

# Dollar Tree | Gladewater, TX

1107 E BROADWAY AVE



**Offering Memorandum**



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# PROPERTY INFORMATION



## SECTION 1



# Property Overview



## Address

1107 E Broadway Ave  
Gladewater, TX 75647

## Square Footage

9,990 SF

## Acres

2.22

## Price

\$1,651,890

## Cap

6.35%

## Current Term Expiration

01/31/2032

## Current Term Remaining

9+

## Annual Base Rent

\$104,895

## Rent Increases

In Each Option - See Rent Roll

## Renewal Options

Five 5-Year

# Executive Summary



## Property Overview

Brisky Net Lease is pleased to offer this recently built Dollar Tree in Gladewater, TX. This NN Leas has limited landlord responsibilities and over 9 years remaining on the lease. It offers investors the opportunity to invest in this strong national retail brand that is continuing to grow. This Dollar Tree has a high profile location along Highway 80, a primary retail corridor in Gladewater with high traffic counts and is surrounded by other national retailers and QSR tenants.

Gladewater is 120 miles east of Dallas and 80 miles west of Shreveport, LA in eastern Texas. Located just 10 miles from Longview, which along with nearby Tyler, is an economic hub for the East Texas region. Gladewater has a small city feel with a lower than average cost of living and good schools with ample amenities for its residents. The community has a population over 6,000 and is known as the antique capital of East Texas due to its large number of antique stores, antique malls and festivals.

Dollar Tree carries a broad, exciting mix of consumable, variety, and seasonal merchandise that includes many trusted national and regional brands. Today Dollar Tree, a Fortune 200 Company, operates 16,231 stores across 48 states and five Canadian provinces as of July 30, 2022. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

## Property Highlights

- Strong National Retail Tenant
- Steady Demographics & Growing Population
- Great Highway Location with Excellent Visibility
- New Location with Over 9 Years Remaining on Lease



# Complete Highlights



## Location Information

Building Name	Dollar Tree   Gladewater, TX
Street Address	1107 E Broadway Ave
City, State, Zip	Gladewater, TX 75647
County	Gregg
Market	Other Market Areas
Road Type	Highway
Nearest Highway	Augusta Hwy
Nearest Airport	Augusta Regional-Bush Field Airport
Traffic Count	13K+ VPD

## Building Information

Building Size	9,990 SF
NOI	\$104,895.00
Cap Rate	6.35%
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	2021
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Parking	24 Stalls

# Tenant Profile

## About Dollar Tree

With stores in thousands of communities across the U.S. and Canada, Dollar Tree is known for providing unparalleled values and a “thrill-of-the-hunt” shopping experience. With an ever-changing assortment of products in categories such as seasonal celebrations, party supplies, crafts, snacks, cleaning supplies, and more, we offer more thrills, more fun, and exciting new surprises every week.

In the midst of unprecedented inflation, Dollar Tree recently changed its primary price point to \$1.25 in order to continue to offer our customers all the products they’ve come to know and love, plus hundreds of new ones, and to bring back customer favorites at an incredible value. Many of the items we carry sell for more elsewhere, which means that our customers can stretch their dollars to get the products they need at an extreme value. We remain fiercely committed to our mission of bringing our customers extreme value every day, along with more thrills, more fun & new items every week!

Dollar Tree, a Fortune 200 Company, operates 16,231 stores across 48 states and five Canadian provinces as of July 30, 2022. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

