

OFFERED  
FOR SALE



PLANNED OPENING: JULY 2022

Brand New Freestanding Dollar Tree Store  
Close Proximity to Walmart Supercenter  
Traffic Count: 12,600 Cars Per Day

2173 North 1st Street, Carrizo Springs, Texas

LOCATED IN HEART OF EAGLE FORD SHALE



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# INVESTMENT HIGHLIGHTS

- Brand New Dollar Tree Store, 10 Year Corporate Lease Planned Store Opening in July of 2022,
- 10,000 Square Foot Prototype Store, Strategically Located Just South of Walmart , Fronts Highway 83 with with 10,600 Cars Per Day, 2,900 People in a 1 Mile Radius
- Carrizo Springs is the Largest City in, and County Seat of, Dimmit County (10,800 People). The Population in Carrizo Springs is Approximately 5,368
- Carrizo Springs is Located Approximately 100 Miles Southwest of the San Antonio MSA, 81 Miles North of Laredo, and 97 Miles South of Del Rio
- Dimmit County Enjoys Thriving Commerce, Agriculture, Oil & Gas, Schools, Faith, Families, Hospital, Housing, Entertainment, Shopping, Hunting, Recreation, Golf, Fishing and more ([www.dimmitcountychamber.org](http://www.dimmitcountychamber.org))
- Dollar Tree, traded on the NASDAQ Exchange as DLTR, has a market capitalization Exceeding \$35 Billion. Dollar Tree operates 15,100 stores



# OFFERING SUMMARY

## PRICING SUMMARY:

Asking Price: \$1,843,400

CAP: 5.75%

Year Built: 2022

Building Size: 10,000 SF

Annual Rent: \$106,000

Lot Size: 1.52

Parking Spaces: 40



## TENANT SUMMARY:

Tenant Name: Dollar Tree Stores Inc.

Lease Type: Double Net - Tenant maintains non structural portions of the building including AC units and parking lot striping

