



FAMILY DOLLAR

BROWNSVILLE, TEXAS

TABLE OF CONTENTS

Non-Endorsement & Disclaimer Notice **3**

Offering Summary **4**

Property Overview and Highlights **6**

Financial Details **7**

Aerial **8**

Tenant Overview **9**

Market Overview **10**

Demographics **11**

NON - ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. 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, 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 Marketing Brochure 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This information has been secured from sources we believe to be reliable, but we make no representations of warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Seller and/or Buyer must verify the information and bear all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved.

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV. YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE. TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID #: ZAC0160223

Marcus & Millichap

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

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 Lease property.

SPECIAL 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.

OFFERING SUMMARY



\$1,313,394

LIST PRICE



6.75%

CAP RATE

FINANCIAL

List Price	\$1,313,394
Cap Rate	6.75%
NOI	\$88,654
Price/SF	\$140.32

OPERATIONAL

Lease Type	Double Net
Guarantor	Corporate Guarantee
Lease Expiration	12/31/2026
Square Footage	9,360 SF
Lot Size	0.75 Acres
Occupancy	100%
Year Built	2006



FAMILY DOLLAR

Paredes Line Road, Brownsville, Texas

The subject offering affords an incoming investor the opportunity to acquire a 9,360 square foot Family Dollar in Brownsville, Texas. Family Dollar recently demonstrated their commitment to this location by executing a five-year extension which commenced in January of 2022. The offering provides a strong investment with a highly sought-after tenant. This asset has minimal landlord responsibility.

Investment Highlights

Corporately Guaranteed Double Net Lease - Minimal Landlord Responsibilities

Recently Executed Five Year Extension Runs Through 2026

Ideal Demographics for This Highly Sought-After Tenant

20,000 VPD Traffic on Paredes Line Road

Tax-Free State

FINANCIAL DETAILS

THE OFFERING

Price	\$1,313,394
Cap Rate	6.75%
Price/SF	\$140.32

PROPERTY DESCRIPTION

Year Built	2006
Building Area	9,360 SF
Type of Ownership	Fee Simple
Lot Size	0.75 Acres

LEASE SUMMARY

Tenant	Family Dollar
Guarantor	Corporate Guarantee
Lease Type	Double Net
Lease Commencement	10/26/2006
Lease Expiration	12/31/2026
Renewal Options	Three (3), 5-year options
Rent Increases	10% Increases
Term Remaining on Lease	4 Years, 11 Months
Landlord Responsibility	Roof, Structure, Exterior Electrical, Plumbing, Parking, repairs in excess of \$5,000
Tenant Responsibility	Insurance, Taxes*, Interior, Exterior Lights, Parking Lights, Restriping & repairs, HVAC

* - Reimburses Landlord

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current	\$88,654	\$7,388	\$9.47	6.75%
1/1/2027-12/31/2031	\$97,520	\$8,127	\$10.42	7.43%
1/1/2032- 12/31/2036	\$107,272	\$8,939	\$11.46	8.17%
1/1/2037-12/31/2041	\$117,999	\$9,833	\$12.61	8.98%





Residential Area

Dr. Hugh Emerson Road

PIZZA PATRÓN



Residential Area

Vela Middle School



EL TACO MEXICANO

FAMILY DOLLAR

RIO STORAGE
CLIMATE CONTROLLED

PAYLESS TIRE SHOP

Residential Area



Paredes Line Road

TENANT OVERVIEW

Founded in 1958, Family Dollar is one of the nation's fastest-growing retailers.

They offer everyday products such as cleaning supplies, food, clothing, toys, beauty products, kitchen gadgets, furniture and more - all at extremely low prices. Family Dollar, along with their parent company Dollar Tree, is also committed to giving back to the communities they are located in. The company has established two funds: Dollar Tree Associate Disaster Relief Fund and FamilyHope. Since being set up, nearly \$4 million has helped associates in need. In 2001, Family Dollar was added to the S&P 500 index. They officially merged with Dollar Tree in 2015.

www.familydollar.com

FAMILY DOLLAR®



HEADQUARTERS

Matthews, NC



NO. OF EMPLOYEES

60,000+



NO. OF LOCATIONS

8,200+



YEAR FOUNDED

1959

MARKET OVERVIEW



PORT ACTIVITY

The Port of Brownsville is a deep-water seaport that connects to the Gulf of Mexico and is a Foreign Trade Zone. More than 50,000 people work at the port



AEROSPACE INDUSTRY

A growing aerospace industry is anchored by SpaceX's Boca Chica launch site, which features a rocket production facility, test site and spaceport.



DIVERSE ECONOMY

In addition to the trade and aerospace sectors, numerous hospitals and higher-education institutions drive the local economy.

Situated at the southern-most tip of Texas, the Brownsville metro comprises all of Cameron County. The metro's location on the coast as well as the Texas-Mexico border make trade a large economic driver. The area is also known for its growing aerospace industry and strong education and healthcare sectors. Brownsville offers visitors a mix of cultures, outdoor activities and unique experiences. Overall affordability allows 67 percent of all households to own a home. SpaceX has partnered with the University of Texas Rio Grande Valley for training and research into aerospace, radio and electronics. Brownsville is home to the Valley Regional Medical Center and the Valley Baptist Medical Center. Additionally, the University of Texas Rio Grande Valley operates a school of medicine. The education and healthcare sectors employ approximately 30 percent of the workforce. Manufacturing firms in the area include Keppel Amfels, ESCO Marine, Trico Technologies and National Electric Coil.

2020
Population

431K

Growth
2020-2025*:
5.3%

2020
Households

129K

Growth
2020-2025*:
5.8%

2020
Median Age

32.0

U.S.
Median:
38.2

2020
HH Income

\$39,200

U.S.
Median:
\$63,000

* forecast

DEMOGRAPHICS



Population

	1 Mile	3 Mile	5 Mile
2026 Projection	16,472	73,903	178,279
2021 Estimate	15,979	68,889	167,616
2010 Census	15,724	62,577	154,964



Households

	1 Mile	3 Mile	5 Mile
2026 Projection	4,359	22,564	52,530
2021 Estimate	4,191	20,926	49,197
2010 Census	4,028	18,690	44,815



HH Income

	1 Mile	3 Mile	5 Mile
Average	\$61,235	\$68,945	\$59,097
Median	\$47,645	\$51,004	\$41,706
Per Capita	\$16,059	\$21,035	\$17,442



Employment

	1 Mile	3 Mile	5 Mile
2021 Daytime Projections	12,694	67,342	167,326
2021 unemployment	10.95%	9.11%	10.60%
Average Time Traveled (min)	21	21	21

A photograph of a Family Dollar retail store. The building has a tan-colored lower section and a white upper section with vertical siding. A large red sign with the words "FAMILY DOLLAR" and a circular logo featuring a family silhouette is mounted on the white section. The entrance has large glass windows and is flanked by red pillars. In the foreground, there is a black asphalt parking lot with white painted lines for parking spaces. The sky is blue with scattered white clouds.

Broker of Record

Tim Speck

Texas

5001 Spring Valley Rd., Ste 100W

Dallas, Texas 75244

(972) 755-5200

LIC# 9002994



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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce Bentley III	622963	bruce.bentley@marcusmillichap.com	512-338-7800
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone