



REPRESENTATIVE IMAGE



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

**DOLLAR  
TREE**

# Dollar Tree

5603 State Highway 359  
Laredo, TX 78043

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale a Brand-New Construction Dollar Tree in Laredo, TX. This Opportunity Includes a Corporate Guarantee Along With a Long Term 10 Year Lease With Minimal Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$2,118,644
CAP	5.90%
NOI	\$125,000
PRICE PER SF	\$211.86
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	5603 State Highway 359 Laredo, TX 78043
COUNTY	Webb
BUILDING AREA	10,000 SF
LAND AREA	2.23 AC
BUILT	2022



# HIGHLIGHTS

- Brand New 2022 Construction - Store Set to Open August 2022
- New Long Term 10 Year Lease With Minimal Landlord Responsibilities
- Strong Corporate Guarantee From Dollar Tree (NASDAQ: DLTR)
- Ideally Located Along Hwy 359 Which See High Traffic Volumes With Over 30,626 VPD
- Strong Demographics With a Population of 62,613 Residents Making an Average Household Income of \$62,985 Within a 3-Mile Radius
- Just 7-Miles From the Texas A&M International University Which Serves Over 8,500 Students Each Semester and Offers Over 70 Undergraduate and Graduate Degrees
- Within Minutes of the Following That Provide For Ample Foot Traffic: Bill Johnson Student Activity Center, Senator Judith Zaffirini Elementary School, Antonio Gonzalez Middle School, Raul Perales Middle School and Freedom Elementary School
- Laredo Sits Along the Texas, USA/Mexico Line and is 2.5 Hours East of Corpus Christi and 2.5 Hours South of San Antonio; The Laredo International Airport is Just 5-Miles From This Location
- Texas is an Income Free Tax State
- Nearby Tenants Include: Popeyes, Stripes, AutoZone, Danny's, Ringo's BBQ & Burgers, Whataburger, Falcon International Bank, Tractor Supply, O'Reilly Auto Parts, Domino's Pizza, CVS Pharmacy, Corral Western Wear and Many More

