

DOWNTOWN DALLAS  
15 MILES AWAY



Actual Property

## OFFERING MEMORANDUM

# DFW MSA FAMILY DOLLAR – HIGH REPORTED SALES

4025 PIONEER RD, BALCH SPRINGS, TX 75180

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TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104





## BALCH SPRINGS, TX

**\$2,057,145 | 7.0% CAP**

- Tenant Recently Exercised 2nd Term Extension With a 10% Rent Increase
- High Reported Sales – Contact Agent for More Details
- Extremely Dense 5-Mile Demographics With Over 220K+ Residents
- Located 15 Miles From Downtown Dallas - The 4th Largest MSA in the Country With 7.6M+ Residents
- Situated Near Multiple National Credit Tenants Generating Additional Traffic

### EXCLUSIVELY MARKETED BY:

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### INVESTMENT OVERVIEW:

Base Annual Rent:	\$143,869
Rent Per SF:	\$15.67
Rent Commencement Date:	1/12/2010
Lease Expiration Date:	6/30/2029
Lease Term Remaining:	5+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2015, Dollar Tree Acquired Family Dollar for \$8.5B, Combining for 13,000+ Stores



For Over 60 Years, Family Dollar has Provided Value and Convenience for Customers



Dollar Tree, Inc. is a Fortune 500 Company and the World-Leader in \$1 Price-Point Stores

### PROPERTY DETAILS:

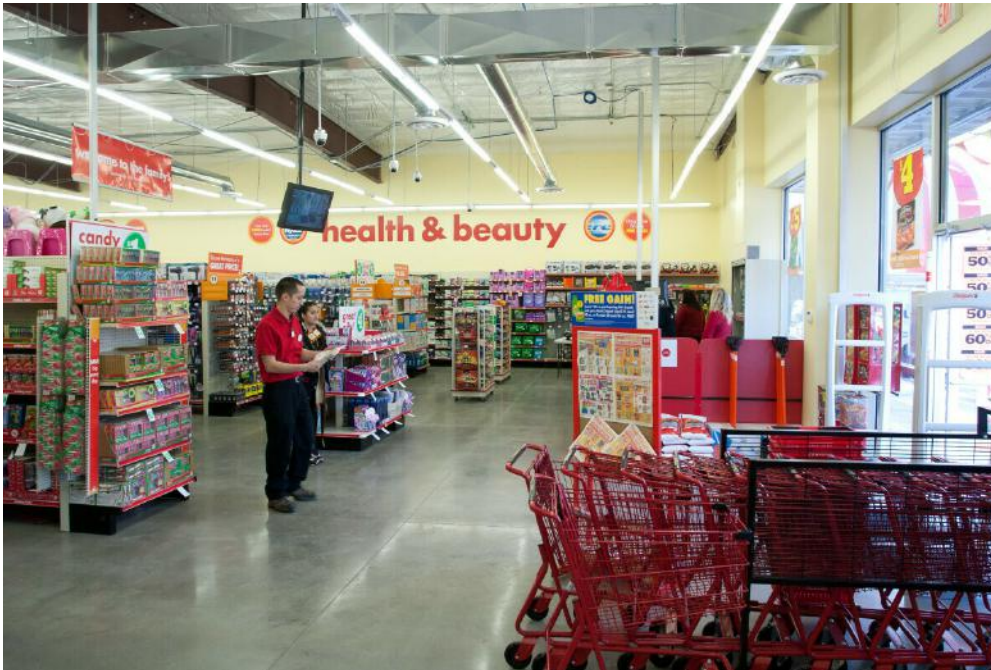
Building Area:	9,180 SF
Land Area:	1.49 AC
Year Built:	2011
Guarantor:	Dollar Tree Inc (NYSE: DLTR)
Price Per SF:	\$224.09

# LEASE ABSTRACT

4025 PIONEER RD | BALCH SPRINGS, TX

## ANNUALIZED OPERATING DATA

Extended Term	Dates	Fixed Rent	Percentage Rent
Second Extended Term	07/01/2024-06/30/2029	\$11,989.08/month (\$143,868.96/annum)	3% over \$4,795,633.00/annum
Third Extended Term	07/01/2029-06/30/2034	\$13,188.00/month (\$158,256.00/annum)	3% over \$5,275,197.00/annum
Fourth Extended Term	07/01/2034-06/30/2039	\$14,506.75/month (\$174,081.00/annum)	3% over \$5,802,716.00/annum
Fifth Extended Term	07/01/2039-06/30/2044	\$15,957.50/month (\$191,490.00/annum)	3% over \$6,382,988.00/annum



## RESPONSIBILITIES BREAKDOWN

### TAXES AND INSURANCE

PAID BY **TENANT**

Beginning on the rent commencement date, Tenant shall reimburse Landlord for the real estate taxes on the demised premises.

Beginning on the rent commencement date, Tenant shall reimburse Landlord for the insurance premium for the insurance Landlord is required to carry.

### PARKING LOT

PAID BY **LANDLORD**

Landlord shall keep parking areas in good state of repair.

### ROOF & STRUCTURE

PAID BY **LANDLORD**

Landlord shall maintain and keep in good repair and replace when necessary the roof and all structural portions of the building.

### HVAC

PAID BY **TENANT**

Tenant shall maintain and repair the heating and air conditioning systems.



## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	13,548	73,693	195,366
2023 Estimated	16,254	83,237	221,503
2028 Projected	16,768	84,854	222,206

### POPULATION GROWTH



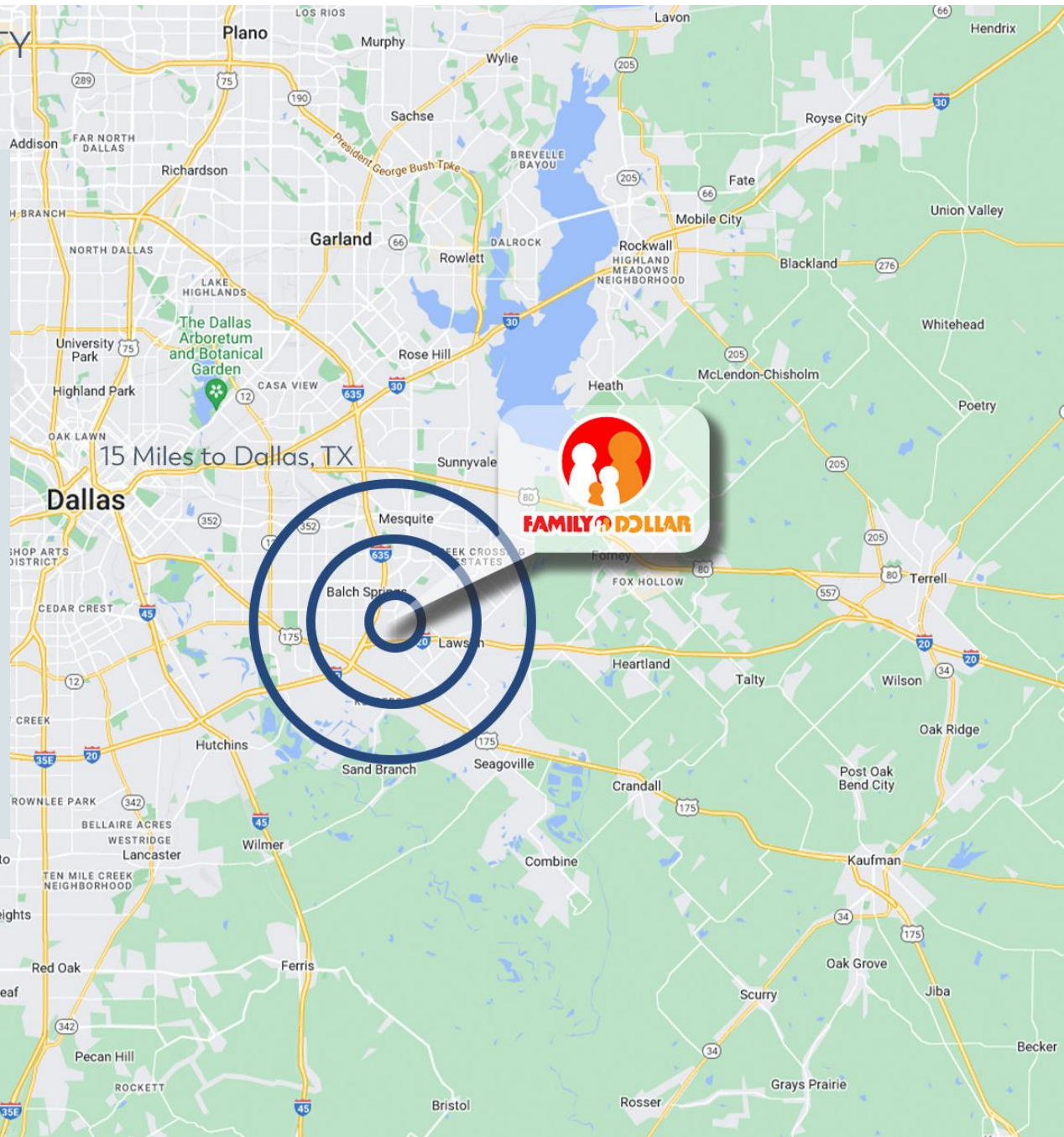
	1 Mile	3 Mile	5 Mile
2010 - 2022	19.97%	12.95%	13.37%
2023 - 2028	3.16%	1.94%	0.31%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$58,019	\$55,359	\$54,587
Average	\$78,884	\$71,711	\$71,472

