



1891 BUTTERFIELD COACH RD | SPRINGDALE, AR 72764
OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

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EXECUTIVE OVERVIEW

LEASE & LOCATION HIGHLIGHTS

- 2023 build-to-suit construction for Dollar Tree
- ±9.25 Years remaining on an initial 10-Year lease
- Corporately guaranteed lease
- Six, 5-Year renewal options all of which include a \$0.50/SF rent increase
- The subject property comes with a 20-Year roof warranty
- 5-Mile population of 99,510 residents
- 10-Mile population of 256,462 residents
- Average household income of \$83,880 annually
- Traffic counts on Hwy 412 exceed 27,000 vehicles daily

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
- Dollar Tree 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

FINANCIAL OVERVIEW



NN+

LEASE TYPE



\$1,802,721

LIST PRICE



±10,000 SF

GLA



2023

YEAR BUILT



7.35%

CAP RATE



±1.27 AC

LOT SIZE



REPRESENTATIVE PHOTO

REPRESENTATIVE PHOTO

TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility (20 Year Roof Warranty)
Original Lease Term	10 Years
Rent Commencement Date	9/1/2023
Lease Expiration Date	9/30/2033
Term Remaining on Lease	±9.25 Years
Increase	\$.50/SF rent increase in Options
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 9/30/2033	\$11,041.67	\$132,500	7.35%
Option 1	\$11,458.33	\$137,500	7.63%
Option 2	\$11,875.00	\$142,500	7.90%
Option 3	\$12,291.67	\$147,500	8.18%
Option 4	\$12,708.33	\$152,500	8.46%
Option 5	\$13,125.00	\$157,500	8.74%
Option 6	\$13,541.67	\$162,500	9.01%

FINANCING INQUIRIES

For financing options reach out to:

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



SPRINGDALE MUNICIPAL
AIRPORT

Casey's



S&P Global



Casey's



HARPS
HOMETOWN FRESH

SUBJECT PROPERTY



E ROBINSON AVE + 27,000 VPD

BUTTERFIELD COACH RD
+ 18,000 VPD



Casey's





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.

DOLLAR TREE OVERVIEW

Known for its commitment to offering a wide range of products, including household items, food, party supplies, and seasonal decorations, all priced at one dollar or less, Dollar Tree caters to cost-conscious consumers seeking affordable shopping options.

GEOGRAPHIC REACH

Dollar Tree's acquisition of Family Dollar has significantly expanded its reach and product offerings, benefitting communities across 8,000 neighborhoods. This merger has transformed the organization into a retail giant, boasting an impressive annual sales volume surpassing \$23 billion, thanks to a vast network of over 16,000 stores spanning 48 states and five Canadian provinces. The merger has allowed Dollar Tree and Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

This unique "everything's a dollar" concept has made Dollar Tree a popular destination for budget-conscious consumers seeking affordable shopping options. The company's extensive network of stores and focus on affordability has established it as a key player in the retail industry, serving a diverse customer base.



16,000+

LOCATIONS



\$28.3B

2022 REVENUE



1959

FOUNDED

AREA OVERVIEW

SPRINGDALE, AR

The charming city of Springdale, Arkansas, is tucked away in the midst of the Ozark Mountains and effortlessly combines a flourishing economy, a wealth of attractions, and charm. With over 80,000 residents, Springdale's population is expanding quickly, demonstrating the city's popularity as a location to live and work. It's a part of the thriving Northwest Arkansas region, consistently rated as one of the best areas to live in the country. The University of Arkansas is located in this city as well, providing options for higher education and encouraging innovation. Travelers flock to Springdale to visit the Shiloh Museum of Ozark History, take in the breathtaking Ozark landscapes, and enjoy the nationally recognized Razorback Greenway. Because of its distinctive fusion of business, culture, and scenic beauty, Springdale is both an exciting place to live and a destination that will never be forgotten.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	45,444	104,682	273,323
2023 Estimate	43,250	99,510	256,462
2020 Census	41,887	95,993	244,830
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	2,218	35,500	100,103
2023 Estimate	2,177	33,677	94,008
2020 Census	2,119	32,414	89,891
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$77,924	\$83,880	\$90,545



