

# Family Dollar

500 EAST CARL ALBERT PARKWAY  
MCALESTER, OKLAHOMA 74501

**CORPORATE INVESTMENT GRADE TENANT**  
Guaranteed by Family Dollar Stores of Oklahoma, LLC  
±8,200 Stores & ±60,000 Employees Nationwide ✓

**LONG TERM TENANCY**  
Family Dollar has been at this Location for 27 Years  
(Since 1994) Showing Market Strength ✓

**RECESSION RESISTANT / ESSENTIAL TENANT**  
Deemed Essential Business During COVID, Proving that  
Family Dollar is Recession & Pandemic Proof Concept ✓

Marcus & Millichap  
THE DELTONDO GROUP





Exclusively Listed by:

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# INVESTMENT HIGHLIGHTS

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

✓ **Recession Resistant / Essential Tenant:** Family Dollar Stores have been Deemed Essential Business During COVID, Proving that they are a Recession and Pandemic Proof Concept.

✓ **Near County Major Hospital:** 1-Mile from McAlester Regional Health Center, a 153-bed public trust health care facility serving all of Pittsburg County.

✓ **Strategic Retail Location:** Excellent Visibility & Frontage Along E. Carl Albert Pkwy (±12,800 VPD) situated on the Main thoroughfare in Downtown McAlester.

✓ **Long Term Tenancy:** Family Dollar has been at this Location for Twenty-Seven Years (Since 1994) Showing Commitment to the Location and the Market.

✓ **Nearby National Tenants:** Walmart Supercenter, Lowes, Tractor Supply Co. O'Reilly Auto Parts, McDonald's, Braum's Ice Cream, Walgreens, CVS, AutoZone Auto Parts, Subway, Wendy's, Taco Bell, Arby's, Denny's, Pizza Hut, Long John Silver's to name a few.



# INVESTMENT SUMMARY

**ADDRESS:** 500 East Carl Albert Parkway  
McAlester, Oklahoma 74501

**PRICE:** \$800,000

**CAP:** 6.43%

**NOI:** \$51,444

# DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
<b>POPULATION:</b>	20,145	22,450	27,870
<b>HOUSEHOLDS:</b>	7,444	8,343	10,456
<b>HH INCOME:</b>	\$61,076	\$63,388	\$65,253





## BIRDS EYE VIEW



## PROPERTY DESCRIPTION

### PROPERTY ADDRESS:

500 East Carl Albert Parkway  
McAlester, Oklahoma 74501

### LEASE TYPE:

Gross

### BUILDING SIZE:

7,015 SF

### YEAR BUILT:

1996

### LOT SIZE:

21,000 SF

### ACCESS & FRONTAGE

E. Carl Albert Pkwy (±12,800 VPD)



# TENANT PROFILE

**COMPANY NAME**

Family Dollar Stores of  
Oklahoma, LLC

**PUBLIC**

Parent: Dollar Tree  
NASDAQ: DLTR

**NUMBER OF STORES**

±8,200

**HEADQUARTERS**

Charlotte, North Carolina

**YEAR FOUNDED**

1959

**NUMBER OF  
EMPLOYEES**

±60,000

**WEBSITE**

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



Family Dollar Stores, Inc. Operates general merchandise retail discount stores. Its products are categorized under consumables, home products, apparel and accessories, and seasonal and electronic products. The company’s consumables category products include household chemicals, paper products, food, health and beauty aids, hardware and automotive supplies, pet food and supplies. Its home products include domestics, which include blankets, sheets and towels, housewares, giftware, home décor. The company’s apparel and accessories category products include men’s, women’s, boys’ and girls, and infants’ clothing shoes and fashion accessories. Its seasonal and electronics products category include toys, stationery and school supplies, seasonal goods, personal electronics, which include pre-paid cellular phones and services. It has offices in China, Hong Kong, Luxembourg and the United States of America. Family Dollar Stores was founded by Leon Levine in November 1959 and is headquartered in Matthews, NC.





