

Family Dollar

2001 CLINTON DRIVE
HOUSTON (GALENA PARK), TEXAS 77547

CORPORATE INVESTMENT GRADE TENANT:
Family Dollar Stores of Texas, LLC Dollar Tree (NASDAQ: DTLR) with
±8,200 Stores & ±60,000 Employees Nationwide ✓

RARE 10% RENTAL INCREASES:
9-Years Remaining on an Absolute-Net Lease ✓
10% Rental Increase in Year 11 & All Six 5-Year Options

AFFLUENT HOUSTON SUBMARKET:
In a 5-Mile Radius the Population Exceeds ±290,000; ✓
Households ±86,000 and an Average Household
Income of ±\$53,000



Marcus & Millichap
THE DELTONDO GROUP

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INVESTMENT HIGHLIGHTS

✓ **Corporate Investment Grade Tenant:** Guaranteed by Family Dollar Stores of Texas, LLC; Family Dollar's Parent Company - Dollar Tree (NASDAQ: DTLR) with ±8,200 Stores & ±60,000 Employees Nationwide

✓ **Rare 10% Rental Increases:** Family Dollar has 9-Years Remaining on an Absolute-Net Lease with a Rare 10% Increase in Year 11 and the Six 5-Year Options to Extend

✓ **Near Galena Park's Three Major Schools:** Within One-Mile are Local Schools: Galena Park High School (1,830 Students); Galena Park Middle School (1,104 Students); & Galena Park Elementary School (582 Students)

✓ **Strategic Retail Location:** Excellent Visibility & Frontage Along Clinton Drive which Oversees ±14,000 Vehicles Per Day Connecting Galena Park with Downtown Houston

✓ **Affluent Houston Submarket:** In a 5-Mile Radius the Population Exceeds ±290,000; Households ±86,000 and an Average Household Income of ±\$53,000

✓ **Nearby National Tenants:** McDonald's, Subway, Comerica Bank, United States Postal Service, Valero, Regency Inn & Suites, & Shipley's Donuts



INVESTMENT SUMMARY

ADDRESS: 2001 Clinton Drive
Houston (Galena Park), Texas 77547

PRICE: \$1,973,200

CAP: 5.75%

NOI: \$113,459

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION:	9,464	66,705	290,324
HOUSEHOLDS:	2,712	19,561	86,614
HH INCOME:	\$50,061	\$50,769	\$53,710



BIRDS EYE VIEW



PROPERTY DESCRIPTION

PROPERTY ADDRESS:

2001 Clinton Drive
Houston (Galena Park), Texas 77547

LEASE TYPE:

Absolute-Net

BUILDING SIZE:

10,000 SF

YEAR BUILT:

2015

LOT SIZE:

39,900 SF

ACCESS & FRONTAGE

Clinton Drive (±14,000 VPD)

TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

PUBLIC

NASDAQ: DLTR

REVENUE

\$23 Billion

NUMBER OF STORES

15,115+

HEADQUARTERS

Chesapeake, VA

YEAR FOUNDED

1959

**NUMBER OF
EMPLOYEES**

±60,000



When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. 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.

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.



TENANT SUMMARY

TENANT NAME: Family Dollar

GUARANTY: Corporate

TYPE OF OWNERSHIP: Fee Simple

LEASE TYPE: Absolute-Net

LANDLORD RESPONSIBILITIES: None

RENT COMMENCEMENT: August 6th, 2014

LEASE EXPIRATION: September 30, 2030

TERM REMAINING: 9-Years

INCREASES: 10% Year 11 & Options

OPTIONS: Six, 5-Year

ANNUALIZED OPERATING DATA

Base Rent	ANNUALLY	MONTHLY
Aug 6th, 2014 - Sep 30, 2025	\$113,459.04	\$9,454.92
Oct 1, 2025 - Sep 30, 2030	\$124,805.04	\$10,400.42
Options to Renew		
Oct 1, 2030 - Sep 30, 2035 (Option 1)	\$137,286.00	\$11,440.50
Oct 1, 2035 - Sep 30, 2040 (Option 2)	\$151,014.00	\$12,584.50
Oct 1, 2040 - Sep 30, 2045 (Option 3)	\$166,116.00	\$13,843.00
Oct 1, 2045 - Sep 30, 2050 (Option 4)	\$182,727.00	\$15,227.25
Oct 1, 2050 - Sep 30, 2055 (Option 5)	\$201,000.00	\$16,750.00
Oct 1, 2055 - Sep 30, 2060 (Option 6)	\$221,100.00	\$18,425.00



