

FAMILY DOLLAR

443 Highway 463 S | Trumann, AR 72472



OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LISTED BY

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TABLE OF CONTENTS

3

EXECUTIVE OVERVIEW

4

FINANCIAL OVERVIEW

6

SURROUNDING TENANTS

8

TENANT OVERVIEW

9

AREA OVERVIEW

INVESTMENT HIGHLIGHTS

- 2016 Build-to-Suit Construction for Family Dollar
- ±9.5 Years Remaining on an Initial 15 Year Term
- Absolute NNN | Zero Landlord Responsibilities
- Extremely Attractive 10% Rent Increase in Year 11 (2026)
- Incredibly Strong Corporate Guarantee from Dollar Tree Inc
- Excellent Demographic with ±8,000 Residents Within a 3-Mile Radius
- Trumann is Located 17-Miles South of Jonesboro
- Excellent Visibility and Access off Highway 463, Which is the Main Thoroughfare Through Trumann
- The Lease Features Six, 5-Year Options all of which include a Very Attractive 10% Rent Increase
- Dollar Tree acquired Family Dollar in 2015 and They are Considered to be the Second-Largest Discount Retailer in the United States with More Than 15,500 locations Combined
- Family Dollar is an Essential Retailer and has Thrived Through the COVID Pandemic with a Sharp Increase in Same-Store Sales and Profitability





\$1,595,751

LIST PRICE



\$89,362.08

NOI



5.60%

CAP RATE

BUILDING INFO

Address	437 Highway 463 S Trumann, AR 72472
GLA	±8,240 SF
Cap Rate	5.60%
Year Built	2016
Lot Size	±0.92 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee simple
Lease Type	Abs NNN
Roof and Structure	Tenant Responsible
Original Lease Term	±15 Years
Lease Commencement Date	6/1/2016
Lease Expiration Date	6/30/2031
Term Remaining on Lease	±9.50 Years
Increase	10% In Year 11, 10% Every 5 Years in Option
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 6/30/2026	\$7,446.84	\$89,362.08	5.60%
7/1/2026 - 6/30/2031	\$8,191.50	\$98,298.00	6.16%
Option 1	\$9,010.67	\$108,128.04	6.78%
Option 2	\$9,911.67	\$118,940.04	7.45%
Option 3	\$10,902.84	\$130,834.08	-
Option 4	\$11,993.17	\$143,918.04	-
Option 5	\$13,192.50	\$158,310.00	-
Option 6	\$14,511.67	\$174,140.04	-



RETAIL CORRIDOR

MAJOR TENANTS

Walmart 
Supercenter

ORSCHELN
FARM & HOME
DOLLAR TREE

BURGER KING
FORD
MCDONALD'S
PAYLESS BEER WINE & SPIRITS
SHELL
SMITH TIRE
TRUMANN AUTO BODY & SALES
ETC.

TRUMANN ELEMENTARY



WINFIELD
UNITED

POINSETT COUNTY
HEALTH UNIT



TRUMANN MIDDLE SCHOOL

DAILY DONUTS



JERRY'S STEAKHOUSE



REBA'S DIAMOND IN THE ROUGH
FLEA MARKET

463





J&R SALES
USED CAR DEALER



REBA'S DIAMOND IN THE ROUGH
FLEA MARKET

EL CERRITO

Quality **FARM SUPPLY**

JERRY'S STEAKHOUSE

GREAT WALL



463



TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

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.

GEOGRAPHIC REACH

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.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