\* From DollarTree.com



COMPANY  
**DOLLAR TREE,  
INC.**

FOUNDED  
**1986**

LOCATIONS  
**16,231**

HEADQUARTERS  
**CHESAPEAKE,  
VIRGINIA**

WEBSITE  
**DOLLARTREE.COM**

OWNERSHIP  
**PUBLIC  
NASDAQ: DLTR**

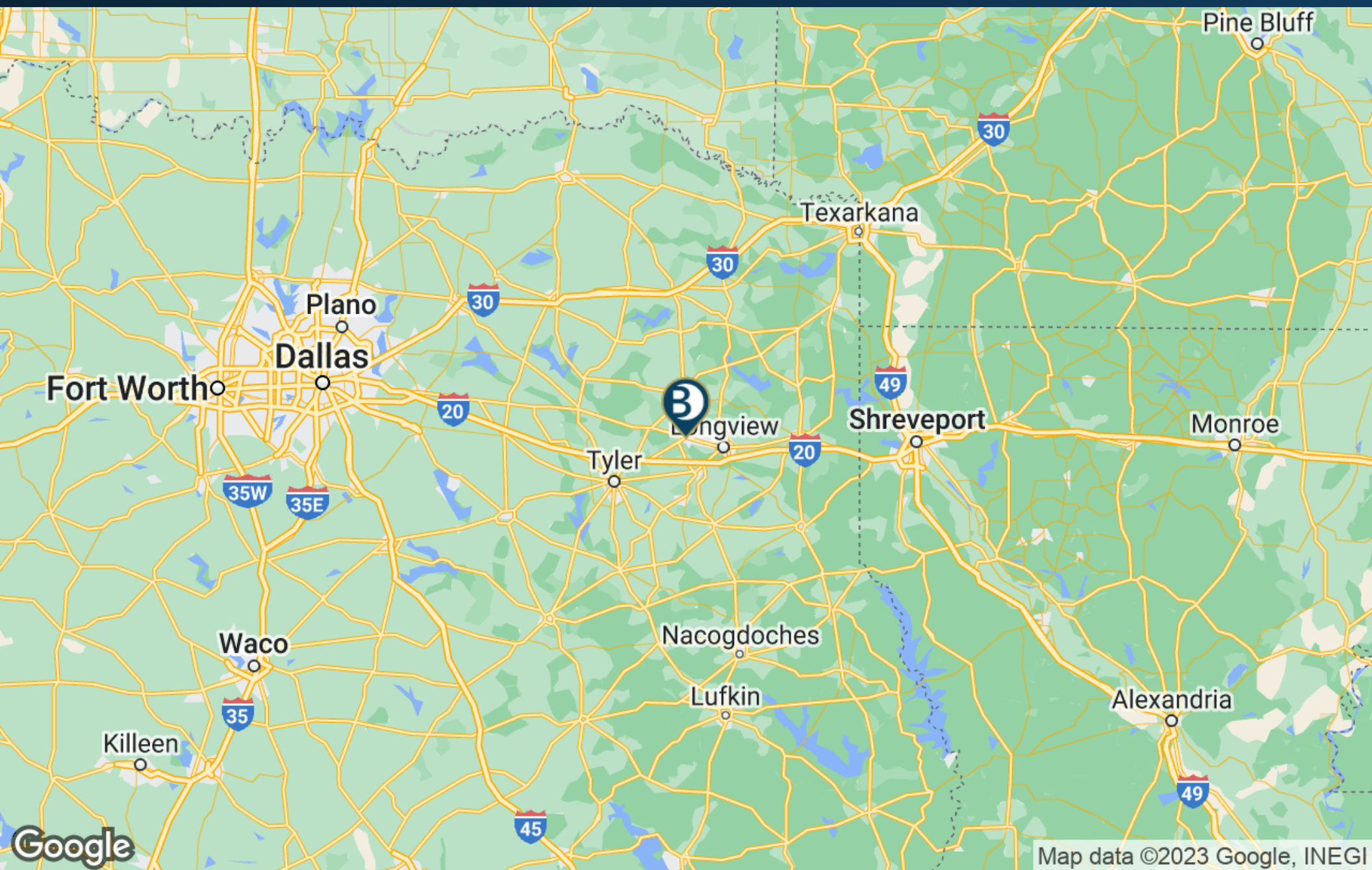
# LOCATION INFORMATION



## SECTION 2



# Regional Map



Map data ©2023 Google, INEGI



# Aerial Map



# FINANCIAL ANALYSIS



## SECTION 3



# Offering Summary



**\$1,651,890**

PRICE



**\$104,895**

NET OPERATING INCOME



**6.35%**

CAP RATE



**9+**

TERM REMAINING

Address:

1107 E Broadway Ave  
Gladewater, TX 75647

Lease Type:

NN

Tenant:

Dollar Tree

Tenant Type:

Retail - Dollar Store

Commencement:

1/10/2022

Options:

Five 5-Year

Increases:

In Each Option - See Rent Roll

LL Responsibilities:

Roof, Structure, Parking & Common Areas

Guaranty:

Corporate

# Rent Roll

Tenant Name	Term	Unit Size (SF)	Lease Start	Lease End	Annual Rent*	Price Per SF/YR
Dollar Tree	Current Term - Yrs 1-10	9,990	1/10/2022	1/31/2032	\$104,895	\$10.50
Dollar Tree	Option 1 - Yrs 11-15	9,990	2/1/2032	1/31/2037	\$109,890	\$11.00
Dollar Tree	Option 2 - Yrs 16-20	9,990	2/1/2037	1/31/2042	\$114,885	\$11.50
Dollar Tree	Option 3 - Yrs 21-25	9,990	2/1/2042	1/31/2047	\$119,880	\$12.00
Dollar Tree	Option 4 - Yrs 26-30	9,990	2/1/2047	1/31/2052	\$124,875	\$12.50
Dollar Tree	Option 5 - Yrs 31-35	9,990	2/1/2052	1/31/2057	\$129,870	\$13.00

\*Alternate Rent: Landlord grants to Tenant the benefits of the Use Protections. If the Use Protections are violated and such violation continues for a period of thirty (30) days after written notice from Tenant, Tenant shall have the right to pay Alternate Rent. The Alternate Rent is the lesser of 1 % of gross sales or 50% of the Base Rent. See lease for additional details.



# DEMOGRAPHICS



SECTION 4

# Demographics



## Population

### 3 Miles

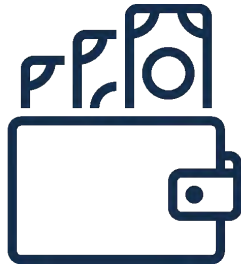
6,733

### 5 Miles

16,485

### 10 Miles

74,210



## Average Household Income

### 3 Miles

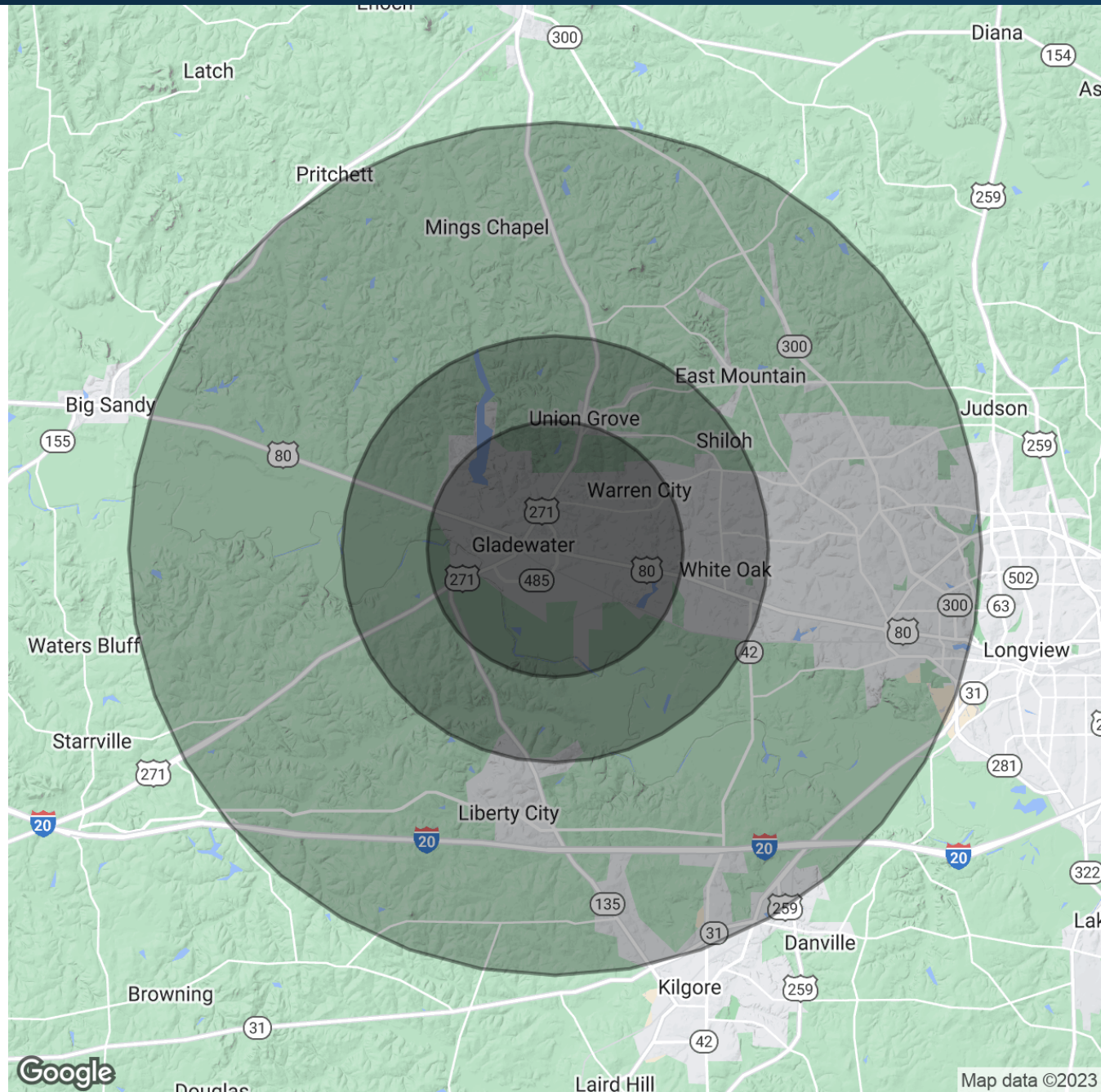
\$50,552

### 5 Miles

\$61,776

### 10 Miles

\$67,850







## About Us

Brisky Focuses on Net Lease Properties and Investment Real Estate Nationwide

Our dynamic team of industry experts follows a results-driven approach to bring together buyers and sellers for investment real estate. From market research and industry knowledge to analytics, underwriting, and negotiating, Brisky has the proven track record and longstanding experience to meet your goals and expectations.

We want to be the link between commercial real estate buyers and sellers, forging successful relationships and results through innovative technology, experience, and continual growth. Our industry is constantly shifting and changing, and so are we. Brisky has been a driving force nationally for investment real estate. And we aim to be the successful partner who grows alongside you.



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# 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.*

11-2-2015



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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