



Family Dollar

202 N 1ST STREET | COPPERAS COVE, TX 76522

**Exclusive
Marketing
Advisors**

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CBRE

Offering Summary

PRICE: **\$1,900,000**

CAP RATE: **5.25%**



202 N 1ST STREET | COPPERAS COVE, TX

NET OPERATING INCOME (NOI)	\$99,770
RENT INCREASES	10% IN YEAR 11 & OPTIONS
LEASE TERM	15 YEARS
LEASE COMMENCEMENT	OCTOBER 2017
LEASE EXPIRATION	SEPTEMBER 2032
REMAINING TERM	10 YEARS
OPTIONS	6 X 5 YEAR

YEAR BUILT	2017
GROSS LEASABLE AREA (GLA)	8,320 SF
LOT SIZE	0.79 ACRES
LEASE TYPE	NNN
ROOF & STRUCTURE	TENANT
OPTIONS TO PURCHASE	ROFR
GUARANTOR	CORPORATE

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP RATE
YEARS 1 - 10	10/1/2017	\$99,770	-	5.25%
YEARS 11 - 15	10/1/2027	\$109,747	10.00%	5.78%
OPTION 1	10/1/2032	\$120,722	10.00%	6.35%
OPTION 2	10/1/2037	\$132,794	10.00%	6.99%
OPTION 3	10/1/2042	\$146,074	10.00%	7.69%
OPTION 4	10/1/2047	\$160,681	10.00%	8.46%
OPTION 5	10/1/2052	\$176,749	10.00%	9.30%
OPTION 6	10/1/2057	\$194,424	10.00%	10.23%
NET OPERATING INCOME		\$99,770		

Investment Highlights

Corporate Absolute NNN Lease with Rental Escalations – Allows an investor the opportunity to acquire a net lease asset on a truly passive income structure while the rental escalations provide a strong hedge against inflation

Strong Corporate Guarantee – Dollar Tree Stores, Inc. has an Investment Grade credit rating of BBB (S&P), has over 8,200 locations with more than 60,000 employees, and had a 2021 annual income of \$26.32 billion

Best in Class Tenant – Family Dollar is the second largest small-box retailer in the US

Below Market Rent – Average rent in Copperas Cove, TX is \$15 PSF while this location's current rent is \$12 PSF (Source: Costar Analytics)

Features Excellent Visibility with Strong Traffic Counts, Easy Access to and from HWY 190 (38,590 VPD) – Features easy ingress/egress along N 1st Street & W Avenue C boasting 14,046 VPD & 13,441 VPD respectfully

Located Along Major Retail Corridor – Neighboring national retailers include Walgreens, Starbucks, McDonald's, Exxon, Dairy Queen, 7-Eleven, Subway, O'Reilly Auto Parts, Burger King, Pizza Hut, AutoZone Auto Parts, Taco Bell, and more

Close Proximity to Fort Hood, The Largest Active Military Base in the US – There are over 40,000 active soldiers stationed at Fort Hood with a total population exceeding 217,000

Located Less than 2-Miles from Copperas Cove Park – An 88-acre park that features the main swimming pool in the city along with picnic areas, grills, playing fields, and outdoor courts that bring significant traffic to the area

Business Friendly Climate – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations

Texas has NO State Income Tax



Tenant Overview

FAMILY DOLLAR

TYPE:	Retail
NO. OF LOCATIONS:	8,200+
YEARS IN BUSINESS:	62
HEADQUARTERS:	Charlotte, NC
WEBSITE:	www.familydollar.com

Family Dollar is THE one-stop shop delivering value on family essentials in a convenient neighborhood location.

Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many items are \$1 or less, and most items in the store are priced below \$10. Family Dollar makes shopping fun while keeping shoppers' budgets top of mind.



