



Family Dollar

\$2,000,000 | 5.11% CAP

6404 S Cockrell Hill Rd, Dallas, TX 75236

- ✓ **Newer Construction Long Term Lease** With 8 Years Remaining
- ✓ **Strong Corporate Guarantee** – Investment Grade Credit Tenant (BBB-)
- ✓ **On the corner of S Cockrell Hill (45,976 VPD) and Corral Dr.** providing dual access from both roads.
- ✓ **One Of The Country's Leading Hubs** For Business & Innovation
- ✓ **15 Minute Commute** to Downtown Dallas
- ✓ **Texas is a Income Tax-Free State**

Family Dollar is one of the **Nation's fastest-growing retailers** of its type.



INVESTMENT OVERVIEW

FAMILY DOLLAR DALLAS, TX

FILE PHOTO



CONTACT FOR DETAILS

Todd Lewis

Vice President
(415) 360-8007

tlewis@securenetlease.com

\$2,000,000

5.11% CAP

NOI

\$102,326

Building Area

±8,320 SF

Land Area

±0.88 AC

Year Built

2020

Lease Type

NN+ (LL Responsible
For Roof & Structure)

Occupancy

100%

- ✓ **Newer Construction Long Term Lease** With 8 Years Remaining

Family Dollar boasts an extremely strong investment grade credit rating of BBB- with a market cap of ± 25B. Family Dollar has thrived through the COVID pandemic with a sharp increase in same-store sales and profitability.

- ✓ **Dollar Tree acquired Family Dollar in 2015 making them the second-largest discount retailer in the US** with more than 15,500 locations combined.

- ✓ **Signature property is ideally situated** on the corner of S Cockrell Hill (45,976 VPD) and Corral Dr. providing dual access from both roads.

- ✓ **Centrally located between US-67 (92,555 VPD) and Interstate 20 (375,019 VPD)**, the property is positioned along the main arterials connecting the most affluent neighborhoods of Dallas.

- ✓ **As the ninth-largest city and part of the fourth-largest metropolitan area in the nation**, Dallas covers approximately 343 square miles and has a population of 1.34 million. The ultra modern and sophisticated city attracts worldwide travelers, making the area the No. 1 visitor and leisure destination in Texas.

- ✓ **Dallas is a recognized as a leader internationally within industrial and financial sectors.** Dallas has more shopping centers per capita than any other city in the US & is also home to 2 super regional center malls, the Dallas Galleria and NorthPark Center, which is the 2nd largest mall in Texas – both in north Dallas, located within close proximity to the subject property.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

FAMILY DOLLAR DALLAS, TX

Family Dollar

Lessee: Family Dollar

Guarantor: Family Dollar Stores OF Texas, LLC

REVENUE

\$10.1 B

CREDIT RATING

Baa2

STOCK TICKER

DLTR

LOCATIONS

8,200

FAMILY DOLLAR

familydollar.com

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia which were opened in 1962 and 1965, respectively.

During the 1960s, the company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone. In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities they service by supporting the nonprofit organizations that seek to improve the quality of life for customers and team members. Through a grass roots approach to giving, the Family Hope Community Foundation aids to give back to organizations that help local families in need.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at 8.5 billion, and that Dollar Tree would also assume 1 billion in debt currently owed by Family Dollar, for a total of 9.5 billion. Headquartered in Chesapeake, Virginia, Dollar Tree is the largest and most successful single price point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

FILE PHOTO



IN THE NEWS

FAMILY DOLLAR DALLAS, TX

Dollar Tree and Family Dollar Hiring at U.S. Stores and Distribution Centers

APRIL 08, 2021 (PUBLIC OPINION)

The Company is offering a broad range of opportunities to fit candidates' availability.

"With a competitive compensation package and a variety of shifts and flexible schedules, Dollar Tree and Family Dollar are seeking thousands of motivated individuals to support our stores and distribution centers as we provide great value to millions of families across the country in clean and convenient shopping environments," stated Betty Click, Chief Human Resources Officer. "As a leader in value retail, we are focused on training and talent development, and with two distinguished brands, we offer many career opportunities within a stable, growing organization that is committed to providing associates with a safe, positive, and professional work environment."

