



REPRESENTATIVE PHOTO

FAMILY DOLLAR
3654 SALT CREEK HIGHWAY
CASPER, WYOMING 82601

**OFFERING
MEMORANDUM**

Represented By:

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BANG
REALTY

INVESTMENT OVERVIEW

FAMILY DOLLAR
CASPER, WYOMING

FAMILY DOLLAR

LOCATION	3654 Salt Creek Highway Casper, Wyoming 82601
TENANT	FAMILY DOLLAR, INC.
GUARANTY	FAMILY DOLLAR STORES, INC.
PURCHASE PRICE	\$1,614,000
CAP RATE	6.50%
ANNUAL RENT	\$104,927
GROSS LEASABLE AREA	±9,180
RENTAL ESCALATIONS	In Options
LEASE TYPE	NN*
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	December 2021 (Under Construction)
LOT SIZE	±0.77 Acre
LEASE EXPIRATION	December 31, 2032 (Est.)
OPTIONS	Five 5-Year Renewal Options
PARKING LOT	Concrete
ROOF	Standing Metal Seam
CONSTRUCTION	Metal Frame/Panels with Brick Stucco

* Landlord is responsible for Roof, Exterior Walls, Canopy, Gutters, Downspouts, Doors, Door Closures, Glass in Windows & Doors, and also structural portions of the building whether interior or exterior. (Tenant to reimburse up to \$1,000 per annum of Parking Lot Repairs). Tenant responsible for removal of snow, ice, trash, restriping lot & landscaping.

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Casper has major retailers such as Walmart Supercenter, Target, Kohl's, Sam's Club, Home Depot, Menards, Hobby Lobby, Bed Bath & Beyond, Best Buy, Michaels, Goodwill, Marshalls, Dollar Tree, Family Dollar, Sutherlands, Sportsman's Warehouse, Staples, PetSmart, Ace Hardware, Tractor Supply Co., Harbor Freight Tools, Albertsons, Smith's Food & Drug, etc.

HIGHER EDUCATION: 6 miles from Casper College (the largest & most comprehensive community colleges in the region offering more than 140 academic transfer, technical & career programs with 4,970 students)

HEALTHCARE: There are 2 hospitals in Casper - Wyoming Medical Center Central & East Campus - 249 beds on two campuses, 1,300 employees, 307 providers in 59 specialties

INVESTMENT HIGHLIGHTS

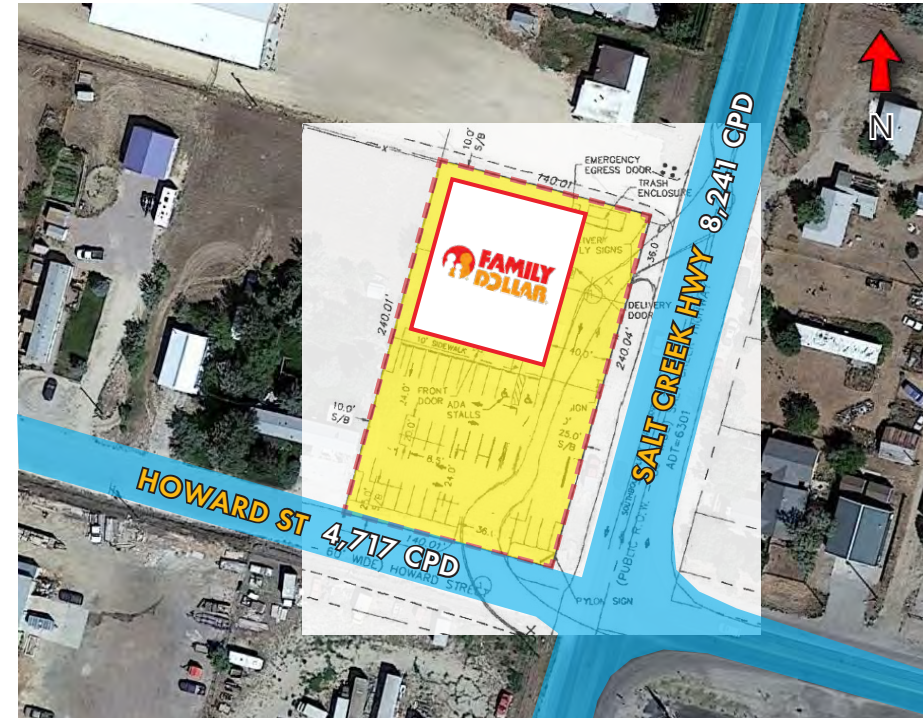
LEASE: Brand New 10-Year NN Lease with \$0.50 PSF Rental Escalations Every 5 Years in Renewal Options