# TENANT SUMMARY

TENANT NAME:	Family Dollar
OPERATOR:	Family Dollar Stores of Oklahoma, LLC
GUARANTY:	Corporate
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Gross
LANDLORD RESPONSIBILITIES:	Taxes, Insurance, Utilities Roof & Structure
ROOF WARRANTY EXPIRATION:	April 13, 2031 (10-Years Remaining)
LEASE COMMENCEMENT:	August 1, 1994
LEASE EXPIRATION:	December 31, 2024
TERM REMAINING:	3-Years
PERCENTAGE RENT:	2% of Gross Sales in Excess of \$2,850,000
INCREASES:	\$3,000 Increase Annually Each Option
OPTIONS:	Two, 5-Year

# ANNUALIZED OPERATING DATA

Base Rent	ANNUALLY	MONTHLY
Jan 1, 2020 - Dec 31, 2024 (Option 4)	\$57,000	\$4,750.00
Options to Renew		
Jan 1, 2025 - Dec 31, 2029 (Option 5)	\$60,000	\$5,000.00
Jan 1, 2029 - Dec 31, 2034 (Option 6)	\$63,000	\$5,250.00

# OPERATING STATEMENT

Operating Statement	7/1/2019	6/30/2021
Rent Received:	\$57,000	\$57,000
Expenses		
Insurance	\$2,606	\$2,913
Taxes*	\$2,643	\$2,643
Total Expenses:	\$5,249	\$5,556
Net Profit:	\$51,751 (6.47% Cap)	\$51,444 (6.43% Cap)

\*Lessors tax liability is capped at \$2,643 for the term of the lease and all extensions







# LEASE ABSTRACT

## Utilities

Landlord Shall ensure that all necessary utilities are provided to the demised premises (including separate meters) and Tenant shall pay all charges for gas, water, sewer and electricity.

## Damage & Destruction

Landlord shall promptly, at Landlords expense, make the repairs or restorations so that thereafter the demised premises will be substantially the same as prior to such damage or injury.

## Insurance

Landlord agrees to keep the demised premises fully insured, at Landlords expense, against loss or damage by fire and such other casualties as are covered by extended coverage insurance.

## Maintenance & Repairs

Landlord shall maintain and keep in good repair and replace when necessary all exterior portions of the building constituting part of the demised premises, including: roof, exterior walls, canopy, gutters, downspouts, and also all structural portions of the building whether interior or exterior. Tenant agrees to reimburse Landlord for the first \$500 of repairs (Each Occurrence), maintenance and replacements that are responsibility of the Landlord.

## Taxes

Landlord shall pay all taxes, assessments and other charges which may be levied, assessed or charged against the demised premises. Tenant shall reimburse Landlord for any increase in real estate taxes on the demised premises over and above such taxes for the third full lease year after the demised premises are assessed as a completed project. Lessors tax liability is capped at \$2,643 for the term of the lease and all extensions.





Eastern Oklahoma State College  
±1,500 Students

McDonald's



jcpenny



First National Bank



CVS pharmacy



McAlester Regional  
Health Center  
(153 - Beds)

Puterbaugh Middle School  
(419 - Students)

S George Nigh Expy (±26,000 VPD)

