



TRINITY

REAL ESTATE INVESTMENT SERVICES



FAMILY DOLLAR - 2018 BUILD - WEST TX LOCATION

408 E HIGHWAY 84, SUDAN, TX 79371

**\$1,330,670**

6.0% CAP

TRINITYREIS.COM

Actual Property





SUDAN, TX

**\$1,330,670 | 6.0% CAP**

- 2018 Build Family Dollar With 7.5+ Year Remaining
- NN Lease - Limited Landlord Responsibilities
- Located Along the Main Thoroughfare Through Sudan, US Highway 84, Which Generates 7,475 VPD Directly in Front of Subject Property
- Very Limited Competition With the Nearest Dollar Store Being 16 Miles Away
- \$72,033 Average Household Income in a 1-Mile - Well Above National Average
- Sudan High School Was Designated as a National Blue Ribbon School - Awarded to Exemplary Public Schools Throughout the Nation

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

682.233.5223 | b.blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | chance@trinityreis.com

**MATT DAVIS**

325.513.6406 | matt@trinityreis.com

**CODY CRIST**

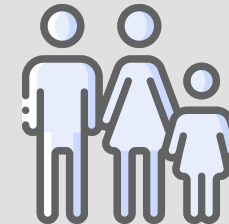
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$79,840
Rent Per SF:	\$9.60
Rent Commencement Date:	4/30/2019
Lease Expiration Date:	4/30/2029
Lease Term Remaining:	7.5+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is located within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

## PROPERTY DETAILS:

Building Area:	8,320 SF
Land Area:	.96 AC
Year Built:	2019
Guarantor:	Dollar Tree Inc. (NYSE: DLTR)
Price Per SF:	\$159.94

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
<b>Primary Term</b>	Current - 4/30/2029	\$79,840	\$9.60	6.00%
<b>Six (6), 5-Year Options 5% Increase</b>	5/1/2029 - 4/30/2034	\$83,832	\$10.08	6.30%
	5/1/2034 - 4/30/2039	\$88,024	\$10.58	6.62%
	5/1/2039 - 4/30/2044	\$92,425	\$11.11	6.95%
	5/1/2044 - 4/30/2049	\$97,044	\$11.66	7.29%
	5/1/2049 - 4/30/2054	\$101,898	\$12.25	7.67%
	5/1/2054 - 4/30/2059	\$106,993	\$12.86	8.04%



## RESPONSIBILITIES BREAKDOWN

### TAXES & INSURANCE

#### PAID BY TENANT

**Taxes:** Tenant will reimburse Landlord for the real estate taxes within 45 days after receipt of the statement along with the required documentation as set forth above.

**Insurance:** Beginning on the Rent Commencement Date Tenant will reimburse Landlord for the insurance premium for the insurance Landlord is required to carry by subparagraph (a) of this Paragraph.

### PARKING LOT

#### PAID BY LANDLORD/TENANT

Landlord will be responsible for the following matters for the parking, service, and access areas. (and other exterior areas, if any): (i) resurfacing these areas; (ii) keeping the parking area light standards in repair, but not bulb replacement; (iii) resealing paved areas; and (iv) the cost of repairs to the asphalt and concrete areas including breaks, potholes, cracks. Tenant will be responsible for asphalt and concrete repairs to the parking, service, and access areas until the aggregate costs equal \$1,000.00 in any lease year.