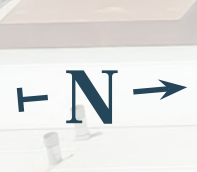
Buffalo Bayou
Shipping Channel



Downtown Houston
(10-Miles from Family Dollar)



Clinton Drive (14,000 VPD)



Galena Park
High School
(1,830 Students)

Galena Park
Elementary School
(582 Students)

Galena Park
Middle School
(1,104 Students)

Galena Park
City Hall

Comerica Bank

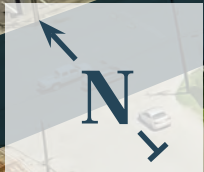


McDonald's



Clinton Drive (14,000 VPD)

FAMILY DOLLAR
my family, my family dollar.



DISTANCE FROM SUBJECT PROPERTY

11 - Miles Houston, TX

37 - Miles The Woodlands, TX

48 - Miles Galveston, TX

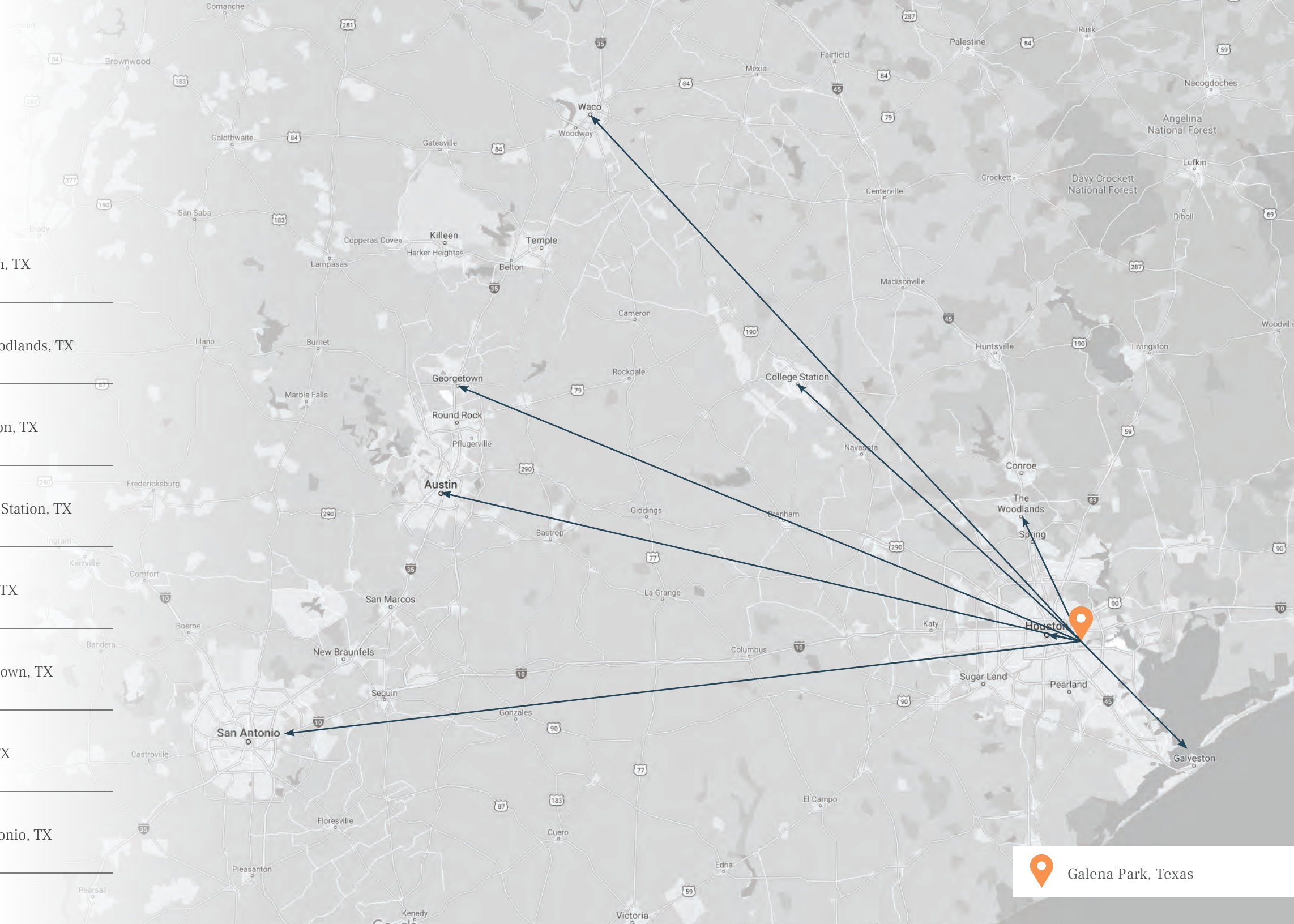
103 - Miles College Station, TX

171 - Miles Austin, TX

183 - Miles Georgetown, TX

191 - Miles Waco, TX

207 - Miles San Antonio, TX



Galena Park, Texas

HOUSTON, TEXAS

As the fifth most populous metro area in the U.S., Houston houses more than 7.1 million people in southeastern Texas. Roughly one third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and healthcare. Many companies provide goods and services for the large population growth, which has sprawled, primarily to the north and west.

MAJOR AREA EMPLOYERS

Memorial Hermann Health System
University of Houston
The Kroger Co.
Exxon Mobil Corp.
Shell Oil Co.
Houston Methodist Hospital
United Airlines
Walmart
CHI St. Luke's Health
Hewlett Packard Enterprise



CORPORATE GROWTH

Houston will remain a top destination for corporate relocations due to its business-friendly environment. More than 20 Fortune 500 companies are headquartered in the metro.



HIGHER EDUCATION

Over 40 post-secondary educational institutions are in the metro. Roughly 32 percent of citizens age 25 and older have a bachelor's degree, with 11 percent also holding a graduate or professional degree.



LOW COST OF LIVING, DOING BUSINESS

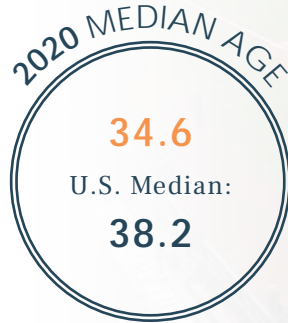