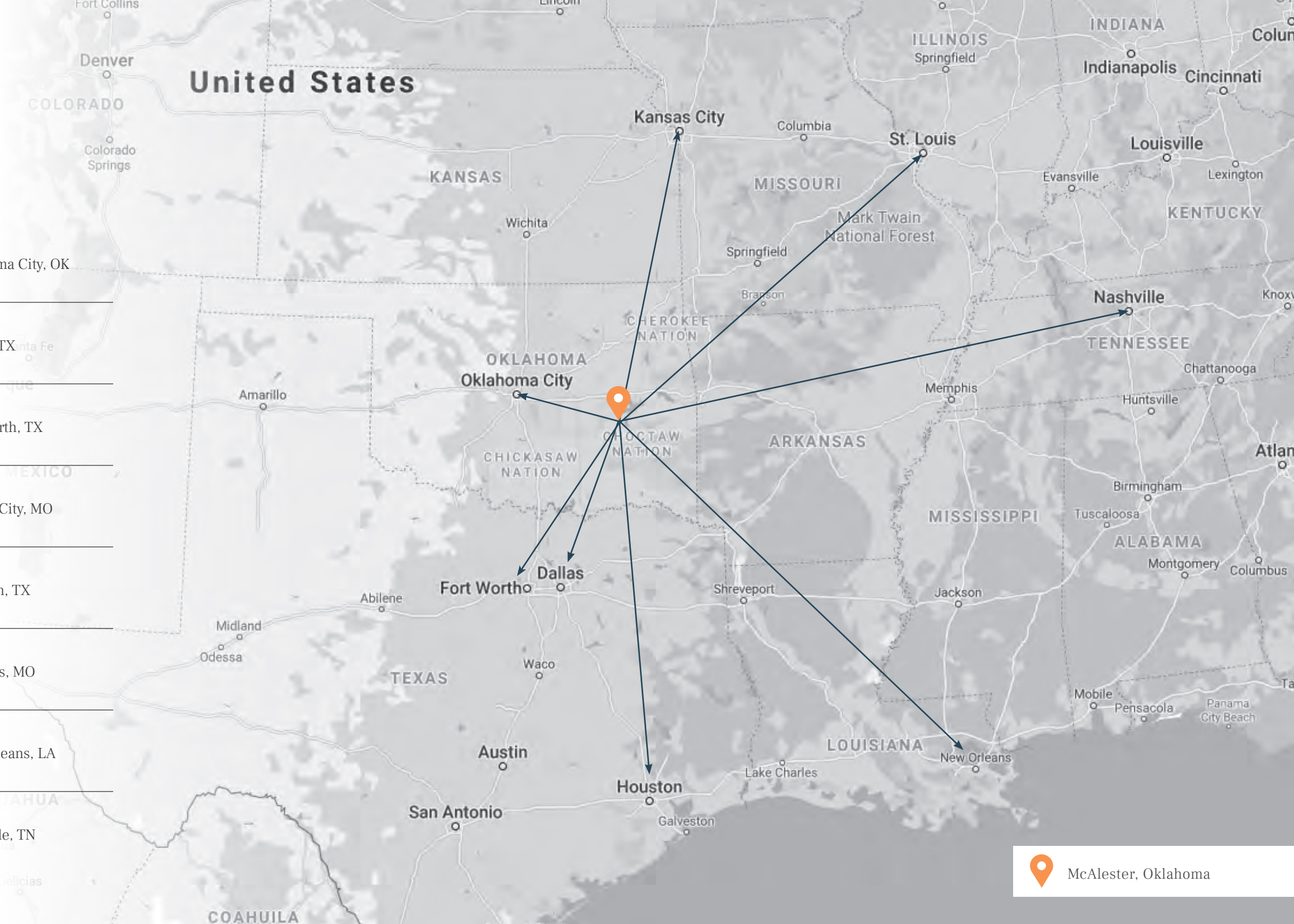
E Carl Albert Pkwy (±12,800 VPD)





# DISTANCE FROM SUBJECT PROPERTY

130 - Miles	Oklahoma City, OK
170 - Miles	Dallas, TX
195 - Miles	Fort Worth, TX
339 - Miles	Kansas City, MO
406 - Miles	Houston, TX
461 - Miles	St. Louis, MO
555 - Miles	New Orleans, LA
609 - Miles	Nashville, TN





