



## EXCLUSIVELY LISTED BY

### KYLE MATTHEWS

BROKER OF RECORD

LIC NO. 000110253 - 0 (AL)

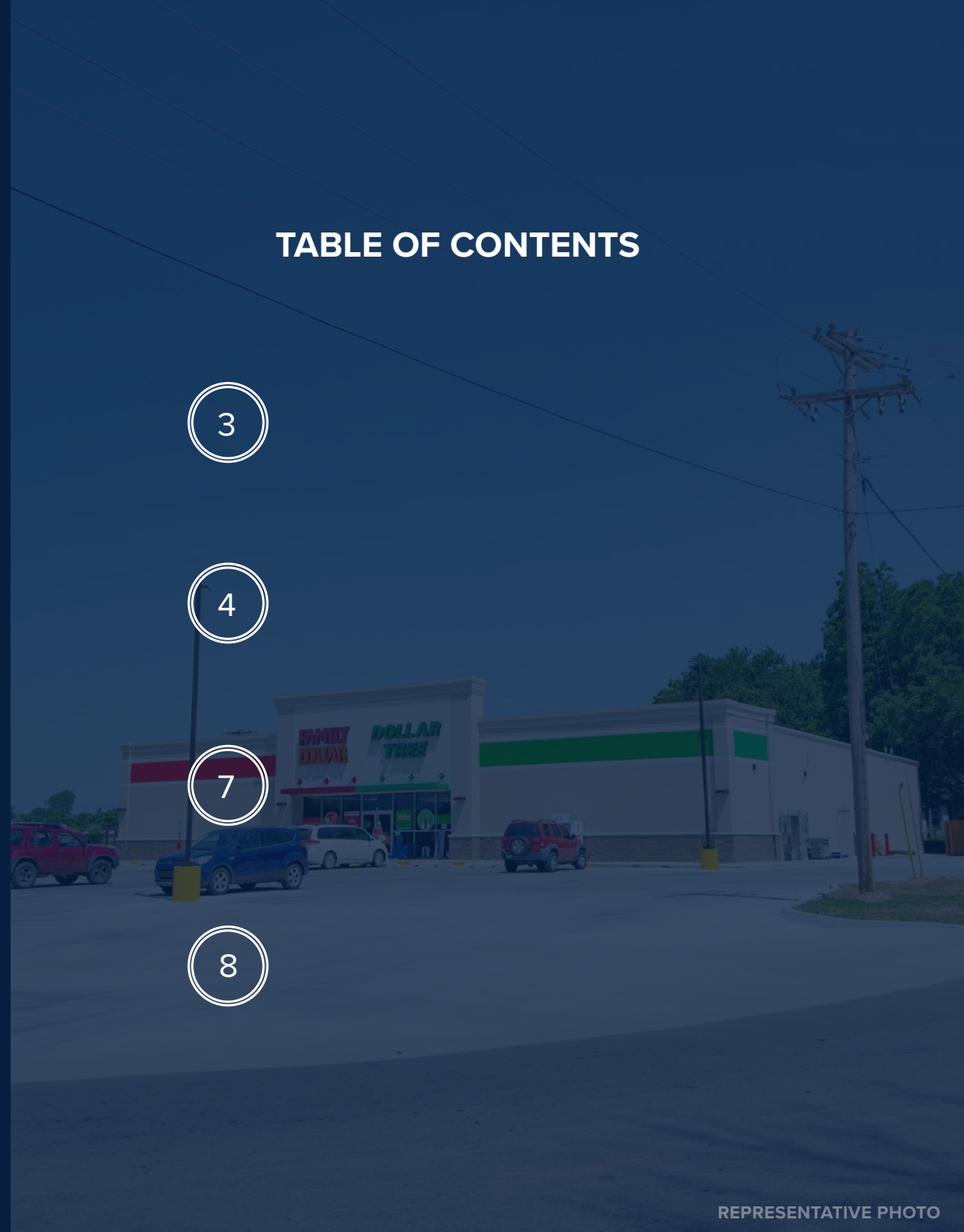
## TABLE OF CONTENTS

3

4

7

8



REPRESENTATIVE PHOTO



# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION

- 2023 built-to-suit construction for Family Dollar Tree
- 10-Year NN+ lease w/ limited landlord responsibilities
- The subject property comes with a 20-year transferable roof warranty
- Tenant responsible for HVAC, CAM, taxes, and insurance
- Traffic counts exceed 26,000 vehicles daily
- Five, 5-Year Options with rent increases of \$5,250 in Options (\$0.50 PSF)
- Extremely strong corporate-guaranteed lease
- Attractive average Household income of \$77,445 within a 5-mile radius