TENANT: On July 6, 2015, Dollar Tree (NASDAQ: DLTR | S&P Credit Rating BBB- | Moody's Baa2 Rating) Completed the Acquisition of Family Dollar, Creating Combined Organization **Operating 15,685 Stores Across 48 States & 5 Canadian Provinces as of January 30, 2021** Under the Dollar Tree, Family Dollar & Dollar Tree Canada Brands

BRAND NEW CONSTRUCTION: New, Build-to-Suit Construction of Family Dollar's Newest Prototype! Estimated Turnover on December 1, 2021 - Store Opening Approx. January 1, 2022

TRAFFIC COUNTS: Great Visibility on Salt Creek Hwy where Traffic Counts Exceed 12,950 CPD!

2021 DEMOGRAPHICS: Total Population (5-Mi): 34,285 | Average Household Income (1-Mi): \$87,482



SUMMARY

TENANT	Family Dollar, Inc.			This is a NN lease . Landlord is responsible for Roof, Exterior Walls, Canopy, Gutters, Downspouts, Doors, Door Closures, Glass in Windows & Doors, and also structural portions of the building whether interior or exterior. (Tenant to reimburse up to \$1,000 per annum of Parking Lot Repairs). Tenant responsible for removal of snow, ice, trash, restriping lot & landscaping.
GUARANTY	Family Dollar Stores, Inc.			
PURCHASE PRICE	\$1,614,000	EXPENSE REIMBURSEMENT		
CAP RATE	6.50%			
GROSS LEASEABLE AREA	9,180 SF	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.	
LOT SIZE	±0.77 Acre			
YEAR BUILT	Dec 2021 (Under Construction)			

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM*	INCREASE	RENT	ANNUAL INVESTOR RETURN
Family Dollar, Inc.	9,180	Years 1-10: 01/01/22 to 12/31/32	Current	\$104,927	6.50%
RENEWAL OPTIONS		1st Option: 01/01/33 to 12/31/37	\$0.50 PSF	\$109,517	
		2nd Option: 01/01/38 to 12/31/42	\$0.50 PSF	\$114,107	
		3rd Option: 01/01/43 to 12/31/47	\$0.50 PSF	\$118,697	
		4th Option: 01/01/48 to 12/31/52	\$0.50 PSF	\$123,287	
		5th Option: 01/01/53 to 12/31/57	\$0.50 PSF	\$127,877	

* Estimated dates subject to change based on construction timeline.

TENANT OVERVIEW

FAMILY DOLLAR
CASPER, WYOMING



TYPE	PUBLIC	INDUSTRY	RETAIL: GENERAL MERCHANDISE
TRADED AS	NASDAQ: DLTR (PARENT COMPANY)	MARKET CAP	\$23.54B (06/23/21)
S&P CREDIT RATING	BBB- (03/08/2018)	# OF LOCATIONS	15,685 ACROSS 48 STATES & FIVE CANADIAN PROVINCES (01/30/2021)
MOODY'S RATING	Baa2 (09/28/2020)	WEBSITE	https://familydollar.com

Dollar Tree, Inc. operates discount variety retail stores. It operates through two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, and other items; and seasonal goods that include Valentine's Day, Easter, Halloween, and Christmas merchandise.

The Family Dollar segment operates general merchandise discount retail stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and beauty aids, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. Its stores also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Valentine's Day, Easter, Halloween, and Christmas merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys.

As of January 30, 2021, Dollar Tree operated 15,685 stores across 48 states & 5 Canadian Provinces under the Dollar Tree, Family Dollar & Dollar Tree Canada brands.

Dollar Tree, Inc, was founded in 1986 and is headquartered in Chesapeake, Virginia.

<https://www.dollartree.com/>

For more than 55 years, Family Dollar has been providing value and convenience to customers in easy-to-shop neighborhood locations. Family Dollar's mix of name brands, and quality, private brand merchandise appeals to shoppers in **more than 8,200 stores** in rural and urban settings **across 46 states**. Helping families save on the items they need with everyday low prices creates a strong bond with customers who refer to their neighborhood store as "my Family Dollar." Family Dollar, headquartered in Matthews, North Carolina, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.