Site Plan



W AVENUE B

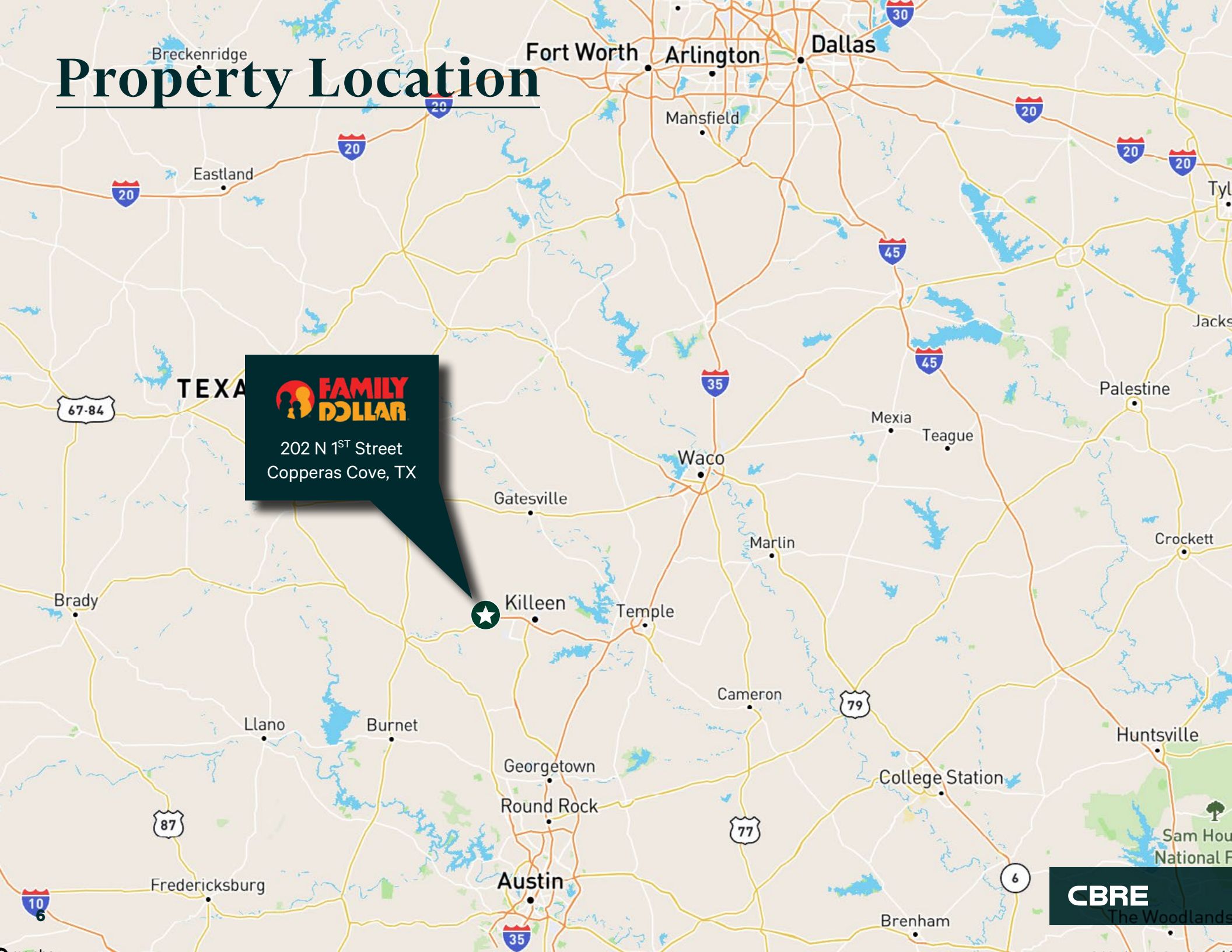
N 1ST STREET

N MAIN STREET

W AVENUE C



Property Location



202 N 1ST Street
Copperas Cove, TX

CBRE

The Woodlands

CBRE Retail Aerial



Retail Aerial



Family Dollar

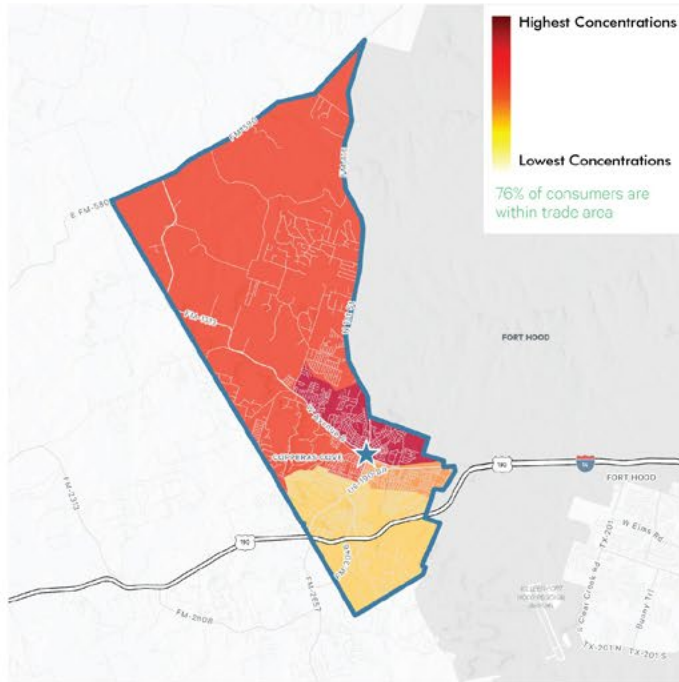
202 N 1st St