## TENANT

- Family Dollar Tree Combo stores have proven 20% higher sales volume than non-co-branded stores
- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Dollar Tree boasts an investment-grade credit rating of BBB-
- Dollar Tree has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability

REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



## FINANCIAL OVERVIEW



**701 HWY 31 SOUTH**

WARRIOR, AL



**\$1,635,000**

LIST PRICE



**±10,500 SF**

GLA



**2023**

YEAR BUILT



**7.00%**

CAP RATE



**±2.04 AC**

LOT SIZE



REPRESENTATIVE PHOTO



## TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility (20-Yr Roof Warranty)
Original Lease Term	10 Years
Rent Commencement Date	6/1/2023
Lease Expiration Date	6/30/2033
Term Remaining on Lease	±10 Years
Increase	\$5,250 in Options (\$0.50 PSF)
Options	Five, 5-Year Options

## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 6/30/2033	\$9,537.50	\$114,450.00	7.00%
Option 1	\$9,975.00	\$119,700.00	7.32%
Option 2	\$10,412.50	\$124,950.00	7.64%
Option 3	\$10,850.00	\$130,200.00	7.96%
Option 4	\$11,287.50	\$135,450.00	8.28%
Option 5	\$11,725.00	\$140,700.00	8.61%

## FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan  
patrick.flanagan@matthews.com  
(214) 550-0277





WARRIOR TIRE PROS & AUTO SERVICE



MT HIGH FIRE DEPARTMENT

CANE CREEK

MOUNTAIN WOODS LAKE



± 29,000 VPD

WARRIOR ANTIQUE FLEA MALL



THOMAS CREEK

LOCUST FORK



WARRIOR ELEMENTARY SCHOOL  
313 STUDENTS



NORTH JEFFERSON MIDDLE SCHOOL  
650 STUDENTS





## TENANT PROFILE

### COMPANY NAME

Dollar Tree, Inc.

### OWNERSHIP

Public

### INDUSTRY

Dollar Stores

### HEADQUARTERS

Chesapeake, VA

### NO. OF EMPLOYEES

±60,000



## A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

## FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

## GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

## STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



**16,000+**

LOCATIONS



**\$28.3B**

2022 REVENUE



**1959**

FOUNDED

# AREA OVERVIEW

## WARRIOR, AL

Located in Jefferson County, Warrior, Alabama, is a city renowned for its kind locals and beautiful natural surroundings. Just to the north of Birmingham, Warrior provides an idyllic setting with easy access to the major city conveniences.

A variety of industries, including manufacturing, retail, healthcare, and services, form the foundation of Warrior’s local economy. The city is home to a variety of enterprises, from little, locally owned stores to more substantial establishments. Numerous businesses are engaged in industries like metal fabrication, building supplies, and automobile parts, which all play a vital role in the manufacturing sector of the economy. Retail businesses offer goods and services to both locals and tourists. Warrior benefits from its closeness to larger urban regions, which offer more employment opportunities, even though its economy may not be particularly varied.

A variety of attractions are available in Warrior and the neighboring areas, celebrating the area’s natural beauty and offering recreational activities. Rickwood Caverns State Park, close to the city, has a swimming pool, cave tours, and beautiful limestone formations. The various lakes, rivers, and forests in the area give chances for fishing, boating, camping, and hiking. Outdoor enthusiasts can explore these areas. Additionally, Warrior organizes a number of neighborhood gatherings and festivals all through the year to highlight the skills of the locals, their cultural customs, and their strong feeling of community.

Warrior provides a harmonious mix of small-town charm and close proximity to urban amenities, whether people are looking for a quieter lifestyle or simple access to the cultural attractions of adjacent Birmingham.



### PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2028 Projection	6,809	17,840	50,325
2023 Estimate	6,615	17,459	49,504
2020 Census	6,543	17,367	49,403
Annual Growth 2010-2023	0.9%	0.8%	0.3%
Annual Growth 2023-2028	0.3%	0.3%	0.1%
POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	2,674	6,752	19,257
2023 Estimate	2,601	6,608	18,898
2020 Census	2,574	6,569	18,816
Annual Growth 2010-2023	1.3%	1.1%	0.7%
Annual Growth 2023-2028	0.3%	0.3%	0.1%
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$64,855	\$77,445	\$78,177



