

OFFERED
FOR SALE



Brand New Construction

10 Year Corporate Lease | Opens 9/2024

Traffic Count: 17,000 Cars/Day

Population: 3,700 People in 1 Mile

289 E Jim Sharp Blvd, Kermit, Texas 79745



Gavin M Kam
Brad F Kam

972.375.3437

NNN Retail Advisors
Dallas, Texas
www.nnnretailadvisors.com

17304 Preston Road
Suite #800
Dallas, Texas 75252

gavin@nnnretailadvisors.com
brad@nnnretailadvisors.com





289 E Jim Sharp Blvd, Kermit, TX 79745

\$1,933,333

Dollar Tree | NEW 2024 Texas 7.5% CAP

Details

Asking Price	\$1,933,333	Property Type	Retail
Subtype	Storefront	Investment Type	Net Lease
Investment Sub Type	Corporate Net Lease	Lease Type	NN+
Tenant Credit	Credit Rated, Corporate Guarantee	Tenancy	Single
Brand/Tenant	Dollar Tree	Lease Term	10.1 years
Lease Commencement	08/31/2024	Lease Expiration	09/29/2034
Remaining Term	9.8 years	Square Footage	10,000
Net Rentable (sq ft)	10,000	Cap Rate	7.50%
Occupancy	100%	Occupancy Date	09/18/2024
NOI	\$145,000	Year Built	2024
Lot Size (acres)	0.91	Rent Bumps	In Options
Lease Options	5-5 Year Options		

Marketing Description

- Across street from other national tenants including Oreilly Auto Parts and Tractor Supply
- Brand new Store Opened in September 2024
- Excellent Demographics - 3,800 People in 1 Mile Radius, Traffic Count of 17,000 Cars/Day
- Located in Oil Rich West Texas - Growing Industry Base and Population
- Texas: No State Income Tax
- Regional Trade Area and Hospital and top rated schools





MAP





NET REALTY
ADVISORS



DOLLAR TREE

NET LEASED PROPERTY SPECIALISTS

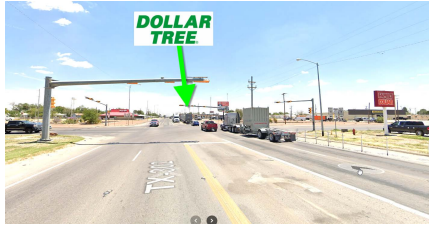
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TENANT OPTIONS (6-5 YEAR)

EXTENDED TERM	FIXED RENT
1 st	\$12,500.00/month (\$150,000.00/annum)
2 nd	\$12,916.67/month (\$155,000.04/annum)
3 rd	\$13,333.34/month (\$160,000.08/annum)
4 th	\$13,750.00/month (\$165,000.00/annum)
5 th	\$14,166.67/month (\$170,000.04/annum)
6 th	\$14,583.34/month (\$175,000.08/annum)

Demographic Summary Report

308 E State Highway 302, Kermit, TX 79745



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	3,758		6,405		6,405	
2023 Estimate	3,882		6,635		6,635	
2010 Census	3,660		6,351		6,351	
Growth 2010 - 2023	6.07%		4.47%		4.47%	
2023 Population by Hispanic Origin	2,699		4,410		4,410	
2023 Population	3,882		6,635		6,635	
White	3,580	92.22%	6,113	92.13%	6,113	92.13%
Black	164	4.22%	243	3.66%	243	3.66%
Am. Indian & Alaskan	58	1.49%	149	2.25%	149	2.25%
Asian	48	1.24%	61	0.92%	61	0.92%
Hawaiian & Pacific Island	2	0.05%	4	0.06%	4	0.06%
Other	30	0.77%	65	0.98%	65	0.98%
U.S. Armed Forces	0		0		0	
Households						
2028 Projection	1,360		2,315		2,315	
2023 Estimate	1,402		2,394		2,394	
2010 Census	1,323		2,291		2,291	
Growth 2010 - 2023	5.97%		4.50%		4.50%	
Owner Occupied	1,126	80.31%	1,941	81.08%	1,941	81.08%
Renter Occupied	276	19.69%	454	18.96%	454	18.96%
2023 Households by HH Income	1,401		2,396		2,396	
Income: <\$25,000	276	19.70%	479	19.99%	479	19.99%
Income: \$25,000 - \$50,000	332	23.70%	456	19.03%	456	19.03%
Income: \$50,000 - \$75,000	245	17.49%	431	17.99%	431	17.99%
Income: \$75,000 - \$100,000	200	14.28%	339	14.15%	339	14.15%
Income: \$100,000 - \$125,000	204	14.56%	326	13.61%	326	13.61%
Income: \$125,000 - \$150,000	73	5.21%	157	6.55%	157	6.55%
Income: \$150,000 - \$200,000	30	2.14%	119	4.97%	119	4.97%
Income: \$200,000+	41	2.93%	89	3.71%	89	3.71%
2023 Avg Household Income	\$72,082		\$78,626		\$78,626	
2023 Med Household Income	\$61,220		\$66,974		\$66,974	