Study Period: August 2021 to August 2022
Copperas Cove, TX 76522

Massive Mobile Data

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

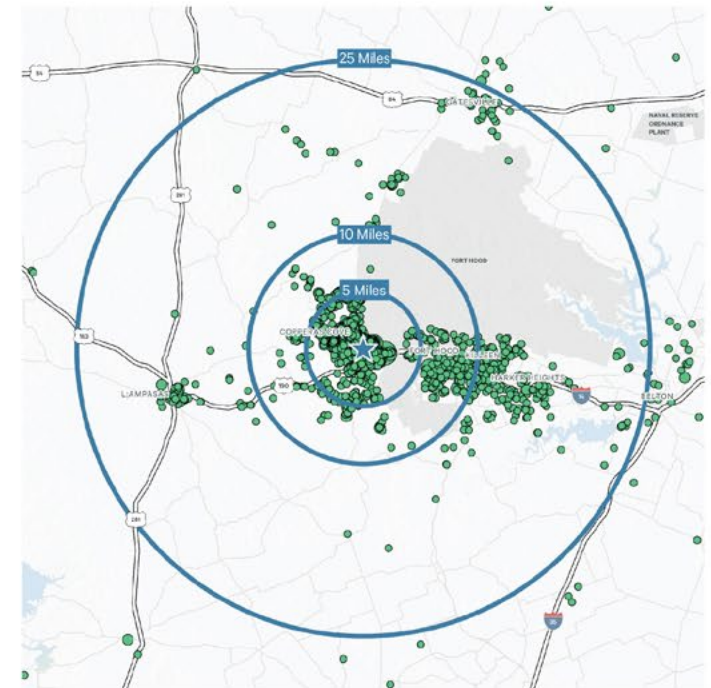
Trade Area



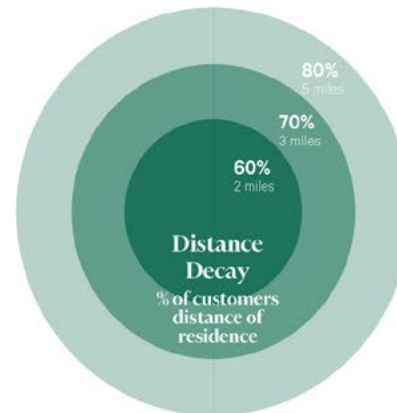
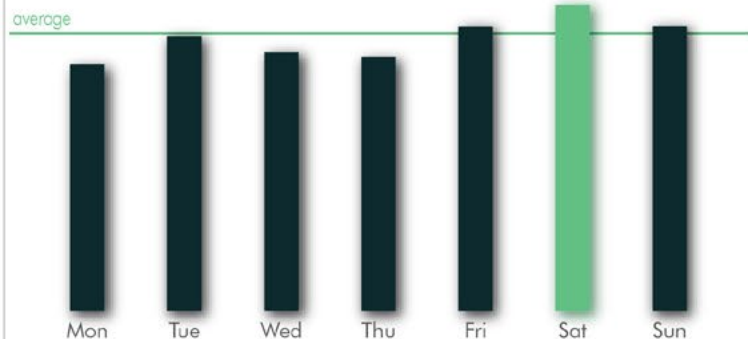
Trade Area Demographics