Lease Term: 10 Years

Options: 6-5 Year Options, 5% Rent Increases

Primary Term: 7/1/2021\*-8/31/2032

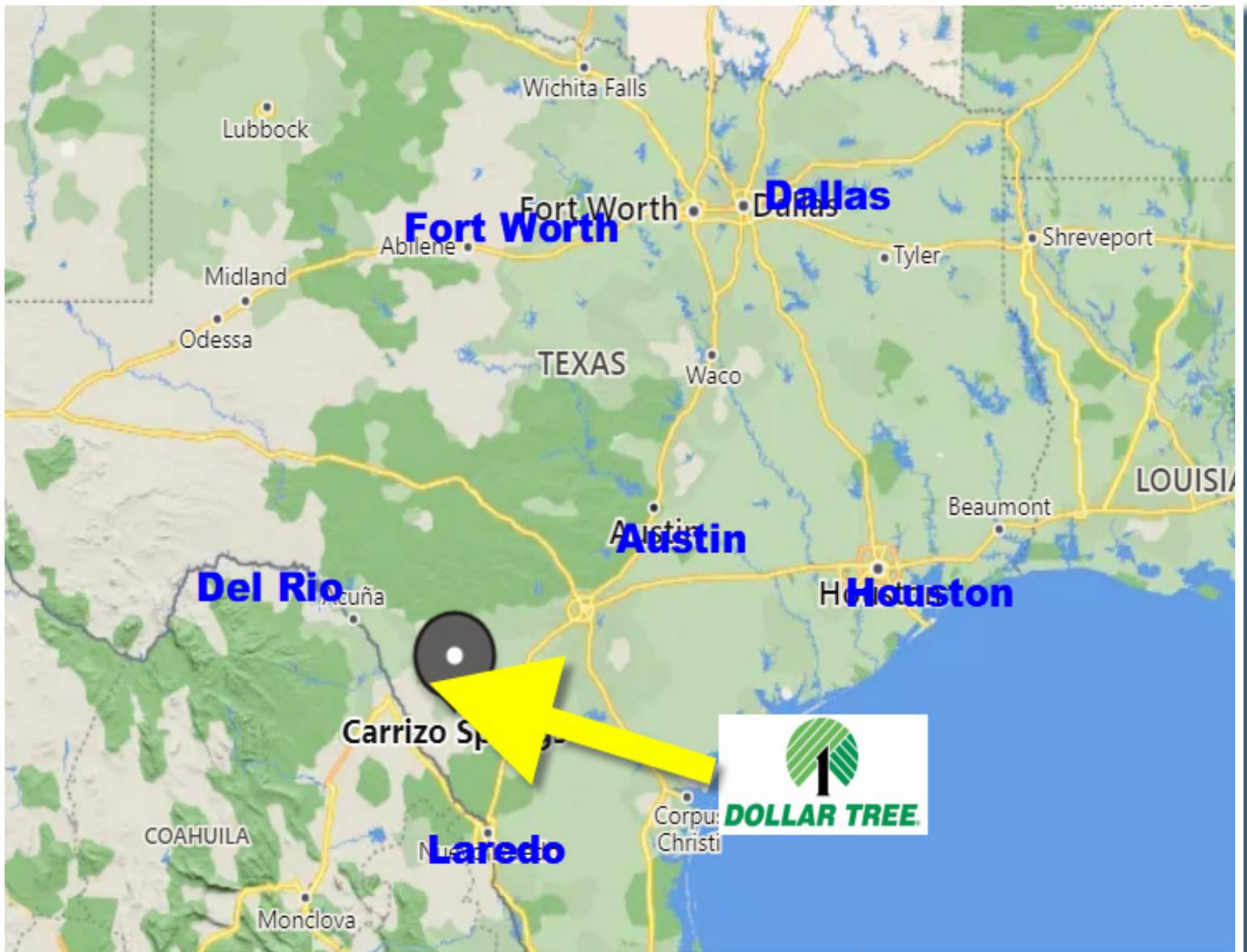


\*Approximate

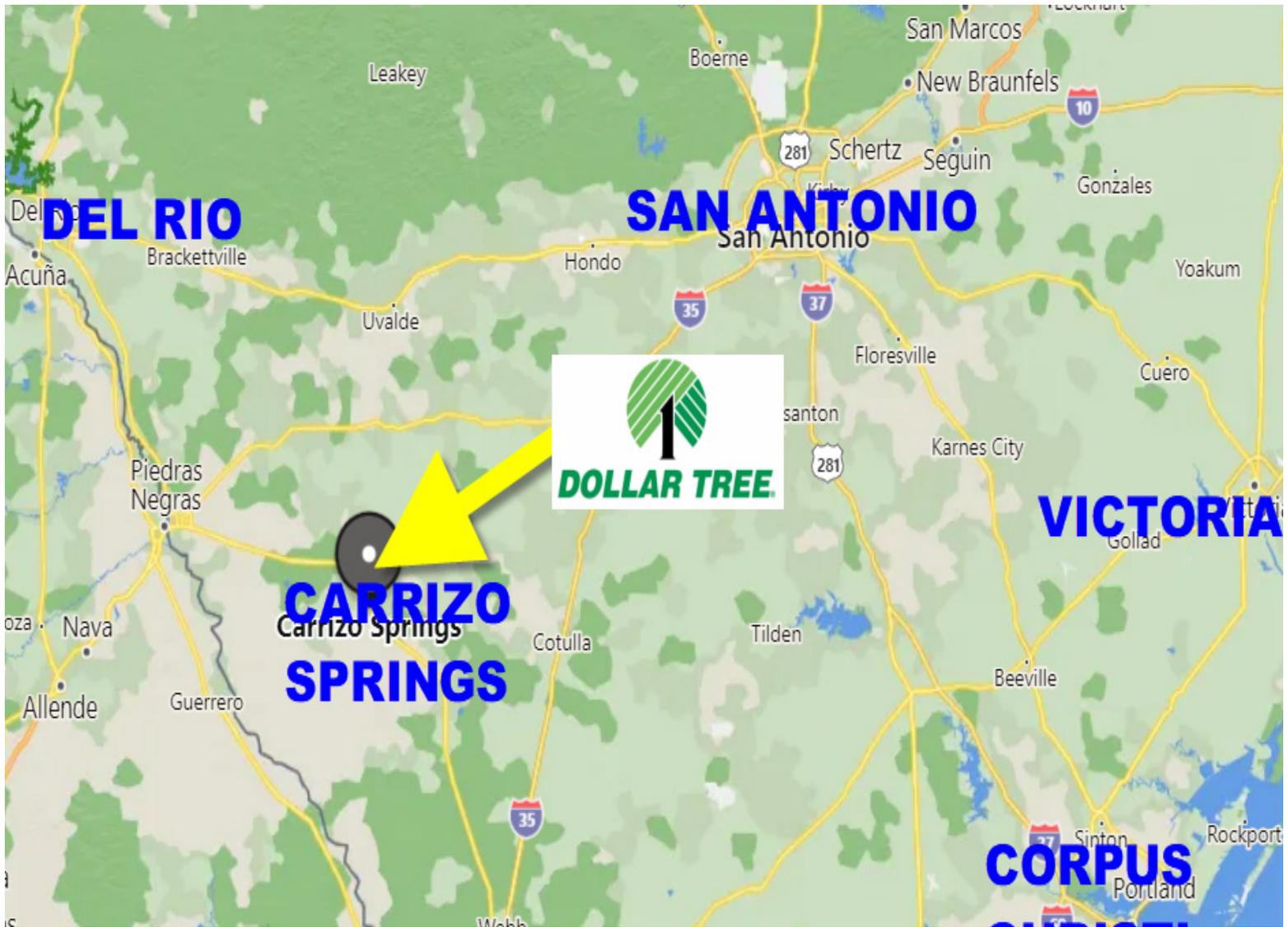
# MAP



# MAP



# MAP





Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2026 Projection	2,828		6,627		7,070	
2021 Estimate	2,904		6,839		7,294	
2010 Census	2,878		6,950		7,400	
Growth 2021 - 2026	-2.62%		-3.10%		-3.07%	
Growth 2010 - 2021	0.90%		-1.60%		-1.43%	
<b>2021 Population by Hispanic Origin</b>	2,637		6,033		6,414	
<b>2021 Population</b>	2,904		6,839		7,294	
White	2,762	95.11%	6,506	95.13%	6,948	95.26%
Black	66	2.27%	137	2.00%	142	1.95%
Am. Indian & Alaskan	27	0.93%	67	0.98%	69	0.95%
Asian	21	0.72%	70	1.02%	74	1.01%
Hawaiian & Pacific Island	0	0.00%	1	0.01%	1	0.01%
Other	28	0.96%	58	0.85%	61	0.84%
U.S. Armed Forces	0		0		0	
<b>Households</b>						
2026 Projection	969		2,247		2,396	
2021 Estimate	992		2,313		2,465	
2010 Census	980		2,344		2,495	
Growth 2021 - 2026	-2.32%		-2.85%		-2.80%	
