



3605 Avenue F | Bay City, TX 77414

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





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PROPERTY OVERVIEW .....	03
FINANCIAL OVERVIEW .....	05
TENANT OVERVIEW .....	06
AREA OVERVIEW .....	07

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### BROKER OF RECORD

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# PROPERTY OVERVIEW



## LEASE & LOCATION HIGHLIGHTS

- 2020 Built-to-Suit construction for Family Dollar
- 5-mile population in excess of 21,533 residents
- Nearby national tenants include Subway, USPS, Sonic, H-E-B, Starbucks, Ace Hardware, Tractor Supply, Walmart Supercenter
- Six, 5 year options, all of which include an attractive rental increase
- Texas is an income tax-free state
- Extremely strong corporately guaranteed lease

## TENANT HIGHLIGHTS

- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second largest discount retailer in the United States with more than ±16,000 locations
- Family Dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a Sharp increase in same store sales / profitability
- Investment Grade Credit Tenant – S&P Rated BBB



# PROPERTY PHOTOS





# FINANCIAL OVERVIEW



**\$1,403,092**

LIST PRICE



**\$100,321**

NOI



**7.15%**

CAP RATE



**±9,180 SF**

GLA



**±1.2 AC**

LOT SIZE



**2020**

YEAR BUILT

## TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof & Structure	LL Responsibility
Original Lease Term	10 Years
Rent Commencement Date	06/01/2020
Lease Expiration Date	05/31/2030
Term Remaining on Lease	±6.5 Years
Increases	5% in Options
Options	Six, 5-Year Options

## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current-5/31/30	\$8,360.09	\$100,321.08	-	6.85%
Option 1	\$8,778.09	\$105,337.08	5.00%	7.51%
Option 2	\$9,217	\$110,604	5.00%	7.88%
Option 3	\$9,677.84	\$116,134.08	5.00%	8.28%
Option 4	\$10,161.75	\$121,941.00	5.00%	8.69%
Option 5	\$10,669.84	\$128,038.08	5.00%	9.13%
Option 6	\$11,203.34	\$134,440.08	5.00%	9.58%

# TENANT PROFILE



When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is the one-stop shop! As one of the nation's fastest-growing retailers, they offer a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many of their items are \$1 or less, and most items in the store are priced below \$10. They make shopping fun while keeping their shoppers' budgets top of mind.

As shoppers enter their neighborhood Family Dollar, they will discover great values on the name brands they trust in a clean, well-organized store staffed with friendly associates. Their relatively small footprint allows them to open new stores in rural areas, small towns, and large urban neighborhoods, meeting their shoppers right where they are.

In addition to offering quality merchandise at low prices, Family Dollar is committed to serving our communities by supporting the non-profit organizations that work to improve our shoppers' and associates' quality of life. Their company, along with Dollar Tree, has two established funds: Dollar Tree Associate Disaster Relief Fund and Family Hope, who aid and support associates in times of need and natural disaster.

## HEADQUARTERS

Charlotte, NC

## WEBSITE

[familydollar.com](http://familydollar.com)

## # OF LOCATIONS

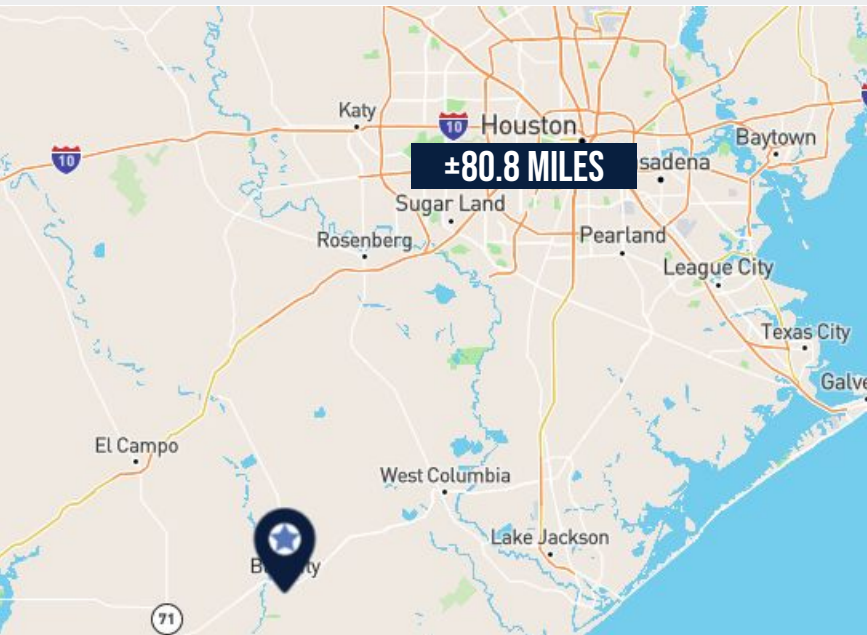
±8,245

## YEAR FOUNDED

1959



# AREA OVERVIEW



## BAY CITY, TX

Bay City, located in Matagorda County, Texas, is a charming city nestled along the Colorado River. With a rich history dating back to its establishment in the late 19th century, Bay City has grown into a thriving community with a mix of both historical and modern elements. The city's economy is influenced by agriculture, oil and gas, and manufacturing industries, contributing to its diverse economic base.

The residents of Bay City enjoy a blend of small-town charm and access to urban amenities. The city is home to parks, recreational facilities, and cultural attractions that cater to both locals and visitors. The close-knit community atmosphere, combined with the picturesque surroundings, makes Bay City an appealing place to live for those seeking a balance between a relaxed lifestyle and economic opportunities.

## BUSINESS

Bay City, Texas, boasts a dynamic business landscape that reflects its diverse economic activities. With a foundation rooted in agriculture, the city has evolved to include thriving sectors such as oil and gas, manufacturing, and small businesses. The strategic location along the Colorado River has facilitated trade and commerce, contributing to the city's economic vitality. Bay City is home to a mix of enterprises, ranging from family-owned establishments to larger corporations, fostering a resilient business community. The city's commitment to economic growth, coupled with its supportive environment for entrepreneurship, makes Bay City an attractive destination for businesses seeking a strategic and flourishing market.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,964	20,207	21,533
Current Year Estimate	7,808	20,033	21,350
2020 Census	7,312	18,943	20,298
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,621	6,553	6,998
Current Year Estimate	2,614	6,594	7,042
2020 Census	2,789	7,015	7,509
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$84,368	\$86,574	\$87,087



# AREA TENANT MAP





# AREA TENANT MAP



RIVERWAY APARTMENTS



Exxon



SHADOW BAY APARTMENTS



BAY RANCH APARTMENTS



WHARTON COUNTY JUNIOR COLLEGE  
6,998 STUDENTS



60  
± 12,912 VPD



DIAMOND S RESTAURANT





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3605 Avenue F, Bay City, TX, 77414** ("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.





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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.

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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