Demographic data provided by CoStar





# DALLAS

Dallas is the 9th most populous city in the United States and is the main core of the largest metropolitan area (DFW) in the southern United States. Dallas is home to 10 Fortune 500 companies such as AT&T, Southwest Airlines, and Texas Instruments. The city attracts more than 27 million visitors annually generating a total economic impact of \$8.8 billion. Dallas is also home to several universities and colleges like Southern Methodist University and Dallas Baptist University. Four major interstate highways connect in the city, making Dallas a major hub for transportation, culture and business.

1.33% Annually  
2023 Population Growth 

6,574,000  
2023 Total Population 

\$77,029  
2023 Average Household Income 





TACO CASA  
WHATABURGER  
Cane's  
Jack  
In the box  
Wendy's  
Walmart  
Advance  
Auto Parts

Floyd Elementary School

Villas of Hickory Estates

Grandy's  
McDonald's  
Kroger  
CVS  
pharmacy  
Auto  
Zone  
O'Reilly  
GOLDEN  
CHICK  
HOME  
DEPOT  
TACO BELL  
BURGER  
KING

**FAMILY DOLLAR**  
no family, any family dollar

New Beginning Fellowship Church

Autumn Run Apartments

Dr. Vroonland Vanguard High School

AC New Middle School

Hodges Elementary School

Spring Oaks Apartments

Dallas County Cowboy Church

Comfort  
INN  
Denny's  
SONIC

Church of God Evening Light

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# RETAIL MAP

4025 PIONEER RD | BALCH SPRINGS, TX



Actual Property



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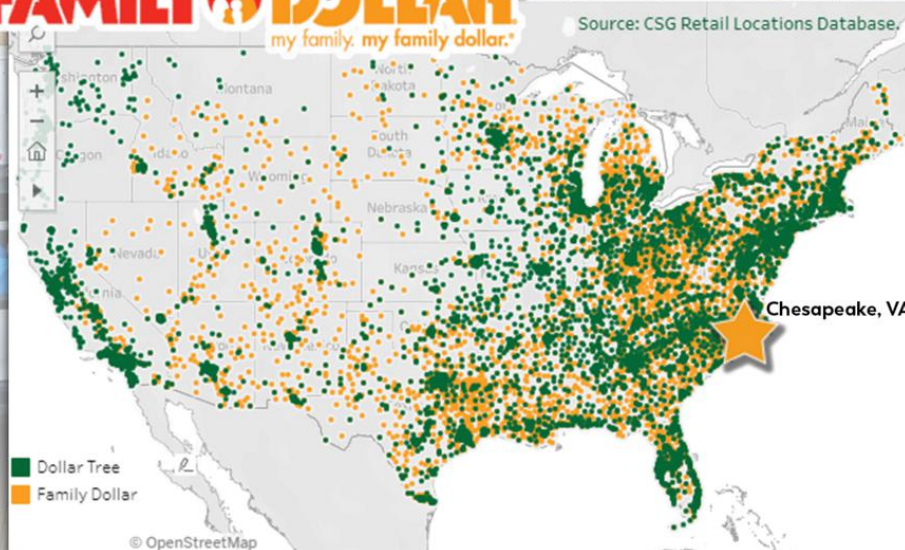


Actual Property



# TENANT OVERVIEW

4025 PIONEER RD | BALCH SPRINGS, TX



**64 Years**  
of Success



**Parent  
Company**  
NASDAQ: DLTR



**BBB**  
S&P Rated



**\$23.59B**  
Market Cap  
Dollar Tree Inc



**8,240+**  
Family Dollar  
Locations



All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# 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.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015





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