Growth 2010 - 2021	1.22%		-1.32%		-1.20%	
Owner Occupied	705	71.07%	1,630	70.47%	1,747	70.87%
Renter Occupied	287	28.93%	683	29.53%	718	29.13%
<b>2021 Households by HH Income</b>	992		2,313		2,465	
Income: <\$25,000	519	52.32%	1,082	46.78%	1,153	46.77%
Income: \$25,000 - \$50,000	162	16.33%	314	13.58%	337	13.67%
Income: \$50,000 - \$75,000	105	10.58%	316	13.66%	323	13.10%
Income: \$75,000 - \$100,000	117	11.79%	275	11.89%	288	11.68%
Income: \$100,000 - \$125,000	33	3.33%	112	4.84%	122	4.95%
Income: \$125,000 - \$150,000	34	3.43%	117	5.06%	134	5.44%
Income: \$150,000 - \$200,000	9	0.91%	56	2.42%	61	2.47%
Income: \$200,000+	13	1.31%	41	1.77%	47	1.91%
<b>2021 Avg Household Income</b>	\$45,077		\$53,569		\$54,272	
<b>2021 Med Household Income</b>	\$24,424		\$30,848		\$30,705	



Carrizo Springs is the Dimmit County seat.



On behalf of the Dimmit County Chamber Board of Directors, Members, Communities, and Visitors & Information Center I thank you for exploring and participating in our great County.