Dollar Tree, Inc. (NASDAQ: DLTR) today announced plans to support its growth by hiring thousands of full- and part-time associates at Dollar Tree and Family Dollar stores and distribution centers across the U.S.

The opportunities include full- and part-time managers at the Company's more than 15,400 U.S. store locations, along with flexible part-time shifts for cashiers and stockers. All Dollar Tree and Family Dollar stores offer a monthly Store Manager Bonus Program, which rewards store managers for performance. To meet career-driven candidates' professional goals, associates can quickly advance to store management positions, depending on a variety of factors.

EXPLORE ARTICLE

Dollar Tree eyes at least 3K locations for rural concept stores

BEN UNGLESBEE, MARCH 5, 2021 (RETAIL DIVE)

The format targets rural communities of 3,000 to 4,000 people. CFO Kevin Wampler told analysts the combination format could reach 3,000 stores "at a minimum," according to a Seeking Alpha transcript.

The retailer opened 32 combination stores in the second half of 2020, and now operates a total of 50. Comparable sales are up 20% on average at the new format stores, Dollar Tree said.

Since Dollar Tree's acquisition of Family Dollar in 2015, the latter has been something of a problem child for the deep discounter. Family Dollar's sales often have lagged Dollar Tree's, and the company has closed hundreds of Family Dollar stores.

Dollar Tree plans a major expansion for a new concept store, introduced a little over a year ago, that combines its namesake and Family Dollar banners into a single storefront.

That trajectory, however, reversed during the pandemic, when Family Dollar's offering of food and household essentials helped feed sales as consumers stocked up their houses and consolidated trips.

The new format is meant to combine "Family Dollar's great value and assortment with Dollar Tree's 'thrill of the hunt' and fixed price-point — creating a new strategic store format targeted for small towns and rural communities," the company said. Those markets, it added, are areas where the retailer "would traditionally not open a Dollar Tree store alone."

EXPLORE ARTICLE

LEASE OVERVIEW

FAMILY DOLLAR DALLAS, TX

Initial Lease Term	10 Years Initial Lease Term
Rent Commencement	March 31, 2020
Lease Expiration	March 31, 2030
Lease Type	NN+
Rent Increases	10% March 2029
Annual Rent YRS 1-10	\$102,326.00
Options	6 X 5 Year Options; 10% Increases

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SITE OVERVIEW

FAMILY DOLLAR DALLAS, TX

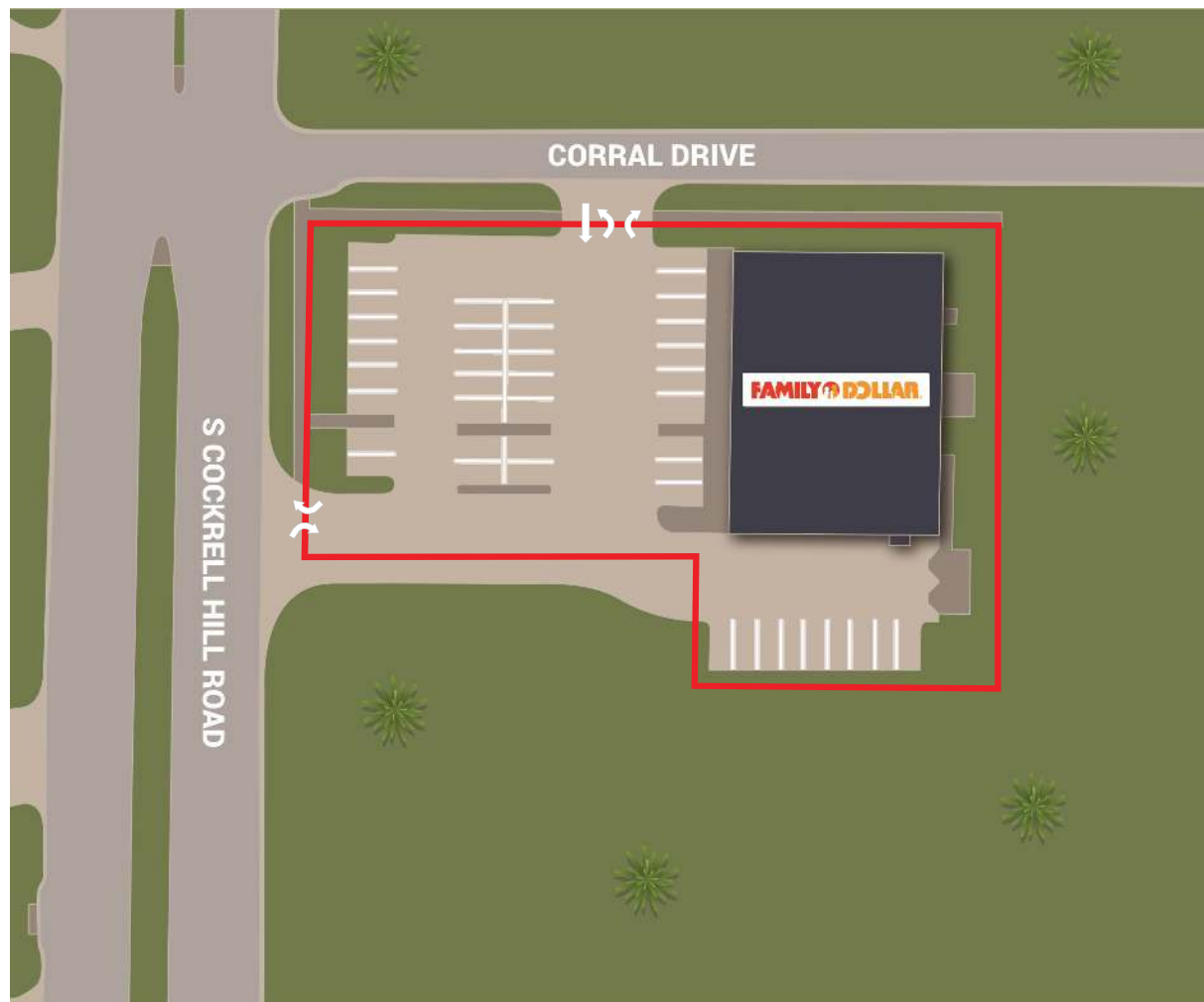
Year Built | 2020

Building Area | $\pm 8,320$ SF

Land Area | ± 0.88 AC

NEIGHBORING RETAILERS

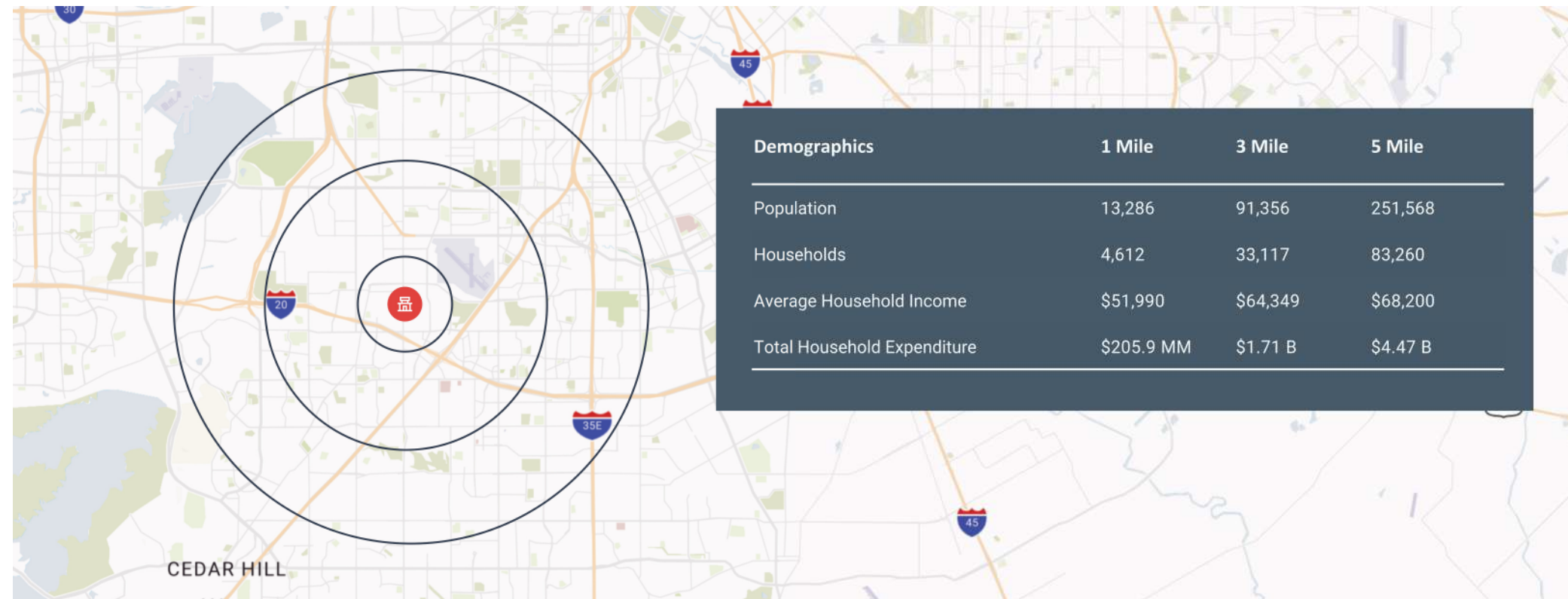
- The Home Depot
- PetSmart
- Party City
- Target
- ROSS Dress For Less
- Aldi
- Office Depot
- Lowe's
- Kroger
- Sam's Club



FILE PHOTO

LOCATION OVERVIEW

FAMILY DOLLAR DALLAS, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Texas Instruments Inc. (12,901)
2. Medical City Dallas (12,104)
3. UT Southwestern Medical Center (11,900)
4. AT&T (11,070)
5. Parkland Health & Hosp System (10,361)
6. Baylor Scott & White Health (7,045)
7. Childrens Health (6,406)
8. Walmart Stores (5,425)
9. Southwest Airlines Co (3,542)
10. UPS (3,344)
11. Texas Health Presbyterian Hospital (2,866)
12. Methodist Dallas Medical Center (2,342)
13. Kohl's (2,184)
14. American Airlines Inc (2,059)
15. Santander Consumer USA Holdings (2,008)

LOCATION OVERVIEW

FAMILY DOLLAR DALLAS, TX

Dallas
Texas



1.34 M

Population



\$55,332

Median Household Income



Lowest cost of living of
any major US metro

LOWEST

49 million people visit
Dallas annually

49 MILLION

DALLAS is a vibrant metropolitan city located alongside the Trinity River, and is filled to the brim with museums, a diverse list of restaurants, over 20,000 acres of park land, and captivating historic sites.

Dallas-Fort Worth's vast transportation infrastructure connects residents and businesses.

The Dallas-Fort Worth region has been a magnet for corporate headquarters and major company operations, attracting 24 Fortune 500 company headquarters as of 2020 and 44 headquarters among the Fortune 1000.

With a population of approximately 1,343,573 residents, Dallas is the 9th largest city in the United States and the 3rd largest in Texas.

Each year, people travel to Dallas to experience events like the State Fair of Texas and root on their favorite team at the Cotton Bowl. Dallas has the highest concentration of schools in Texas and is home to major educational institutions such as UT Southwestern Medical Center, Southern Methodist University, and the Dallas campus of the University of North Texas. DALLAS IS A MAJOR TRANSPORTATION HUB with four major interstate highways converging in the city and a fifth interstate loop around it, a major inland port, railroad lines, the Dallas/Fort Worth International Airport and Dallas Love Field Airport. Known for entrepreneurship, innovation, and tech, the Dallas-Fort Worth metropolitan area is ranked as the third-largest concentration of Fortune 500 companies in the United States. In 2019, the DFW area exported around \$25.3 billion and imported around \$13.4 billion. The area's GDP reached a high of over \$620.6 billion by the end of 2020.

IN THE NEWS

FAMILY DOLLAR DALLAS, TX

DFW's Bounce Back: Behind the Nation's Best Pandemic Recovery

WILL MADDOX, MARCH 11, 2022 (D MAGAZINE)

Dallas-Fort Worth has the second-most diverse economy in the nation, a key element of stability and growth. When COVID took hold of the nation's economy, millions of jobs were lost or suspended, and many didn't return for months, if at all. The diversity of the North Texas economy has been an essential driver of that recovery.

According to a report from the Dallas Regional Chamber, Dallas-Fort Worth recovered to pre-pandemic job **levels faster** than any other **large metropolitan area** in the country. It was the first of three large metros to **post three-year job gains** in December 2021, which compares current employment numbers to pre-pandemic levels.

The area isn't known for one particular industry, which may make branding more difficult, but it is an advantage from a growth and stability standpoint. According to Moody's Diversity Index, Dallas-Fort Worth has the second-most diverse economy in the nation, trailing only Chicago.

The region's unemployment rate was **3.6 percent in December**, which is lower than in March 2020 when the job losses began. DRC expects all industries in DFW to outpace national averages in growth through 2026.

According to the census bureau, Texas added more than **310,000 people** between July 2020 and July 2021, driving growth, payrolls, and filling needed jobs. Dallas Fort-Worth is the fourth-largest metro area in the country, but the region's growth has it closely on the heels of **third-place Chicago**. The state has seen numerous corporate relocations, and DFW has played its role. Infrastructure giant AECOM and commercial real estate leader CBRE are just some of the recent corporate relocations to the region.

In Texas, Dallas trails only Austin in terms of percent of jobs gained back since the pandemic. Austin recovered **241 percent of its pre-pandemic jobs**, while Dallas added **157 percent of its pre-pandemic jobs**—well ahead of Houston and San Antonio.

EXPLORE ARTICLE

DFW leads the nation in population growth

STEVEN PICKERING, MARCH 25, 2022 (AUDACY)

Texas had five of the ten fastest-growing counties in the nation during that period. Some of that population growth comes from people moving from other parts of Texas, but part of it is due to people leaving other states - including New York and California.

"Californians, for example, are moving in **large numbers** to Dallas, Austin and Houston," said Dr. Bill Fulton, Director of the Kinder Institute for **Urban Research** at Rice University. "In fact, more people are **moving from California to Houston** than to other cities in Texas."

New figures from the U.S. Census Bureau show the Dallas-Fort Worth metro region had the largest population increase in the country between 2020 and 2021. The Dallas-Fort Worth-Arlington area added 97,290 people during that time.

Much of the population growth is occurring in the suburbs. Collin County was the second-fastest growing county in the **U.S. with 36,313 new residents**. Denton County came in sixth place nationwide. Fort Bend County and Montgomery County outside of Houston were also on the **top-ten list**, along with Williamson County just north of Austin.

"The big suburban counties are increasing population a lot," Dr. Fulton said. "The surprising thing is that the urban counties are either not growing very much or losing population. Dallas County lost **25,000 people**. Harris County, which is the county where Houston is, lost **4,000**."