15,115+

LOCATIONS



\$23B

2020 REVENUE



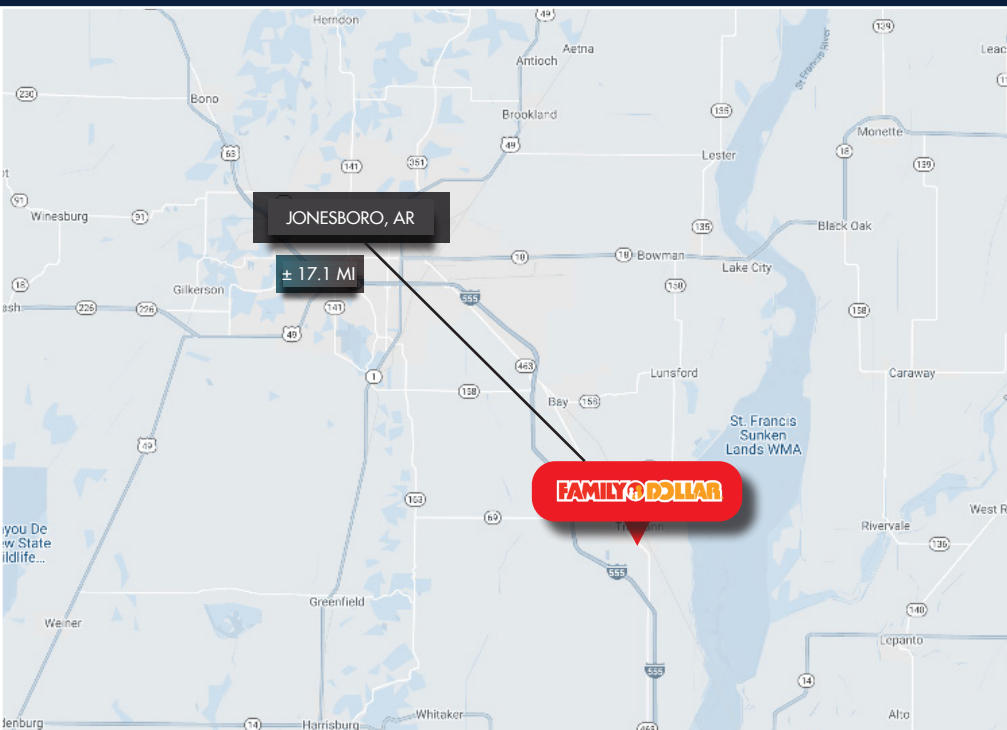
1959

FOUNDED

AREA OVERVIEW

TRUMANN, AR

Trumann, the largest city in Poinsett County. Trumann has a rich and colorful history dating back to the mid 1800's. Trumann is located on I-555 just 12 miles southeast of Jonesboro and 45 miles northwest of Memphis, Tennessee. Trumann's location on I-555 makes it the ideal place to enjoy small town life while having easy 4-lane access to larger cities with their higher educational, professional, medical, and entertainment offerings. The community of Trumann is developing with new businesses and new residences. Citizens enjoy access to a library, museum, 7 parks, ball fields, recreation/meeting facilities, a splash pad, a 9-hole public disc golf course, and a private 9-hole golf course. For the outdoorsmen, the St. Francis Lake and River lies just outside the city. Extending more than thirty miles along the St. Francis River Floodway, this area known as the St. Francis Sunken Lands Wildlife Management Area has become nationally famous for waterfowl hunting and fishing.



PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2026 Projection	8,327	8,960	13,959
2021 Estimate	7,999	8,587	13,978
2010 Census	7,877	8,455	14,298
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2026 Projection	3,132	3,362	3,362
2021 Estimate	3,182	3,416	5,519
2010 Census	3,314	3,565	5,512
INCOME	3-MILE	5-MILE	10-MILE
2021 Avg. Household Income	\$50,892	\$51,159	\$52,917





EDUCATION

Trumann is proud of its educational facilities and opportunities. Trumann school district has 3 campuses: newly constructed Cedar Park Elementary (2018), Trumann Intermediate School, and Trumann High School (built in 2008). The school system was first in the state to offer one-to-one technology for its students through a partnership with Apple. In addition, ASU-Newport offers GED classes in our Sims-Talbot Adult Education Center. Arkansas State University, located in Jonesboro, offers varying degrees—undergraduate through doctorates, including a medical doctorate. For particular specialties, the University of Memphis is just an hour away.

ECONOMY

A first class city, Trumann has supported economic development through its Industrial Development Commission and its Chamber of Commerce and worked to improve infrastructure and services as the city continues to grow. Trumann believes that community development is the key to a prosperous, successful community. Ranked #5 in the top 10 most affordable places to live in Arkansas by HomeSnacks in 2019, and ranked #8 as the one of the best places to work in Arkansas by Zippa in 2017, Trumann is a great place to live.

JONESBORO, AR

Jonesboro is a fairly small city along Interstate 555 in the northeast corner of Arkansas. People generally know Jonesboro as the home of Arkansas State University, which serves as the cultural hub for the community. In addition to the 15,000 students enrolled at the university, folks around town regularly attend events on campus, from exhibits at the Bradbury Art Museum to symphony concerts and theater productions at the Fowler Center to Red Wolves football games at Centennial Bank Stadium. Just a few blocks west of campus, downtown Jonesboro is a modest yet attractive walking district full of historic architecture and charming storefront businesses. Craighead Forest Park on the south side provides a relaxing lake and wooded area perfect for spending a lazy weekend day or going for an invigorating run through the trails. Memphis is just an hour down the road, making it easy to take a weekend getaway to the big city.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **443 Highway 463 S, Trumann, AR 72472** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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