- Jimmie Lopez, President



Local Weather

Email Me

Welcome to the Dimmit County Chamber of Commerce Visitors and Information Center

Dimmit County is experiencing exciting growth and prosperity! Our 5 cities: Asherton, Big Wells, Brundage, Carrizo Springs, and Catarina are located in the Heart of Brush Country and in The Eagle Ford Shale.

The Dimmit County Chamber of Commerce, Visitors & Information Center is the largest association in the county. We are pro-business, your advocate, and a unified voice for our business community and those of you relocating and visiting.

As your advocate, the Chamber represents your interests on many levels: in government, transportation, economic development, health care, environmental affairs, and education and how they impact your business. Our Membership Directory highlights Chamber members and we encourage you to refer to the Directory whenever seeking a product or a service.

Networking and development of business relationships and expertise are among the primary reasons that companies join our Chamber. We help you connect and provide exposure to hundreds of businesses, their employees, families, the communities, and our wonderful County. From Business Seminars, to Mixers, Luncheons, and Events throughout the year, The Chamber is here to provide service and opportunities to all.

We invite you to join us, our businesses, and communities, as we build and enjoy the bounty of Dimmit County's Commerce, Agriculture, Oil & Gas, Schools, Faith, Families, Hospital, Housing, Entertainment, Shopping, Hunting, Recreation, Golf, Fishing and more.

All the quality of life you would expect is here in abundance! People are friendly, taxes and crime rates are low, growth is happening and y'all are welcome in true Texas style!

As for education, Carrizo Springs schools all strive for excellence, and the elementary grades have attained Texas Exemplary status. And in prayer, the spiritual needs of the community are fulfilled by a variety of neighborhood churches and programs.

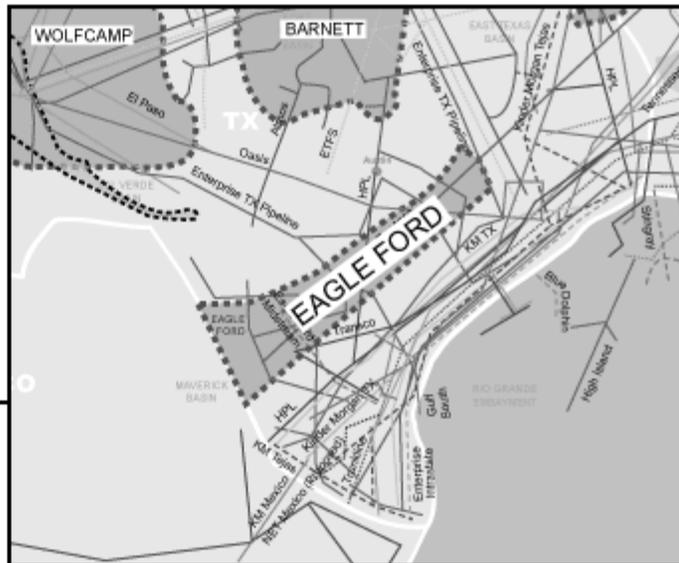
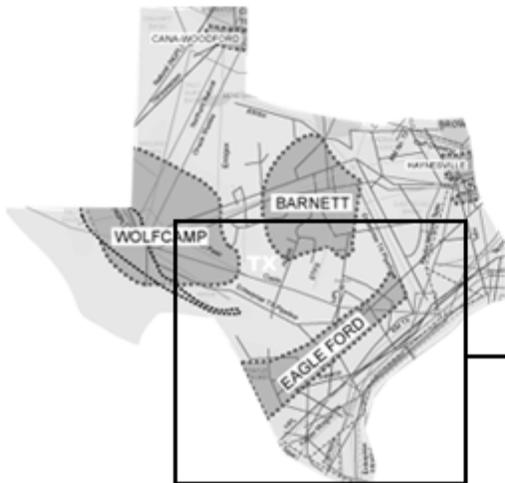
Dimmit County's enthusiastic communities support a wide range of organized activities for kids. Local chapters of girl scouts, boy scouts, 4-H and FFA keep our youth involved in healthy and constructive activities, as well as Little League Baseball, Soccer, Youth Football, and Basketball competitions.





## Information about the Eagle Ford Shale

Texas



Excerpted from NGI's Map of Nat Gas Pipelines and Shale Plays

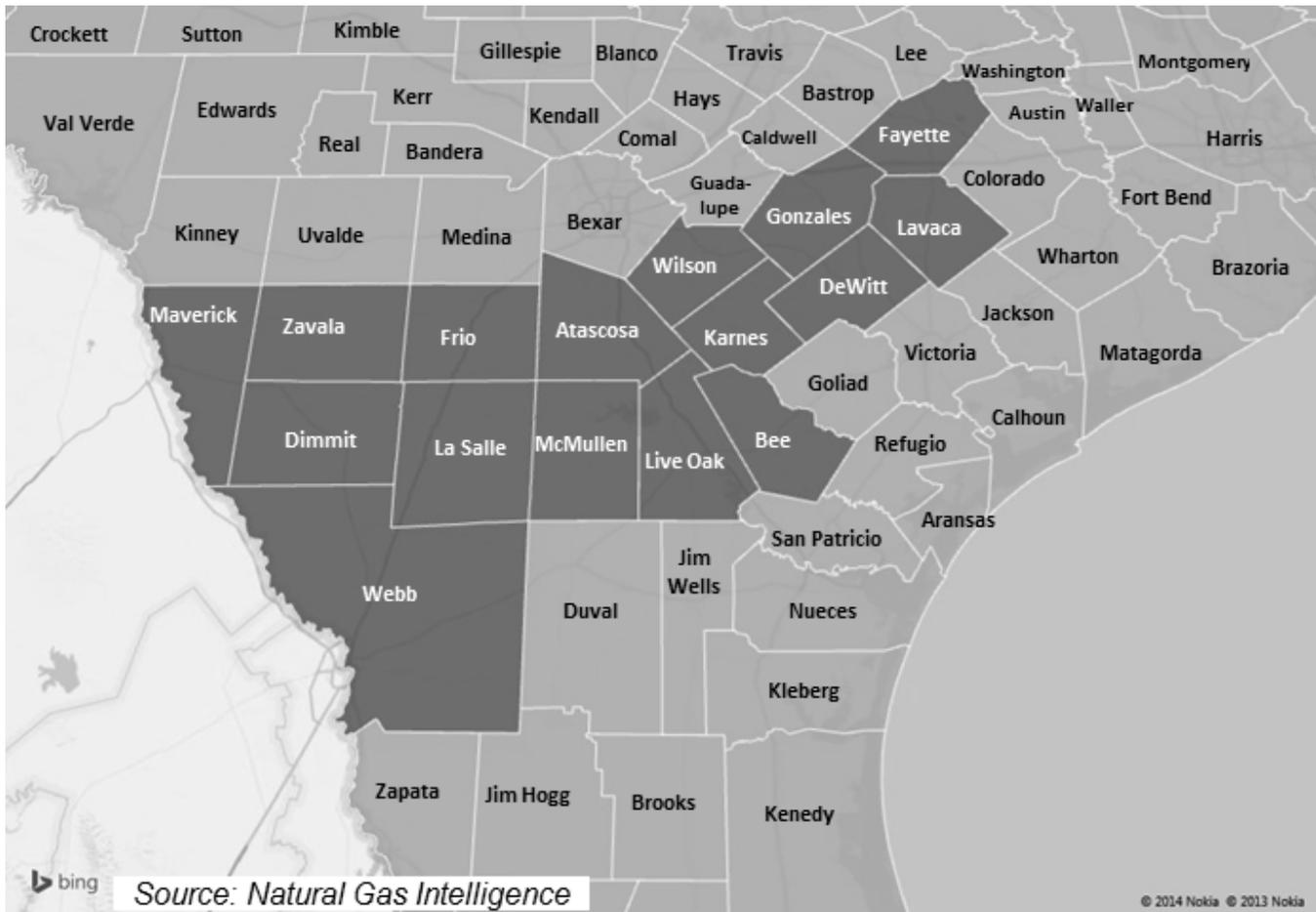
[View more information about the North American Pipeline Map](#)

## Background Information about the Eagle Ford Shale

The Eagle Ford Shale, which is located in South Texas and features separate dry gas, wet gas/condensate, and crude oil windows, may only have about six years of production history, but it has quickly become one of the hottest resource plays in North America.