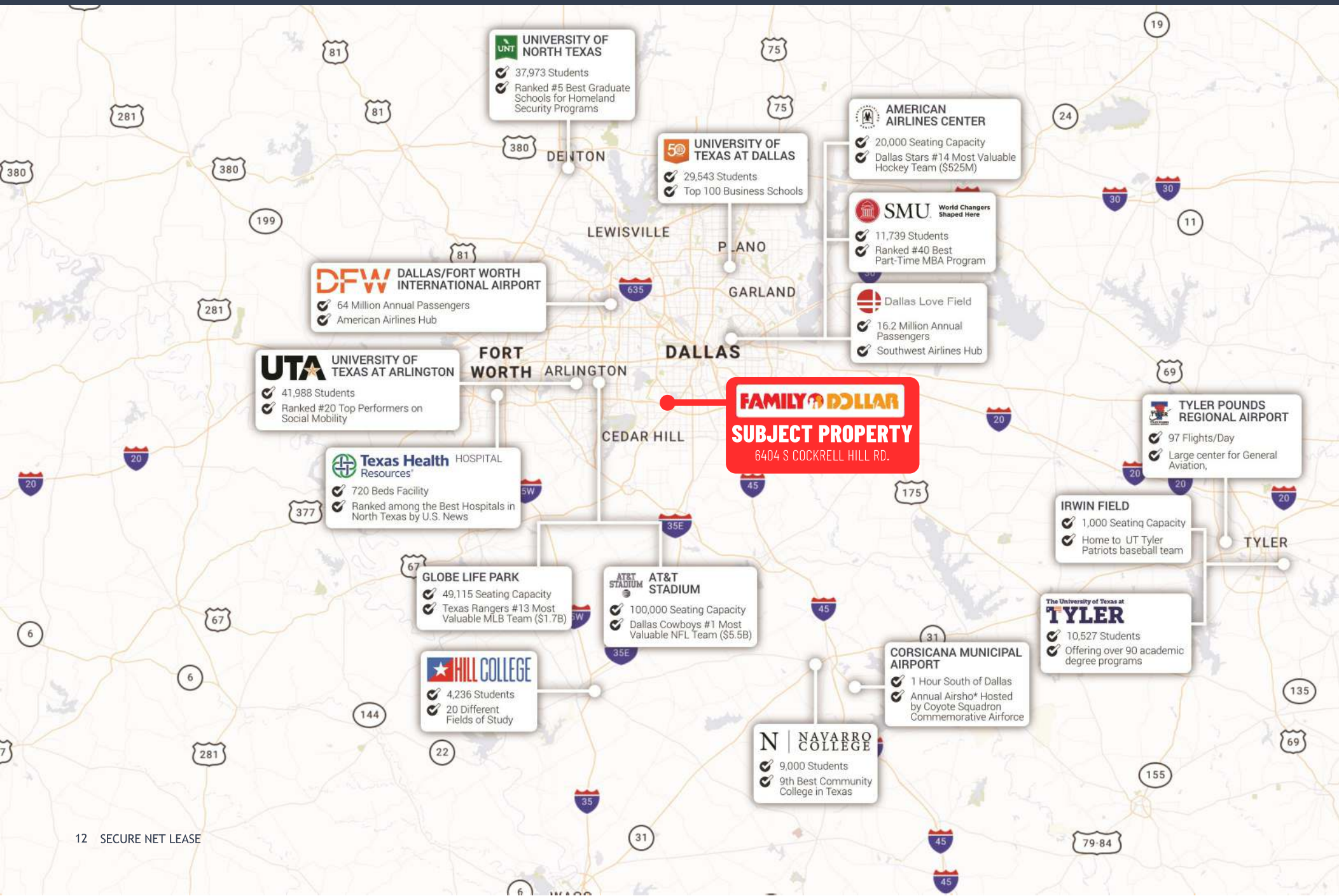
New trends in working from home may have helped drive some of those population losses for the big cities. However, Dr. Fulton says COVID-19 was not the only factor.

"The broad trend started before the pandemic. That's not going to change," Dr. Fulton said. "We'll see whether **people want to come back to the cities** once COVID is diminished."

EXPLORE ARTICLE

DALLAS-FORT WORTH

FAMILY DOLLAR DALLAS, TX



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

Todd Lewis

Vice President
(415) 360-8007

tlewis@securenetlease.com

TEXAS DISCLAIMER

FAMILY DOLLAR DALLAS, TX

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information 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 subagency 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 the owner knows.

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:

- Shall treat all parties honestly
- May not disclose that the owner **will** accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- May not disclose any confidential information or any information that a part 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 that Act and associated with the broker to communicate with and carry out instructions.