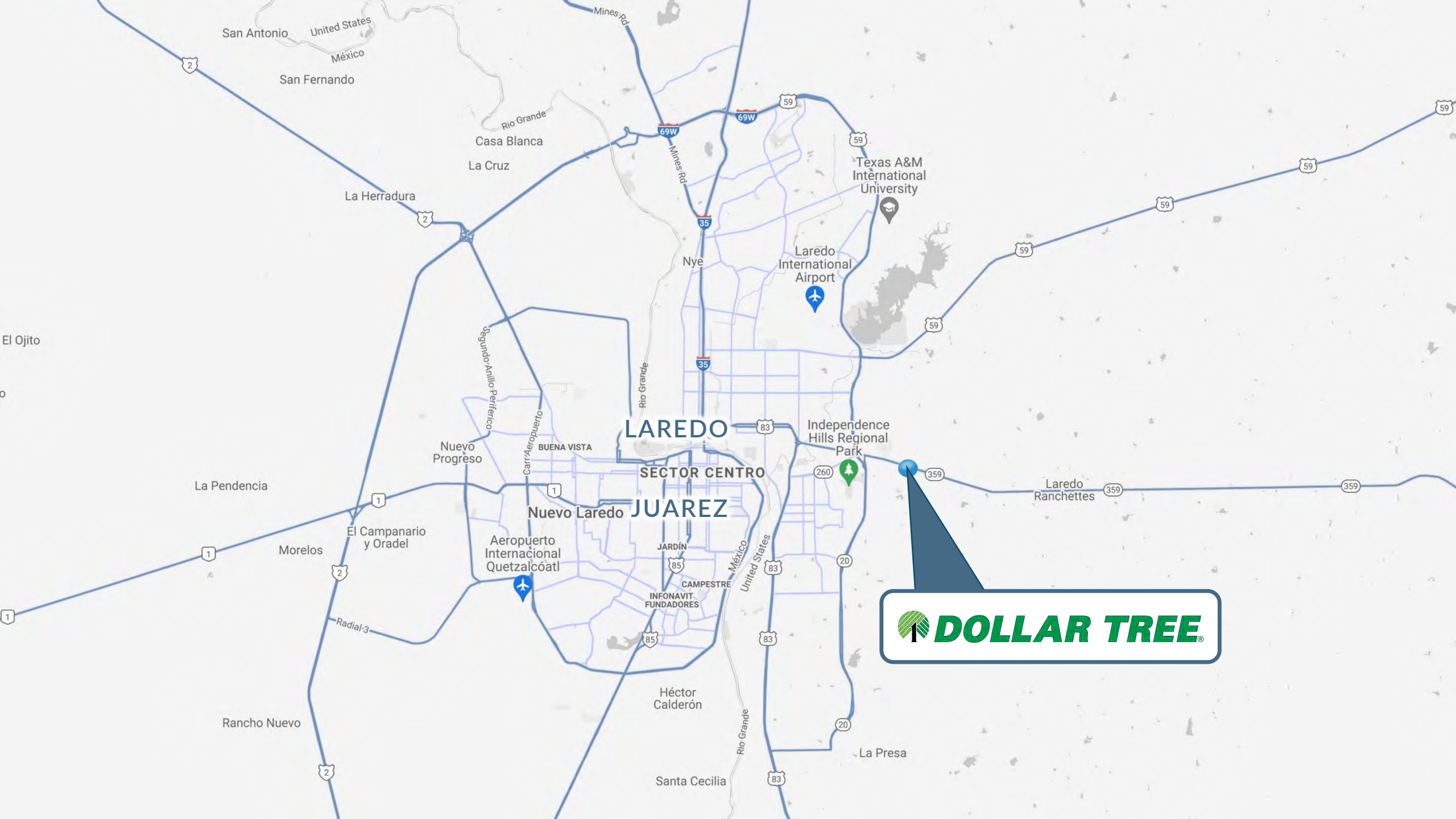


REPRESENTATIVE IMAGE

# LEASE SUMMARY

TENANT	Dollar Tree
PREMISES	A Building of Approximately 10,000 SF
LEASE COMMENCEMENT	August 2022
LEASE EXPIRATION	August 2032
LEASE TERM	10 Years
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	4% at Options
LEASE TYPE	Double Net (NN+)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
10,000 SF	\$125,000	\$12.50



Senator Judith Zaffirini  
Elementary School



Yonke  
Moneterry  
Salvage Yard



OneStop Truck  
& Trailer Sales



LG Truck &  
Trailer Sales,  
LLC



Allura  
Siding



Morales  
Machine Shop



Electro-  
JAZAM

Gomez  
Garage



Dennis Energy  
Services, Inc.

