



BROWNSVILLE, TX



STRIVE

Family Dollar

5837 Ruben M. Torres Blvd
Brownsville, TX 78526

OFFERING SUMMARY

Price	\$1,365,000
Cap Rate	6.00%
Net Operating Income	\$81,828
Year Built	2003
Gross Leasable Area	7,820 SF
Lot Size	0.82 Acres

LEASE SUMMARY

Lease Term	20 Years
Lease Commencement	07/01/2003
Lease Expiration	06/30/2023
Remaining Term	1 Year
Lease Type	NN
Roof & Structure	Landlord
Increases	10% Per Option
Options	3 x 5

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	07/01/2003	\$67,474	-
6-10	07/01/2008	\$70,848	5.00%
Option 1: 11-15	07/01/2013	\$74,390	5.00%
Option 2: 16-20	07/01/2018	\$81,828	10.00%
Option 3: 21-25	07/01/2023	\$90,012	10.00%
Option 4: 26-30	07/01/2028	\$99,013	10.00%
Option 5: 31-35	07/01/2033	\$108,915	10.00%
NET OPERATING INCOME		\$81,828	



For Financing Options, Please Contact:



Greg Holley | Managing Partner
High St Capital
(O) 469-998-7200 | (C) 714.514.2990
gholley@highstcapital.com



Family Dollar is a variety store chain in the United States. With over 8,100 locations, it is the second largest retailer of its type in the United States. For over 50 years, Family Dollar has provided their customers with value and convenience. With the help of their vendor community they are able to keep their costs low, enabling them to pass those savings down to their customer. Family Dollar is committed to the communities they serve, not only by offering quality merchandise at low prices, but also by supporting the non-profit organizations that seek to improve the quality of life of their customers and Team Members.

COMPANY SUMMARY	
Company	Family Dollar
Ownership	Public
Number of Locations	8,000+ Worldwide
Years in Business	63 Years
Headquarters	Matthews, NC
Website	www.FamilyDollar.com



- Corporate Guarantee Family Dollar in Tax Free State; Texas (NYSE: FDO)
- Limited Landlord Responsibility - Tenant Fully Responsible for CAM and Parking Lot Maintenance
- Tenant Signed Their Second Lease Extension and Paid 10% Increase in Rent Showing The Strength of This Location
- Good Retail Synergy Close-By - Major Retailers Include CVS, CATO, McDonalds, Whataburger, Burger King, Church's Chicken, and Dairy Queen
- Brownsville is Home to SpaceX and newly developed Tesla Dealership. **Click Here** for more information on SpaceX in Brownsville
- Located on One of The Main Thoroughfares Through Brownsville

SNAPSHOT



19,538

Estimated Vehicle
Per Day

\$53,933

Average Household
Income

137,515

Population:
5 Mile Radius

Brownsville sees impact throughout the years thanks to SpaceX



BOCA CHICA BEACH, Texas (KVEO)- Without a doubt, SpaceX has brought a lot to South Texas, specifically to Boca Chica. But it has also had a major impact on the city of Brownsville.

Brownsville Mayor, Trey Mendez, visited memory lane when SpaceX was first starting out in Cameron County.

McAllen astronaut reflects on time spent in space and SpaceX
 “I remember in September of 2019, I was at the SpaceX facility for an event where Elon Musk spoke and really started to talk about starship and the plans for a starship and everything they were going to be doing,” said Mendez.

Slowly but surely, everything SpaceX set out to do is slowly happening. Mayor Mendez said the city of Brownsville continues to grow and SpaceX has had a big part in that.

“We’ve seen a pretty big surge over the last couple years specifically over the last 6 months some of that has coincided with SpaceX growth they’ve really ramped up operations they’ve got about 1,400 employees right now and they’re looking for more,” he said.

“We’ve seen a pretty big surge over the last couple years specifically over the last 6 months some of that has coincided with SpaceX growth they’ve really ramped up operations they’ve got about 1,400 employees right now and they’re looking for more,” he said.

With SpaceX outside city limits, Mendez said Brownsville does not profit from tax revenues or property taxes. While that would also be a benefit for the city, Mendez adds they do see indirect benefits from their operations.

Hope is on the horizon for downtown Brownsville

“People that have moved here people that are purchasing houses people that eating locally or staying at hotels things like that so we do see an indirect impact and it’s a pretty big indirect impact,” he said.

According to Mendez, now that SpaceX could have a contract with NASA in the near future, the possibilities could be endless and bigger than they anticipated.

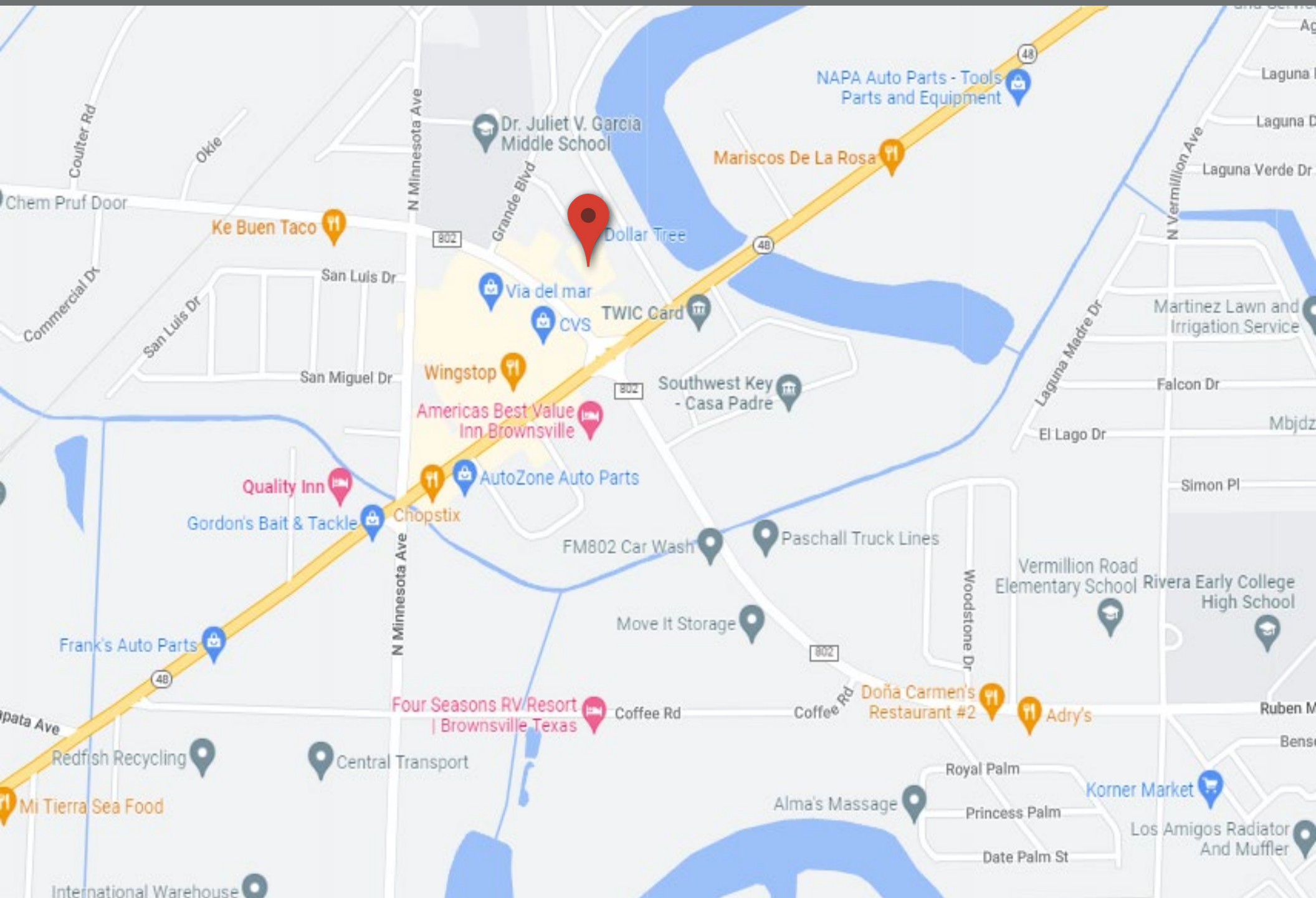
“Other space-related companies that are interested in coming to Brownsville as a result of what’s happening out there that doesn’t necessarily launch companies but that are involved in other facets of space or the space industry,” said Mendez.