Houston has a lower cost of living than many major metros, no state income tax and a median home price below the national level.

ECONOMY

- ✓ The economy is diversifying to include biotechnology, distribution, nanotechnology and logistics; the metro remains the center of energy production.
- ✓ Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel and petrochemicals.
- ✓ Healthcare is gaining economic prominence. Specialized medical education and training institutions boost the local economy and supply a growing hospital system.
- ✓ The Port of Houston is one of the country’s busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

DEMOGRAPHICS

- ✓ The Houston metro is expected to add 720,700 people through 2025, translating to the formation of roughly 263,600 households, generating demand for housing.
- ✓ The homeownership rate of 61 percent slightly trails the national rate of 64 percent. The median home price of roughly \$282,000 is \$40,000 below the U.S. average.
- ✓ The metro’s median household income exceeds \$68,000, surpassing the national rate by roughly \$5,000.





QUALITY OF LIFE

The metro’s favorable location and climate translates to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston, as well as more than 500 local parks and open spaces and various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination. The metro is also known internationally for its medical community and is home to the Texas Medical Center, the largest of its kind in the world. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets and the Houston Dynamo.

2020 Population by Age

7%	22%	6%	29%	24%	11%
0-4 Years	5-19 Years	20-24 Years	25-44 Years	45-64 Years	65+ Years

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



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