### ROOF & STRUCTURE

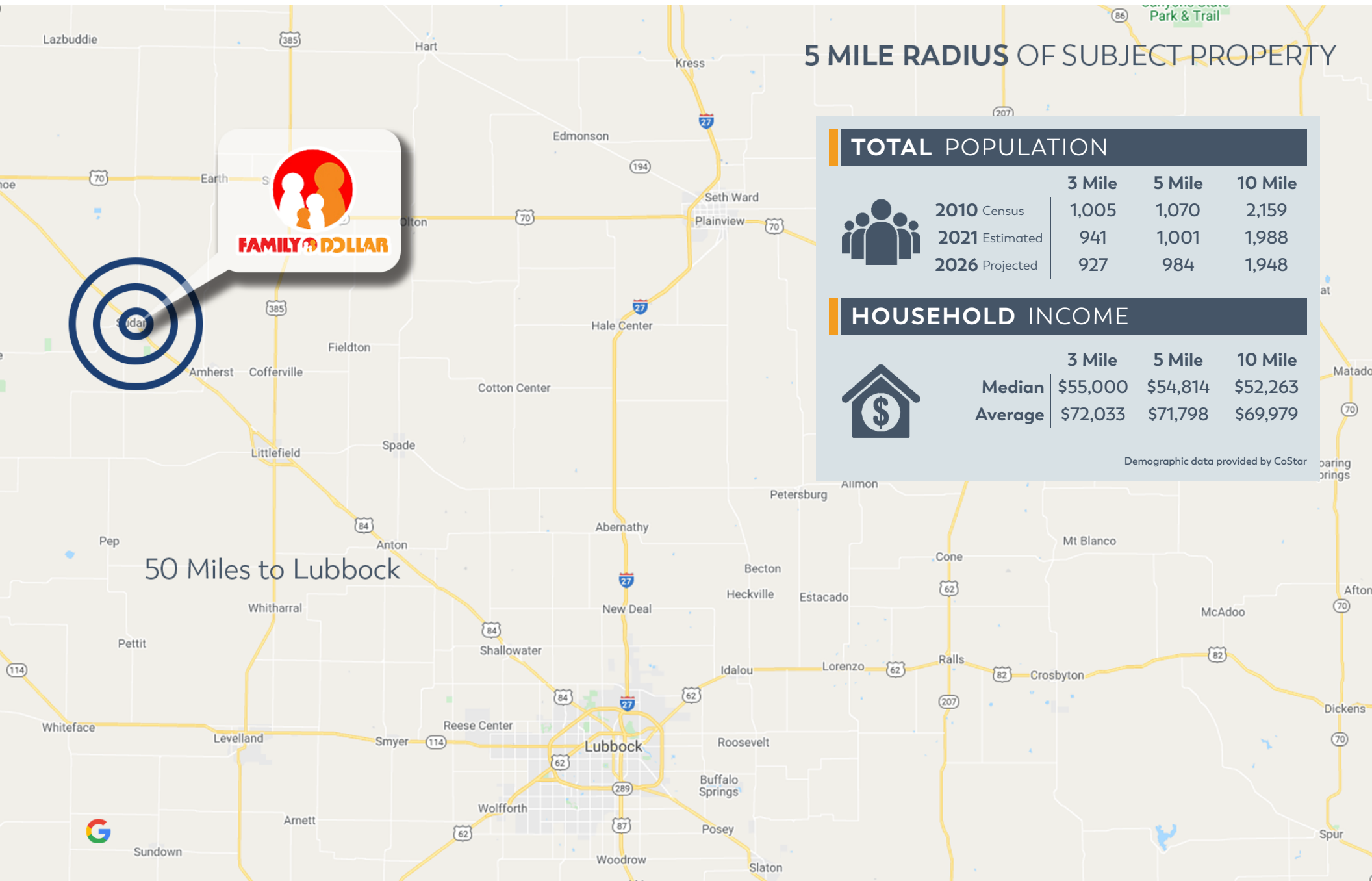
#### PAID BY LANDLORD

Landlord will maintain and keep in good repair and replace when necessary all exterior portions of the building constituting part of Demised Premises, including the roof, exterior walls, canopy, gutters, downspouts, and also all structural portions of the building whether interior or exterior.

### HVAC

#### PAID BY TENANT

Tenant will not be obligated to replace any major components of the heating and air conditioning systems including... Tenant's election not to replace any major component will impose no obligation on Landlord to do so, it being agreed that except for Landlord's 12 month warranty of the systems, Landlord will have no obligation to make any repairs to the heating and air conditioning systems.







Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

















Actual Property



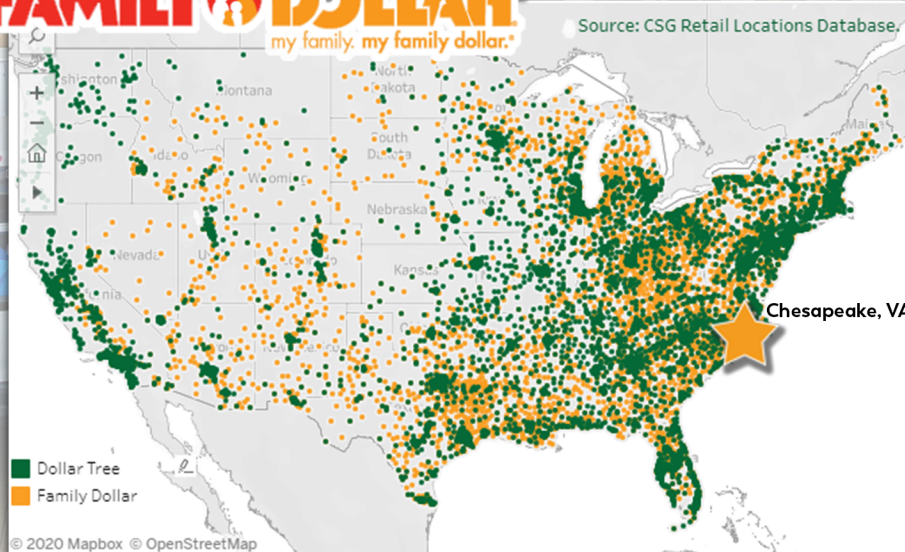


Actual Property



# TENANT OVERVIEW

408 E HIGHWAY 84 | SUDAN, TX



**62 Years**  
of Success



**Parent Company**  
NYSE: DLTR  
Dollar Tree, Inc.



**BBB**  
S&P Rated



**\$25.074B**  
NYSE:DLTR  
Market Cap



**8,200+**  
Family Dollar  
Locations



All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property



# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015



# TRINITY

## REAL ESTATE INVESTMENT SERVICES

### EXCLUSIVELY MARKETING BY

**BRANSON BLACKBURN**

President/Managing Partner  
682.233.5223  
b.blackburn@trinityreis.com

**CHANCE HALES**

Partner  
806.679.9776  
chance@trinityreis.com

**MATT DAVIS**

Partner  
325.513.6406  
matt@trinityreis.com

**CODY CRIST**

Associate Director  
817.584.2000  
cody@trinityreis.com

Actual Property