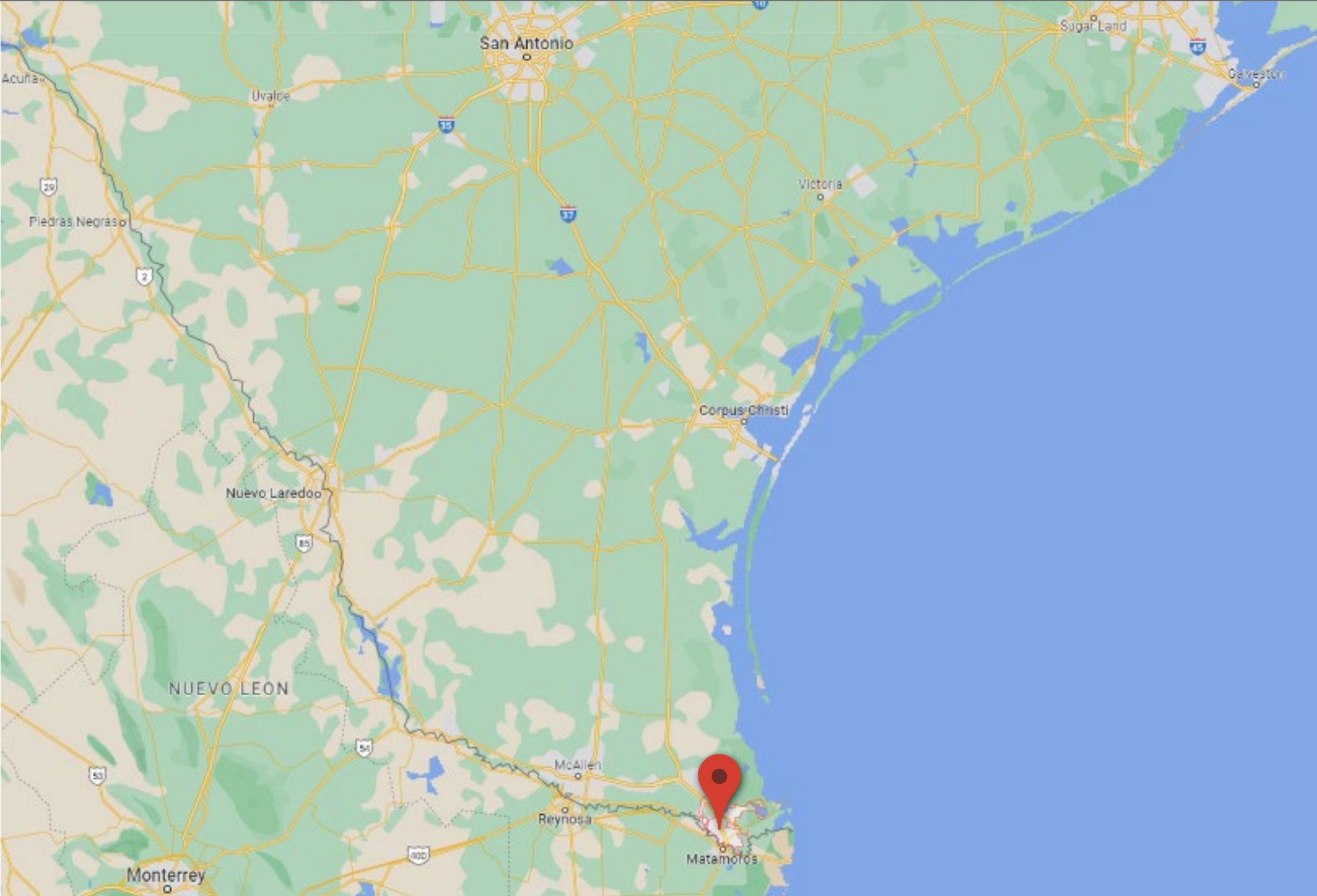
“The last time they launched last week I saw probably a couple of hundred people on the side of the road between here and Port Isabel which I wasn’t expecting so that was interesting to see families, real people of all ages with their eyes on the sky looking at what was happening,” said Mendez.