101.49 USD

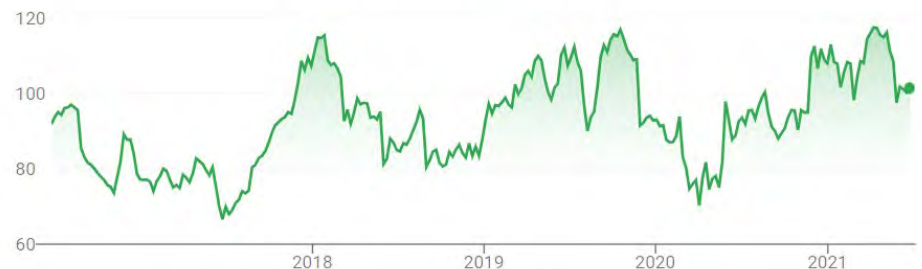
NASDAQ: DLTR

+9.60 (10.45%) ↑ past 5 years

Closed: Jun 23, 5:00 PM EDT · Disclaimer

After hours 101.49 0.00 (0.00%)

1D 5D 1M 6M YTD 1Y 5Y Max



SITE PLAN

FAMILY DOLLAR

LOT SIZE
±0.77 Acre

GLA
±9,180 SF

HOWARD ST 4,717 CPD

SALT CREEK HWY 8,241 CPD

EMERGENCY EGRESS DOOR
TRASH ENCLOSURE
DELIVERY SIGNS
DELIVER DOOR
ADT=6301
PYLON SIGN
10.0' S/B
740.01'
240.01'
10.0' SIDEWALK
FRONT DOOR ADA STALLS
IGN
3' 25.0' S/B
140.01'
60' WIDE) HOWARD STREET
(PUBLIC R.O.W. - 80' WIDE) SALT CREEK HIGHWAY

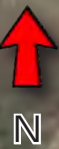
±9,180 SF

FAMILY DOLLAR | CASPER, WYOMING

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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

CASPER



BAR NUNN
ELEMENTARY
255 STUDENTS

BAR NUNN



HARTRANDT

I-25 | US-87 5,952 CPD



Wyoming



26

US-26 12,600 CPD



LINCOLN
ELEMENTARY
363 STUDENTS

I-25 20,378 CPD



Casper College
4,970 STUDENTS



FAMILY DOLLAR | CASPER, WYOMING

CASPER CITY VIEW



FAMILY DOLLAR | CASPER, WYOMING

LOCATION OVERVIEW

FAMILY DOLLAR
CASPER, WYOMING



Casper is county seat of Natrona County. Casper is the second largest city in the state, Only Cheyenne, the state capital, is larger.

Casper is nicknamed “The Oil City” and has a long history of oil boomtown and cowboy culture, dating back to the development of the nearby Salt Creek Oil Field.

Casper is located in east-central Wyoming at the foot of Casper Mountain, the north end of the Laramie Mountain Range, and along the North Platte River.

Casper is a regional center of banking & commerce. After the discovery of crude oil in the region during the 1890’s, Casper became the regional petroleum industry center. **Sinclair Oil Refinery** is located nearby in Evansville. Development of Wyoming coal & uranium fields in the recent decades has helped Casper continue its role as a center in the **energy industry**.

Casper Wind Farm began operations near Casper in Natrona County and has 11 turbines with a generating capacity of 16.5 MW. **Energy Transportation** is headquartered in Casper. The logistics firm transports overweight & outsized components used in the wind power industry.

Manufacturing companies in Casper include **Black Hills Bentonite** is part of the nonmetallic mining & quarrying industry w/ 90 employees & generates \$54.04 million in sales; **High Country Fabrication** (HICO) is a custom manufacturer of pressure vessels, reactors, columns, boilers, scrubbers & other process equipment w/ 58 employees; **Uranium One Americas** is part of the metal ore mining industry w/ 75 employees & generates \$18.79 million in sales); **Granite Peak Fabrication** is part of the oil & gas field equipment manufacturing industry w/ 25 employees & a generates \$28.23 million in sales.

2021 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	999	5,569	34,285
Projected Population (2026)	1,080	5,876	35,583
Daytime Demographics Age 16+	430	7,124	39,547
Population Median Age	35.2	35.0	36.6
Average Household Income	\$87,482	\$74,139	\$67,688

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FOR MORE INFORMATION:

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