T&H Collision  
Repair And Detailing

Durans Air Condition -  
Laredo

All Season  
Meat Market

Wildcat Truck  
Parts Inc

O'Reilly  
AUTO PARTS

DOLLAR GENERAL

DOLLAR TREE

metro  
by T-Mobile

Jack  
in the box

7  
ELEVEN

stripes

PIZZA PATRÓN

CVS pharmacy

target

Chick-fil-A

Starbucks

SUBWAY

GNC  
LIVE WELL

cricket

CHASE

SALLY BEAUTY

TSC TRACTOR  
SUPPLY CO

cricket

WHATABURGER

VALERO

CIRCLE K

83

O'Reilly  
AUTO PARTS

FAMILY DOLLAR

True Value

CVS pharmacy

SUBWAY

76

stripes

VALERO

7  
ELEVEN

LOOP  
20

Walmart  
Supercenter

BBVA Compass

Conn's

Church's  
CHICKEN

MURPHY  
USA

McDonald's

Wing Stop

Little Caesars

FIREHOUSE  
SUBS

PANDA EXPRESS

T

IBC BANK

AT&T

DOLLAR GENERAL

AutoZone

cricket

stripes

VALERO

7  
ELEVEN

359  
TEXAS

POPEYES

DOLLAR TREE

metro  
by T-Mobile

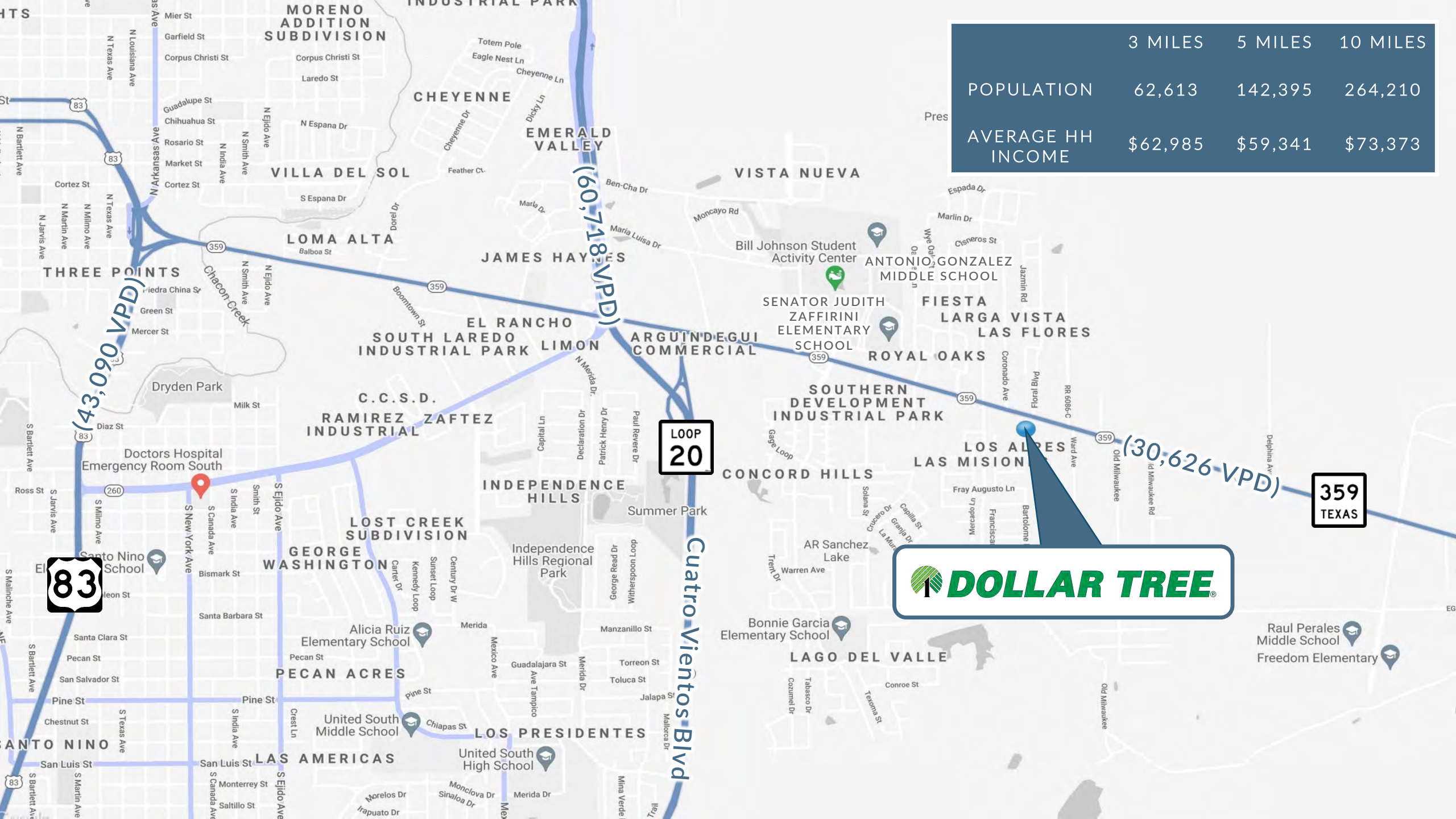
## LAREDO | WEBB COUNTY | TEXAS

The City of Laredo is the largest city in the County of Webb. The City of Laredo incorporated in 1755. It is located on the north bank of the historical Rio Grande River. The city owns, maintains and operates four-border crossing, three with Nuevo Laredo, Mexico and one with Colombia, Mexico. It is the only border city strategically positioned at the convergence of all land transportation systems between Canada, the United States and Mexico. The City of Laredo is the 10th largest city in Texas with a population of 267,601 as of July 1, 2021. Laredo is also part of the cross-border Laredo–Nuevo Laredo Metropolitan Area with an estimated population of 636,516.

Laredo's economic strength is anchored in logistics and transportation, with corporate services and life sciences rounding out the local business landscape. Laredo is unique because it is the only City to operate international bridges between two Mexican states. Laredo is at the center of the primary trade route. Laredo is strategically positioned with a large transportation and warehousing industry. Trade between the United States and México is a vital part of our economy. The Port of Laredo is the #1 inland port in the United States and the #4 port in the nation just behind Port of Los Angeles California, Chicago O'Hare International Airport and New York JFK International Airport. Laredo remains the third largest U.S. Customs District in the country and the number one inland port. Major Employers in the area include: United Independent School District, Laredo Independent School District, City of Laredo, Laredo Medical Center, Wal-Mart (4 locations), U.S. CBP - Customs Field Officers among the top.

The Republic of the Rio Grande Capitol Building Museum chronicles the history of the short lived republic and is housed in the building which actually served as the republic's Capitol building. The Laredo Center for the Arts, located in historic downtown Laredo, houses three galleries displaying regional artwork and offers community activities for children and adults. The Imaginarium of South Texas, formerly known as Laredo Children's Museum, provides a hands-on educational experience for kids in science, technology, and art. The Laredo Entertainment Center is a state-of-the-art multipurpose facility bringing family-oriented entertainment to the region. Included in its attractions are major concerts, sporting events, ice shows, and conventions. Annual festivals in Laredo include the Washington's Birthday Celebration, an almost month long held event that features a Jalapeño Eating Contest. The Laredo Birding and Butterfly Festival, a 3-day February event, offers both beginning and experienced birders access to one of the last great frontiers in birding.





	3 MILES	5 MILES	10 MILES
POPULATION	62,613	142,395	264,210
AVERAGE HH INCOME	\$62,985	\$59,341	\$73,373



# TENANT PROFILE

Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,865 stores across 48 states and five Canadian provinces as of July 31, 2021, supported by a coast-to-coast logistics network and more than 193,000 associates. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and personal 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, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1986



# OF LOCATIONS  
15,865



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
[dollartree.com](http://dollartree.com)

# 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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



# ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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