

# FAMILY DOLLAR | DOLLAR TREE (COMBO STORE)

700 DALLAS STREET, TALIHINA, OKLAHOMA

**FAMILY  
DOLLAR**

***DOLLAR  
TREE***



CONSTRUCTION PHOTO  
AS OF 9/10/2021

REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

Marcus & Millichap





ANTHONY WELLS  
MEMORIAL PARK

**VA** OKLAHOMA DEPARTMENT OF  
VETERANS AFFAIRS

*The Barn*  
Vintage &  
Home Decor

**CHOCTAW NATION**  
Health Care Center

*The Bungalow*  
DAILY • WEEKLY  
All the comforts of home

**CHOCTAW**  
TRAVEL PLAZA

**DOLLAR GENERAL**  
**EZ MART**

TALIHINA  
ELEMENTARY  
SCHOOL

TALIHINA  
JUNIOR HIGH  
SCHOOL

**SOUTHEAST OKLAHOMA**  
LIBRARY SYSTEM

**DOWNTOWN  
TALIHINA**

Donut Depot

**FAMILY DOLLAR**  
**DOLLAR TREE**

**Outlaw BBQ**

**DOLLAR GENERAL**  
**SHELL** **COMMUNITY BANK**

**Tiger Auto Mall**

**BUMPER  
BUMPER**

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# Executive Summary

700 Dallas Street, Talihina, OK 74571

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$1,995,000</b>
Cap Rate	6.0%
Building Size	11,400 SF
Net Cash Flow	6.0% \$119,700
Year Built	2021
Lot Size	1.0377 Acres

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Family Dollar Stores of Oklahoma, LLC
Guarantor	Corporate
Roof & Structure	Landlord Responsible
Est. Lease Commencement Date	November 2021
Lease Expiration Date	March 31, 2032
Lease Term	11 Years
Rental Increases	Increase to \$125,400 in April 2027; 5% Increases in Each Option Period
Renewal Options	4, 5 Year Options

## ANNUALIZED OPERATING DATA

<b>Lease Years</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
11/2021 - 3/31/2027	\$119,700.00	6.00%
4/1/2027 - 3/31/2032	\$125,400.00	6.29%
<b>Options</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
Option 1	\$131,670.00	6.60%
Option 2	\$138,253.50	6.93%
Option 3	\$145,166.18	7.28%
Option 4	\$152,424.48	7.64%

<b>Base Rent</b>	<b>\$119,700</b>
<b>Net Operating Income</b>	<b>\$119,700</b>
<b>Total Return</b>	<b>6.0% \$119,700</b>







# Property Description



## INVESTMENT HIGHLIGHTS

- » **Brand New 11-Year Lease with Corporate Guaranty**
- » Family Dollar and Dollar Tree Combo Store with Concrete Parking Lot
- » **Rare Increased Building Size of 11,400 SF - Indicates Strength of Sales Projections**
- » Rare \$0.50/SF Bump in Year 6 vs Most 10-Yr Flat Rent Deals - 5% Bumps in Renewal Options vs Typical \$0.50/SF Bumps in Options
- » **Growing Talihina Trade Area - Households and Population Projected to Increase 7-9% in the Surrounding Area by 2025**
- » Brand New High-Quality 2021 Construction
- » **Situated Along Dallas Street, Talihina's Primary Thoroughfare**
- » Average Household Income Exceeds \$51,000 within the Trade Area
- » **5 Minutes from Choctaw Nation Health Care Center**
- » Talihina is Centrally Located Between Oklahoma City, Little Rock, and Dallas



## DEMOGRAPHICS

5-miles

10-miles

15-miles

### Population

2025 Projection	3,205	4,972	8,852
2020 Estimate	2,992	4,619	8,379
Growth 2020 - 2025	7.12%	7.65%	5.64%

### Households

2025 Projection	1,193	1,914	3,474
2020 Estimate	1,105	1,762	3,259
Growth 2020 - 2025	8.01%	8.62%	6.58%

### Income

2020 Est. Average Household Income	\$51,356	\$50,818	\$51,366
2020 Est. Median Household Income	\$36,296	\$36,779	\$36,651
2020 Est. Per Capita Income	\$19,191	\$19,587	\$20,279



# Tenant Overview



Chesapeake, Virginia

Dollar Tree

8,000+

[www.familydollar.com](http://www.familydollar.com)

Headquarters

Parent Company

Locations

Website

As one of the nation’s fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family, ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

The relatively small footprint of many Family Dollar stores allows the Company to open new stores in rural areas and small towns, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers

or as free-standing buildings, all convenient to the Company’s customer base.

In 2015, Dollar Tree acquired Family Dollar. Headquartered in Chesapeake, Virginia, Dollar Tree is the largest and most successful single price-point retailer in North America, operating thousands of stores across 48 U.S. states and five Canadian provinces. Dollar Tree’s strategic rationale behind the Family Dollar acquisition include creating a leading discount retailer in North America, targeting a broader range of customers and geographies, leveraging complementary merchandise expertise, generating significant synergy opportunities, and enhancing financial performance and improved growth prospects.



# Construction Photos

as of 9/10/2021





# Location Overview



Talihina is a thriving community nestled in the heart of the Choctaw Nation and is the gateway to the Talimena Scenic Drive, Oklahoma's only National Scenic Byway, and the Ouachita National Forest. The region is home to scenic spring and fall foliage, abundant wildflowers and an abundance of lakes, rivers, and streams, camping facilities, equestrian camps, and hiking trails, which combine to make Talihina a year-round destination.

Talihina is a town in Le Flore County, Oklahoma with an estimated population of just over 1,000 people. Its name originates from two Choctaw words, *tully* and *hena*, meaning "iron road", which is in reference to the railroad that the town was built around.

There are several points of interest in the town and its surrounding area, including the Kerr Arboretum and Botanical Area, the Talimena Scenic Drive, Cedar Lake, Choctaw Museum, President Kennedy Monument, and Ouachita National Forest. The town offers a variety of accommodations, restaurants, and unique gift shops in the downtown area. Talihina was one of Oklahoma's Main Street towns.

Le Flore County is located along the eastern border of Oklahoma. It is home to nearly 50,000 people and is part of the Fort Smith, Arkansas Metropolitan Area. The region, known as Chocktaw Country, is a destination for all kinds of eco-explorers, fishing, and hunting and boasts nine state park and close to a million acres of wildlife.



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