# REGIONAL MAP



SUBJECT PROPERTY

±23 MI

BIRMINGHAM, AL



## BIRMINGHAM, AL

As one of the major economic centers of Alabama and one of the signature cities of the Southeast, Birmingham has done an impressive job of adapting to the new demands of the 21st century. The city that once built a reputation as the “Pittsburgh of the South” thanks to a robust steel manufacturing industry is now a hip community attracting entrepreneurs, artists, and innovative personalities. Birmingham remains one of the most active business hubs in the region, with headquarters for everything from banks to biotech firms operating in the city. The dining, nightlife, and entertainment scenes have all grown rapidly in recent years, and just about everyone in town has an opinion about where to find the best brewery. Gorgeously preserved historic buildings and a pervasive attitude of down-home hospitality have kept Birmingham’s famous southern charm intact as well, creating a unique environment where the best elements of the traditional and the modern complement each other. The surrounding hills and forests provide beautiful scenery as well as unlimited opportunities for outdoor exploration on the weekends.





## ECONOMY

Today, Birmingham ranks as one of the most important business and banking centers in the Southeastern US. The seven-county Birmingham-Hoover Metropolitan Area is responsible for 31% of the state's GDP. The MSA has a GDP of approximately \$64 billion, and has seen job growth for 69 consecutive months.

Birmingham is home to approximately 750 technology companies, and has recently been ranked 7th in the nation in percentage growth of millennials moving into the city. Centrally located in the southeast and easily accessible to major markets in the region, Birmingham is consistently rated as one of America's best places to work and earn a living. Many young, educated workers and their families have been relocating to Birmingham in recent years. Birmingham serves as the national headquarters for many large companies, such as Regions Bank and the Southeastern Conference, as well as the regional headquarters for Belk, State Farm, and Wells Fargo, among others.

## TOURISM

Birmingham is quickly becoming a leading center for the arts in the Southeast. The Birmingham-Jefferson Convention Center, located in the heart of downtown Birmingham, hosts more than 600 events a year, including ballets, operas, plays, concerts, shows, and lectures. Events and shows are also held at the historical Alabama Theatre, the Birmingham Children's Theatre, and the University of Alabama at Birmingham. The Birmingham Museum of Art is also a popular attraction.

Home to many of the most important events in the American Civil Rights Movement, Birmingham is home to an incredible amount of history. The Birmingham Civil Rights Institute, constructed across the street from the historic 16th Street Baptist Church, shares the history of the movement. Other notable museums in the city include the Alabama Sports Hall of Fame Museum, Alabama Museum of the Health Sciences, Southern Museum of Flight, and the McWane Science Center.

Birmingham has parks and attractions scattered throughout the city, including Vulcan Park, Kelly Ingram Park, Railroad Park, Ruffner Mountain Nature Center, and more. Just outside of the city is Oak Mountain State Park, the largest state park in Alabama, which offers 10,000 acres of beautiful scenery. The Birmingham Zoo is one of the largest in the Southeast and sits across the street from the internationally known Birmingham Botanical Gardens.





## EDUCATION

### THE UNIVERSITY OF ALABAMA AT BIRMINGHAM

The University of Alabama at Birmingham is an internationally renowned research university and academic health center, and the only R1 research institution in the state. The UAB Health System is one of the largest academic medical centers in the nation. UAB is the city's largest employer, with over 23,000 employees both in the university and the health system. The university has an estimated annual economic impact of \$7.15 billion and supports more than 64,000 jobs throughout the state. The school has a total enrollment of over 22,000 and offers 55 master's programs and 40 doctoral programs. Students from all over the world come to UAB to pursue an excellent education, with over 110 countries represented in the student population.



### SAMFORD UNIVERSITY

Samford is a Christian university located in the Homewood suburb of Birmingham and is the state's top-ranked private university. Continually ranked amongst the Best Colleges in the South, Samford also has a well renowned School of Law. The university has been nationally ranked for academic programs, value, and affordability as well.

Samford offers 177 undergraduate majors, minors, and concentrations and 70 graduate majors, minors, and concentrations across 10 schools and colleges. It has a total enrollment of over 5,700 students. Overall, Samford has an annual fiscal and economic impact of \$424.8 million on Alabama.



### BIRMINGHAM SOUTHERN COLLEGE

Birmingham Southern is a private university founded in 1856 and the state's highest-ranked liberal arts college. It offers 29 undergraduate majors, 26 minors, 3 distinctions, and several special programs. Known for being very selective with an acceptance rate of 54%, BSC is currently home to approximately 1,200 undergraduate students.





# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **701 HWY 31 South, Warrior, AL 35180** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



*INTERACTIVE OFFERING MEMORANDUM*

**EXCLUSIVELY LISTED BY**

**KYLE MATTHEWS**

BROKER OF RECORD

LIC NO. 000110253 - 0 (AL)

REPRESENTATIVE PHOTO