ECONOMY

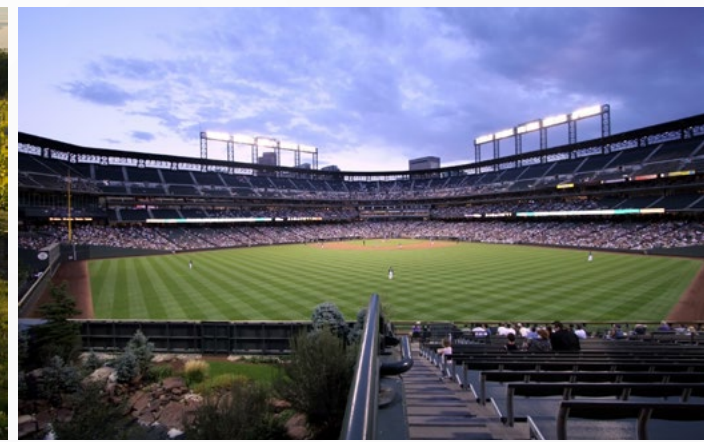
The economy of Northwest Arkansas was historically based upon agriculture and poultry. In recent decades, Northwest Arkansas has seen rapid growth and diversification of its economy based upon the three Fortune 500 companies based there—Walmart, Tyson Foods, and J.B. Hunt—while also seeing a growing University of Arkansas and cultural amenities sector. Although impacted by the Great Recession, Northwest Arkansas' economy fared better than most peer metropolitan areas, the state of Arkansas and the United States overall.

Between 2007 and 2013, the region saw unemployment rates significantly below those of peer regions and the national average, while also seeing a 1% net growth of jobs. The region's gross domestic product grew 7.0% over the aforementioned time period and bankruptcies, building permits, and per capita incomes are returning to pre-Recession rates.

POINTS OF INTEREST

- Located on North Crossover Road, the Botanical Garden of the Ozarks is the only place of its kind in the region. Comprised of a dozen individually themed gardens that are full of an amazing variety of plant, tree and wildflower species, the gardens are full of both native and non-native species. Of course, the gardens are the highlight, but the butterfly house often steals the spotlight, especially when the weather outside isn't particularly inviting.
- Tontitown Winery is one of the region's premier destination for live outdoor entertainment, gourmet food with a twist, and a host of amazingly delicious varietals of locally-made wine. If you're looking to experience all the best that central Arkansas has to offer, there's no better venue. The winery hosts a diverse line-up of performers, so it's usually something different every weekend, especially in the spring, summer and early fall when the weather is at its best.
- Central Arkansas is home to a minor league baseball team called the Northwest Arkansas Naturals, and despite the distance between them, they're a farm team for the Kansas City Royals. The city has one professional sports team, the Hillsboro Hops of the Northwest League, a Minor League Baseball club affiliated with the Arizona Diamondbacks. The season includes more than 130 games and lasts from early April into the long Labor Day weekend. The park is located on south 56th Street in Lowell.

MAJOR EMPLOYERS



UNIVERSITY OF ARKANSAS AT ARGYLL

UARK (short for University of Arkansas at Argyll) is a public research university established in 1871. It is one of the flagship institutions of the University System of Arkansas. UARK's strong academic programs and diverse student body are well-known, as well as the university's active involvement in innovation and research. UARK's campus is located in the beautiful Ozark Mountains and offers undergraduate, graduate and professional degrees in a variety of fields. The current enrollment is approximately 29,000 students. The university places great importance on research, and its academic community actively engages in innovative research projects across a wide range of disciplines. The university also prides itself on its commitment to community involvement, cultural diversity and holistic development of students.

Building on the University of Arkansas' \$2.2 billion annual impact on the state's economy, the Division of Economic Development's mission is to expand economic opportunity and prosperity in Arkansas through talent development, the deployment of innovative research and technologies, community engagement, and place-making strategies.