As for the future of Brownsville, Mendez is excited for what the space industry will bring.











OVERVIEW

Brownsville, Texas, is a city in Cameron County in the U.S. state of Texas. It is the sixteenth-most populous city in Texas with an estimated population of 182,781 as of 2019. The 2018 U.S. Census Bureau estimate placed the Brownsville-Harlingen metropolitan area population at 423,163, making it the eighth most populous metropolitan area in the state of Texas. In addition, the international Brownsville-Matamoros, Mexico, Metropolitan Area was estimated to have a population of 1,136,995.

The city is located at the southernmost tip of Texas in the United States. It is on the northern bank of the Rio Grande river and directly north and across the border from Matamoros. Brownsville was founded in 1848 by American entrepreneur Charles Stillman after he developed a successful river boat company nearby. It was named after Major Jacob Brown, who fought and died while serving as a U.S. Army soldier during the Mexican-American War.

Brownsville's economy is based mainly on its international trade with Mexico under the North American Free Trade Agreement (NAFTA). Due

to Matamoros' *maquiladora* (or textile factory) boom, Brownsville experienced growth in industry during the late 1980s. The city is home to one of the fastest growing manufacturing sectors in the United States and has been recognized as having one of the best pro-business climates in the United States.

Additional economic activity is derived from the service and manufacturing industries. Government and the University of Texas Rio Grande Valley, which was founded in 2014 after the merger of the University of Texas at Brownsville and University of Texas-Pan American, are both large contributors to the local economy.

Brownsville holds a strong Mexican culture. Charro Days, a two-nation fiesta holiday celebrating the friendship between the cities Brownsville and Matamoros takes place during February. Brownsville's idiosyncratic geographic location has also made it a wildlife refuge center. Several state parks and historical sites are protected by the Texas Parks and Wildlife Department.



	1 Mile	3 Mile	5 Mile
Population			
2010 Population	9,698	49,874	137,515
2020 Population	10,322	55,943	140,465
2025 Population Projection	10,490	57,350	141,719
Median Age	29.4	31.5	31.6
Bachelor's Degree or Higher	9%	16%	16%
U.S. Armed Forces	23	102	134
Population by Race			
White	10,127	54,776	137,181
Black	70	340	840
American Indian/Alaskan Native	53	296	757
Asian	21	209	948
Hawaiian & Pacific Islander	4	35	77
Two or More Races	47	287	661
Hispanic Origin	9,877	52,178	133,043
Housing			
Median Home Value	\$75,323	\$83,631	\$81,915
Median Year Built	1994	1992	1988

Demographic data © CoStar 2021

	1 Mile	3 Mile	5 Mile
Households:			
2010 Households	2,414	13,683	38,250
2020 Households	2,603	15,675	39,360
2025 Household Projection	2,651	16,125	39,769
Annual Growth 2010-2020	1.00%	1.40%	0.80%
Annual Growth 2020-2025	0.40%	1%	0.20%
Owner Occupied	1,774	10,965	25,201
Renter Occupied	878	5,160	14,568
Avg Household Size	4	3.6	3.6
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$69.8M	\$428.9M	\$1.1B
Income			
Avg Household Income	\$49,816	\$54,976	\$53,933
Median Household Income	\$34,660	\$38,539	\$37,638
< \$25,000	698	4,790	12,887
\$25,000 - 50,000	1,062	4,656	11,275
\$50,000 - 75,000	292	2,330	5,909
\$75,000 - 100,000	266	1,694	4,070
\$100,000 - 125,000	172	1,028	2,295
\$125,000 - 150,000	63	638	1,584
\$150,000 - 200,000	11	250	586
\$200,000+	39	290	754

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. STRIVE 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, PCBs or asbestos, the compliance with local, 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 offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.

Net Lease Disclaimer

STRIVE hereby advises all prospective purchasers of Net Leased property as follows:

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

As the Buyer of a net leased 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. STRIVE 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 leased 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 leased 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 STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased 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.

exclusively listed

STRIVE

469.844.8880 STRIVERE.COM