# McAlester, Oklahoma

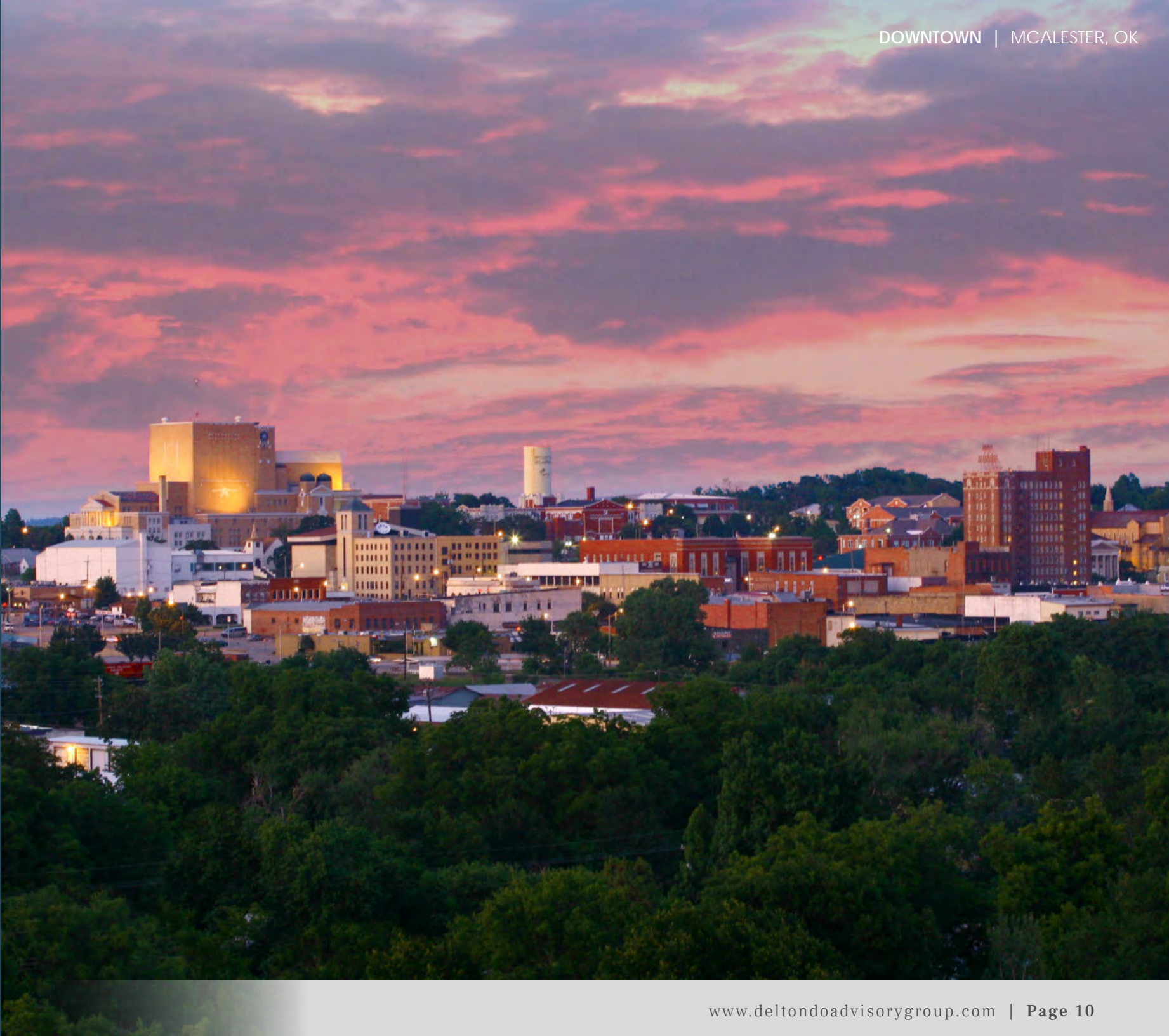
McAlester is a city in and the county seat of Pittsburg County, Oklahoma, United States. The population was 18,363 at the 2010 census, a 3.4 percent increase from 17,783 at the 2000 census, making it the largest city in the Choctaw Nation, followed by Durant. The town gets its name from James Jackson McAlester, an early white settler and businessman who later became lieutenant governor of Oklahoma. Known as “J. J.”, McAlester married Rebecca Burney, the daughter of a full-blood Chickasaw family, which made him a citizen of the Chickasaw Nation.

McAlester is the home of the Oklahoma State Penitentiary, the former site of an “inside the walls” prison rodeo that ESPN’s SportsCenter once broadcast.

McAlester is home to many of the employees of the McAlester Army Ammunition Plant. This facility makes essentially all the bombs used by the United States military. In 1998 McAlester became the home of the Defense Ammunition Center (DAC), which moved from Savanna, Illinois, to McAlester Army Ammunition Plant.

## MAJOR AREA EMPLOYERS

- Oklahoma State Penitentiary
- McAlester Army Ammunition Plant
- McAlester Regional Health Center
- National Oilwell Varco Inc.
- McAlester Public Schools
- Spirit Aerostructures
- Choctaw Defense





# CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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# NET LEASED DISCLAIMER

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

# COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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