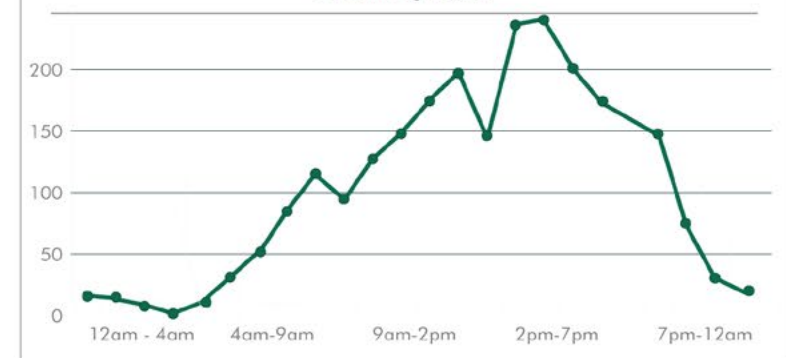
Common Evening Radius



Traffic By Day



Traffic By Hour



Demographics

POPULATION (2022)

1 MILE	11,350
3 MILES	37,921
5 MILES	49,918
7 MILES	82,106

HOUSEHOLDS (2022)

1 MILE	4,582
3 MILES	14,311
5 MILES	18,134
7 MILES	27,899

AVG HH INCOME (2022)

1 MILE	\$60,095
3 MILES	\$75,226
5 MILES	\$76,403
7 MILES	\$76,481

ANNUAL POP. GROWTH RATE (3 MILES)

2022 - 2027	0.44%
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TRAFFIC COUNTS (VPD)

N 1 ST STREET	14,046
E AVENUE D	13,441
HWY 190	38,590



Killeen Advantage

Killeen, with a population of over 160,000, is the largest city in Bell County, TX. Killeen lies in the region referred to as Central Texas and is the principal city of the Killeen-Temple-Fort Hood MSA, which has an approximate population of 450,000. Killeen is directly adjacent to Fort Hood, one of the world's most populous military bases. As the largest single site employer in Texas, Fort Hood has an economic impact of over \$36 billion a year. Although Killeen depends heavily on Fort Hood, the city enjoys a diversified economy, with the construction, healthcare, and education sectors contributing to the diversity.

**FORT HOOD IS ONE OF THE LARGEST
MILITARY BASES IN THE WORLD WITH
40,506 EMPLOYEES**

**THE KILLEEN-TEMPLE-FORT HOOD
MSA IS ONE OF THE FASTEST
GROWING METRO AREAS IN TEXAS.
BY 2030, THE REGION IS EXPECTED
TO HAVE MORE THAN 550,000
RESIDENTS**

**KILLEEN IS 55 MILES NORTH OF
AUSTIN, 125 MILES SOUTHWEST OF
DALLAS AND 125 MILES NORTHEAST
OF SAN ANTONIO**

**BAYLOR SCOTT & WHITE IS THE
SECOND LARGEST EMPLOYER TO THE
REGION WITH OVER 10,000 EMPLOYEES.
SCOTT & WHITE MEDICAL CENTER IS A
636-BED TEACHING HOSPITAL LOCATED
IN TEMPLE AND IS THE PRIMARY
CLINICAL TEACHING CAMPUS OF
TEXAS A&M HEALTH SCIENCE CENTER
COLLEGE OF MEDICINE**

**LOCATED 17 MILES WEST OF
INTERSTATE 35 – THE MAIN NORTH-
SOUTH INTERSTATE OF TEXAS**

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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