According to the Railroad Commission of Texas, Petrohawk (now part of BHP Billiton) drilled the industry's first Eagle Ford well in LaSalle County, TX, in 2008. That first well has led to a surge in Eagle Ford drilling activity, so much so that production has grown from basically nothing in 2009 to respective totals of 1.07 million b/d of crude oil, 278,423 b/d of condensate and 5.26 Bcfe/d of natural gas in July 2015, subsequently making the Eagle Ford one of the most prolific oil and gas producing basins in the county. Still, the commodity price





## Local Major Pipelines

Natural Gas: Eagle Ford Crossover, Energy Transfer, Enterprise Products, Gulf South, HPL, KM Tejas, KM Texas, NET Mexico, NGPL, Tennessee, Texas Eastern Transmission, Transco

Crude Oil: Double Eagle, Energy Transfer, Enterprise, ETC Rio Bravo, Harvest, Kinder Morgan, Koch Pipeline, Longhorn, NuStar, Plains, Springfield Pipeline, TEPPCO South, VEX Pipeline

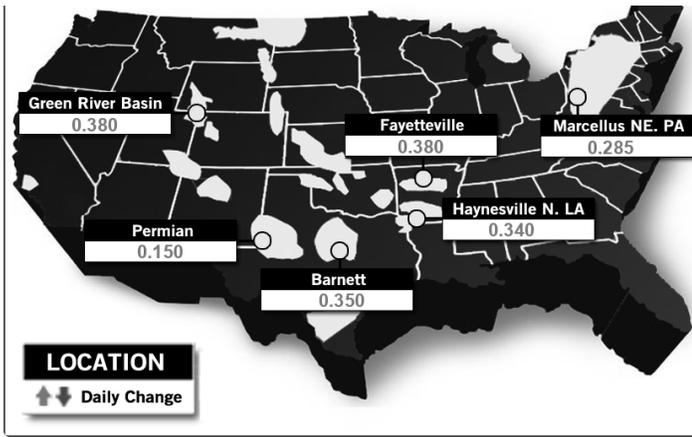
NGLs: Aegis, Copano, Energy Transfer, Maverick Field NGL System, Phillips 66 (LPG), Sand Hills, Texas Pipeline, Three Rivers

### More information about Shale Plays:

**Utica | Permian | Bakken | Tuscaloosa Marine Shale | Haynesville | Rogersville | Montney | Arkoma-Woodford | Eastern Canada | Barnett | Cana-Woodford | Eaglebine | Duvernay | Fayetteville | Granite Wash | Horn River | Green River Basin | Lower Smackover / Brown Dense Shale | Mississippian Lime | Monterey | Niobrara – DJ Basin | Oklahoma Liquids Play | Marcellus | Upper Devonian / Huron | Uinta | San Juan | Power River | Paradox**

### NGI's Shale Price Tracker





## Shale Product Suite

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 Shale Daily

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 Shale Datafeed

 Shale Historical Data

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## Shale Daily: Trending News



Texas Natural Gas, Oil Drilling ...  
posted on April 5, 2022



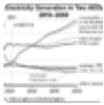
North Dakota's Estimate of Economic ...  
posted on March 31, 2022



Opal-to-Malin Ruby Natural Gas System ...  
posted on April 1, 2022



Suncor Shifting to Renewables, Hydrogen ...  
posted on April 5, 2022



EIA Says U.S. Needs More ...  
posted on April 5, 2022

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## ABOUT US

Believing that transparent markets empower businesses, economies, and communities, Natural Gas Intelligence (NGI) provides natural gas price transparency and key news, insights and data for the North American energy markets.



## CONTACT US

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Image Coming Soon



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N 1st St	E Mineral St	0.40 SW	2018	4,541	MPSI	.04
2	North 1st Street	N 9th St	0.09 NE	2020	12,186	MPSI	.07
3	North 9th Street	County Road 1957	0.11 SW	2020	2,570	MPSI	.11
4	N 9th St	County Road 1957	0.11 SW	2018	1,142	MPSI	.11
5	United States Highway 83	State Loop 517	0.06 NE	2018	5,827	MPSI	.30
6	State Loop 517	United States Highway 83	0.09 SE	2018	619	MPSI	.42
7	Farm-to-Market Road 1407	United States Highway 83	1.07 N	2020	4,064	MPSI	.78



## 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date