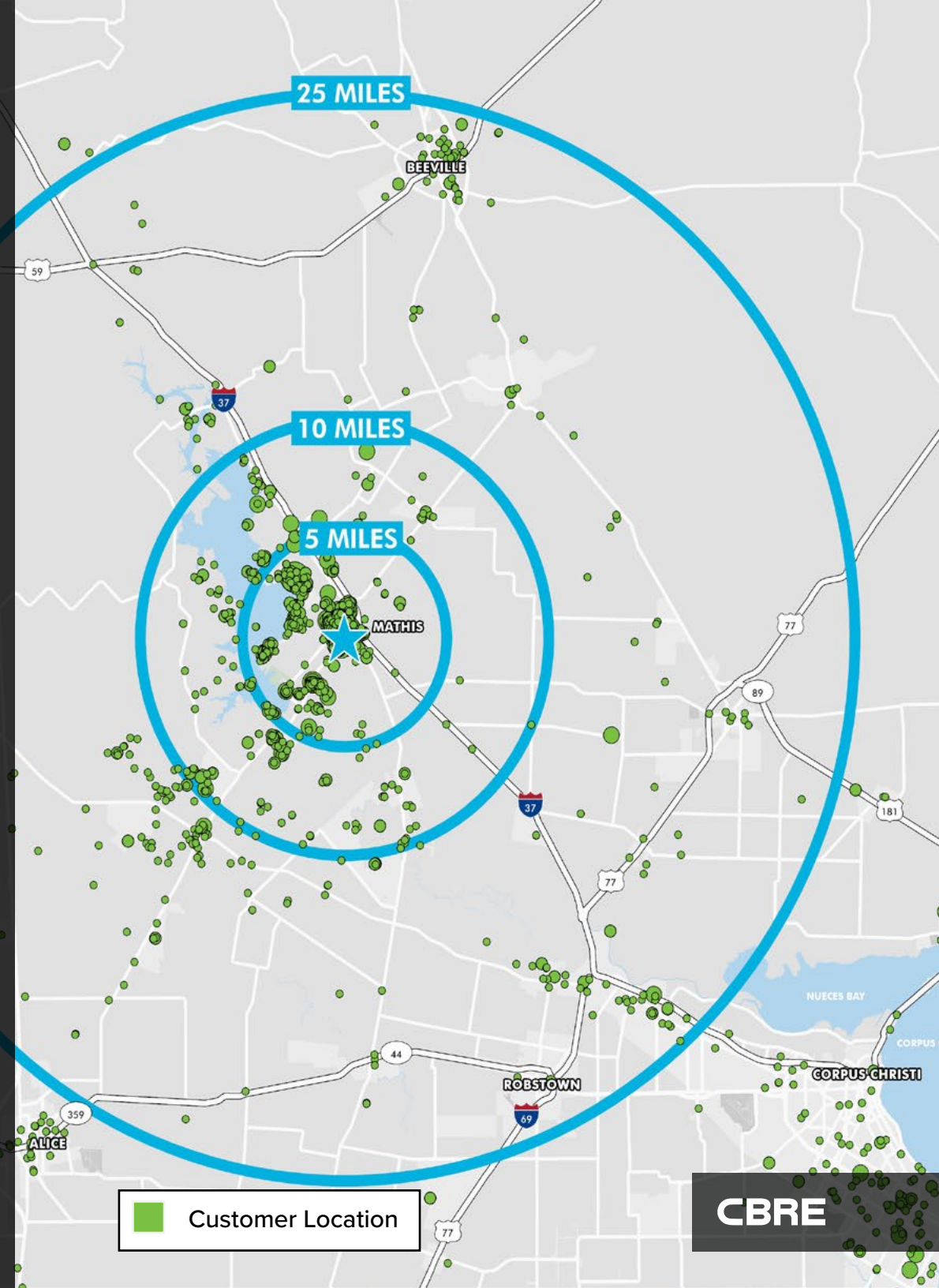


WHERE ARE FAMILY DOLLAR'S VISITORS COMING FROM?

MASS MOBILE DATA STUDY ON FAMILY DOLLAR | MATHIS, TX

Family Dollar attracts visitors from all over Texas which increases the true market potential for retailers exponentially. The property is not only appealing to the local customer base in the Mathis area, but also the amount of people all throughout the state. To illustrate this, the map uses data sourced from a wide range of mobile apps that shows where visitors are coming from. Therefore, each dot creates an accurate picture of customers that have visited the property in the past 12 months.

This map was created by CBRE's mobile technology platform called Mass Mobile Data (MMD). MMD is anonymous data gathered from the GPS trackers in one's devices. By analyzing the sophisticated mobile data, CBRE is able to paint a picture of any property's customer base.



DEMOGRAPHICS

POPULATION (2020)

1 MILE	3,826
3 MILES	6,270
5 MILES	7,952
7 MILES	10,530

HOUSEHOLDS (2020)

1 MILE	1,208
3 MILES	2,026
5 MILES	2,679
7 MILES	3,760

AVG HH INCOME (2020)

1 MILE	\$47,118
3 MILES	\$50,157
5 MILES	\$56,204
7 MILES	\$61,951

ANNUAL POP. GROWTH RATE (5 MILES)

2010 - 2020	0.09%
2020 - 2025	0.23%

TRAFFIC COUNTS (VPD)

SH 359	9,603
E SAN PATRICIO AVE	6,959



TENANT OVERVIEW

FAMILY DOLLAR

TYPE:	Retail
NO. OF LOCATIONS:	8,200+
YEARS IN BUSINESS:	62
HEADQUARTERS:	Charlotte, NC
WEBSITE:	www.familydollar.com

Family Dollar is THE one-stop shop delivering value on family essentials in a convenient neighborhood location.

Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many items are \$1 or less, and most items in the store are priced below \$10. Family Dollar makes shopping fun while keeping shoppers' budgets top of mind.



WHY CORPUS CHRISTI?

Corpus Christi is a coastal city in the South Texas region of the U.S. state of Texas. The county seat of Nueces County, it also extends into Aransas, Kleberg, and San Patricio Counties. It is 130 miles south-east of San Antonio. The city's name means body of Christ in Latin. The name was given to the settlement and surrounding bay by Spanish explorer Alonso Álvarez de Pineda in 1519, as he discovered the lush semitropical bay on the Catholic feast day of Corpus Christi. The nickname of the city is "Sparkling City by the Sea", particularly featured in tourist literature.

**EIGHTH MOST POPULOUS CITY
IN TEXAS**

**THE PORT OF CORPUS CHRISTI
IS THE FIFTH LARGEST IN THE
UNITED STATES**

**HOME TO NAVAL AIR STATION
CORPUS CHRISTI AND IS THE CITY'S
SINGLE LARGEST EMPLOYER**

**HOME TO CORPUS CHRISTI ARMY
DEPOT WHICH IS THE LARGEST
HELICOPTER REPAIR FACILITY IN THE
WORLD**

**TOURISM GENERATES AN
ANNUAL ECONOMIC IMPACT OF
\$1 BILLION FOR THE REGION**

**THE KING RANCH IS ONE OF THE
LARGEST AND OLDEST WORKING
CATTLE AND HORSE RANCHES IN
THE WORLD**

**\$52 BILLION IN ECONOMIC
INVESTMENT IN THE CORPUS
CHRISTI REGION SINCE 2012**

Sourced by: wikipedia.com, coredc.com, visitcorpuschristitx.org

CBRE

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

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