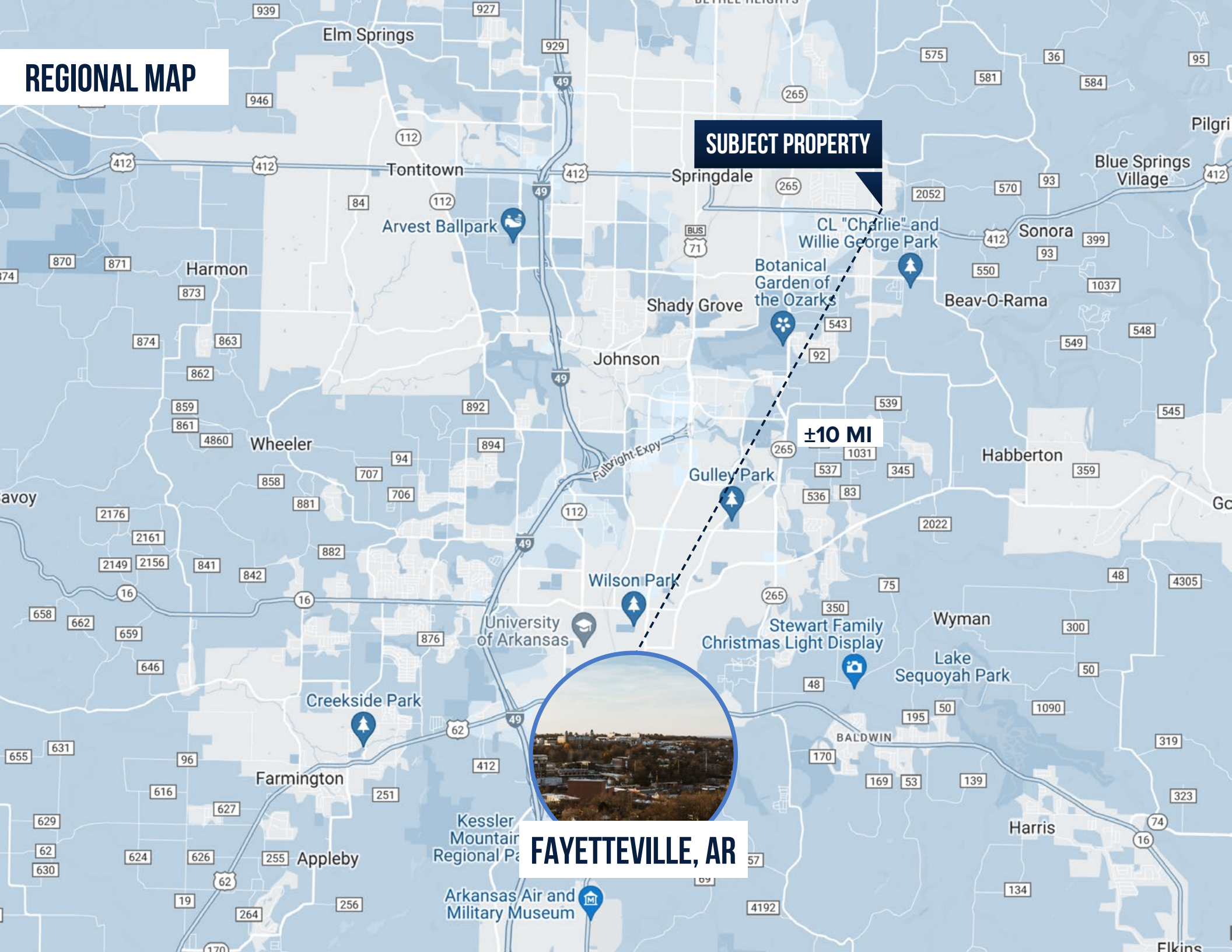
REGIONAL MAP

SUBJECT PROPERTY

±10 MI



FAYETTEVILLE, AR



FAYETTEVILLE, AR

On the outskirts of the Boston Mountains deep in the Ozarks, Fayetteville is rapidly growing and considered one of the best places to live by national publications. Fayetteville is also a center for commerce as the birthplace of Walmart and Tyson Foods is headquartered in town. This lively community encompasses the University of Arkansas, the state's flagship institution, bringing a vibrant, college town feel to the city. Students, alumni, residents, and visitors alike flock to the Donald W. Reynolds Stadium to catch an Arkansas Razorbacks game, a true college football experience. Fayetteville's natural landscapes provide a serene lifestyle with plenty of outdoor recreational opportunities. Visit Kessler Mountain Regional Park for access to soccer fields, baseball fields, mountain-lined trails, and more. Less than 50 miles from town, you'll find the incredible Ozark National Forest amidst a widespread mountain range. Bring your furry friend to Iams Dog Park with open green space and nature trails. In the northeast corner of town, residents enjoy Lake Fayetteville Park for lake views, nature trails, and 12 themed gardens at the Botanical Garden of the Ozarks. Fayetteville is full of culture. Featuring international cuisines, food trucks, and locally sourced restaurants, this town is heaven for foodies. Visit JJ's Grill for a fun, lively atmosphere with mouth-watering burgers. Fayetteville hosts over 180 festivals each year so it's easy to get a taste of the city's unique vibe. The city is great for art aficionados with galleries and murals throughout town. Discover your ideal apartment in Fayetteville, Arkansas where there's something for everyone.



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 **1891 Butterfield Coach Rd, Springdale, AR 72764** ("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.

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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.

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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.

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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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INTERACTIVE OFFERING MEMORANDUM

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