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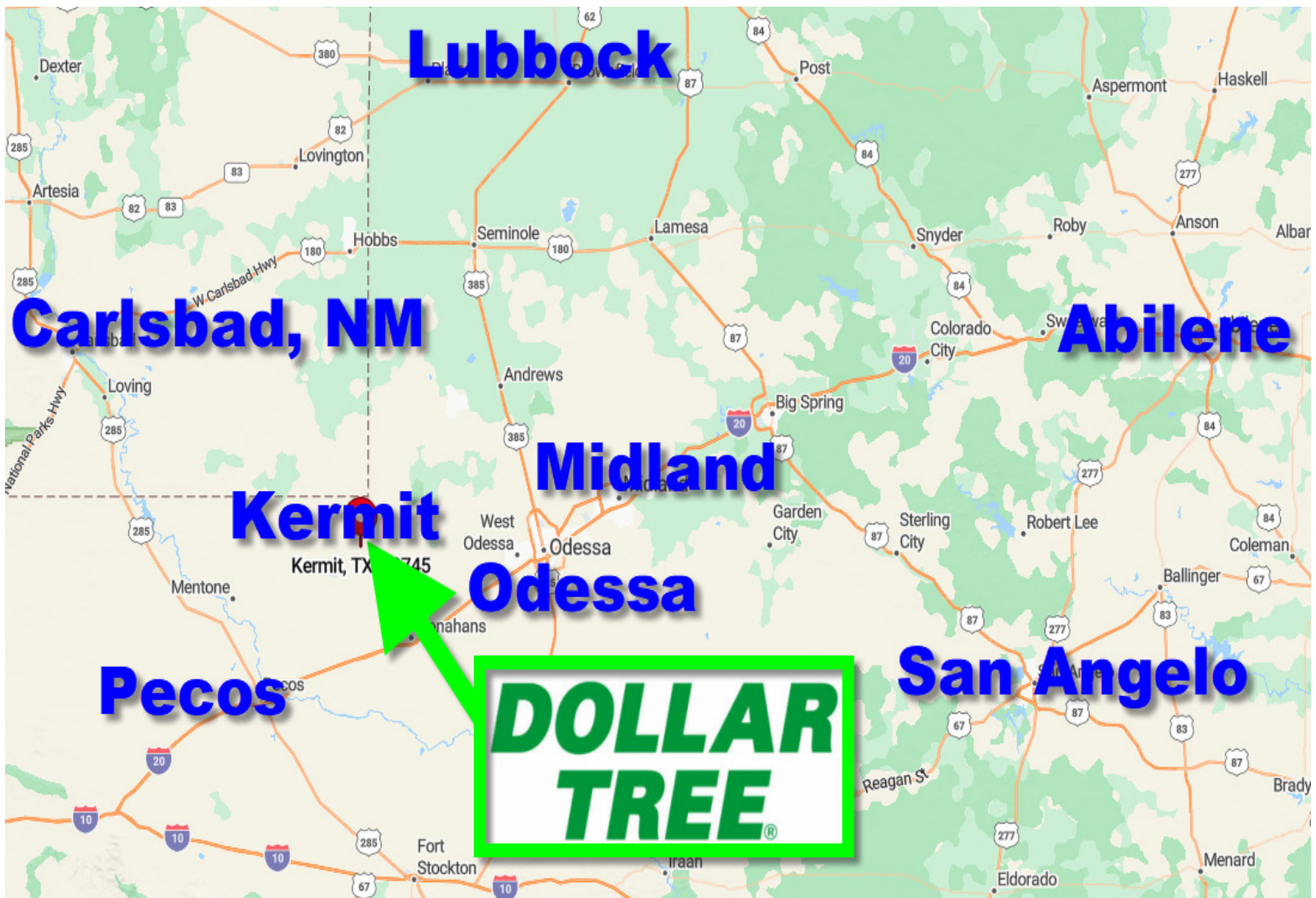
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DOLLAR TREE

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MAP



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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**



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.

Net Realty Advisors LLC	596860	info@netrealtyadvisors.com	972 661 8476
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gavin M Kam	493003	gavin@netrealtyadvisors.com	972 661 8476
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