



3845 Elm Street | Choudrant, LA 71227

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY

JOSH BISHOP

SENIOR VICE PRESIDENT & SENIOR DIRECTOR

DIR: (214) 692-2289

MOB: (315) 730-6228

josh.bishop@matthews.com

LIC # 688810 (TX)

BROKER OF RECORD

DONNIE JARREAU

LIC # BROK.995704351-CORP (LA)

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TREE**

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- Brand new 2024 construction for Family Dollar Tree
- 10-year corporate lease with minimal landlord responsibilities
- Tenant is responsible for HVAC, CAM, taxes, and insurance
- 5-Mile population of 85,772 residents
- Average household income of \$73,996 annually
- Traffic counts on I-20 exceed $\pm 40,700$ vehicles daily
- \$5,265 rental increases in each option period
- Located near the brand new \$47 million Ruston Sports Complex which sits on ± 185 acres and sees roughly $\pm 400,000$ visitors annually
- Nearby Universities include: Louisiana Tech University (12,400 students), Grambling State University (4,800 students), and Louisiana Delta Community College (3,800 students)
- Choudrant is located ± 24 miles west of Monroe and ± 8 miles east of Ruston

TENANT

- Family Dollar Tree Combo Stores are delivering 20% higher sales than non co-branded stores
- The tenant has an investment grade credit rating (rated BBB by S&P)
- Second largest discount retailer in the U.S., with 16,000+ stores and \$28.3 billion in revenue





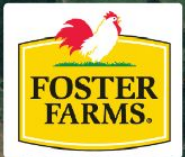
± 40,700 VPD



± 4,900 VPD



THE EMORY HOUSE EVENT CENTER



CHOUDRANT FIRE STATION

145



CHOUDRANT TOWN HALL

CHOUDRANT HIGH SCHOOL
356 STUDENTS



REDFORD FARMS OF LOUISIANA FEED MILL

CHOUDRANT ELEMENTARY
538 STUDENTS



LOUISIANA TECH UNIVERSITY
12,039 STUDENTS
± 9.6 MILES AWAY



± 40,700 VPD

**DOWNTOWN
RUSTON**



CHoudrant FIRE STATION

CHoudrant HIGH SCHOOL
356 STUDENTS



**RUSTON REGIONAL
AIRPORT**



FINANCIAL OVERVIEW



\$1,718,789
LIST PRICE



7.85%
CAP RATE



\$134,925
NOI

BUILDING INFO

ADDRESS	3845 Elm Street Choudrant, LA 71227
YEAR BUILT	2024
GLA OF BUILDING	±10,531 SF
LOT SIZE	±1.90 AC

TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	5/18/2024
Lease Expiration Date	5/30/2034
Term Remaining on Lease	±9.50 Years
Increase	\$5,250 (\$0.50 PSF) in options
Options	Four, 5-Year

ANNUALIZED OPERATING DATA

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current	\$11,243.75	\$134,925.00	7.85%
Option 1	\$11,681.25	\$140,175.00	8.16%
Option 2	\$12,118.75	\$145,425.00	8.46%
Option 3	\$12,556.25	\$150,675.00	8.77%
Option 4	\$12,993.75	\$155,925.00	9.07%

TENANT OVERVIEW

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±200,000



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 ±15,115 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 15,115 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



\$28.33B

2022 REVENUE



1959

FOUNDED

AREA OVERVIEW

CHOUDRANT, LA

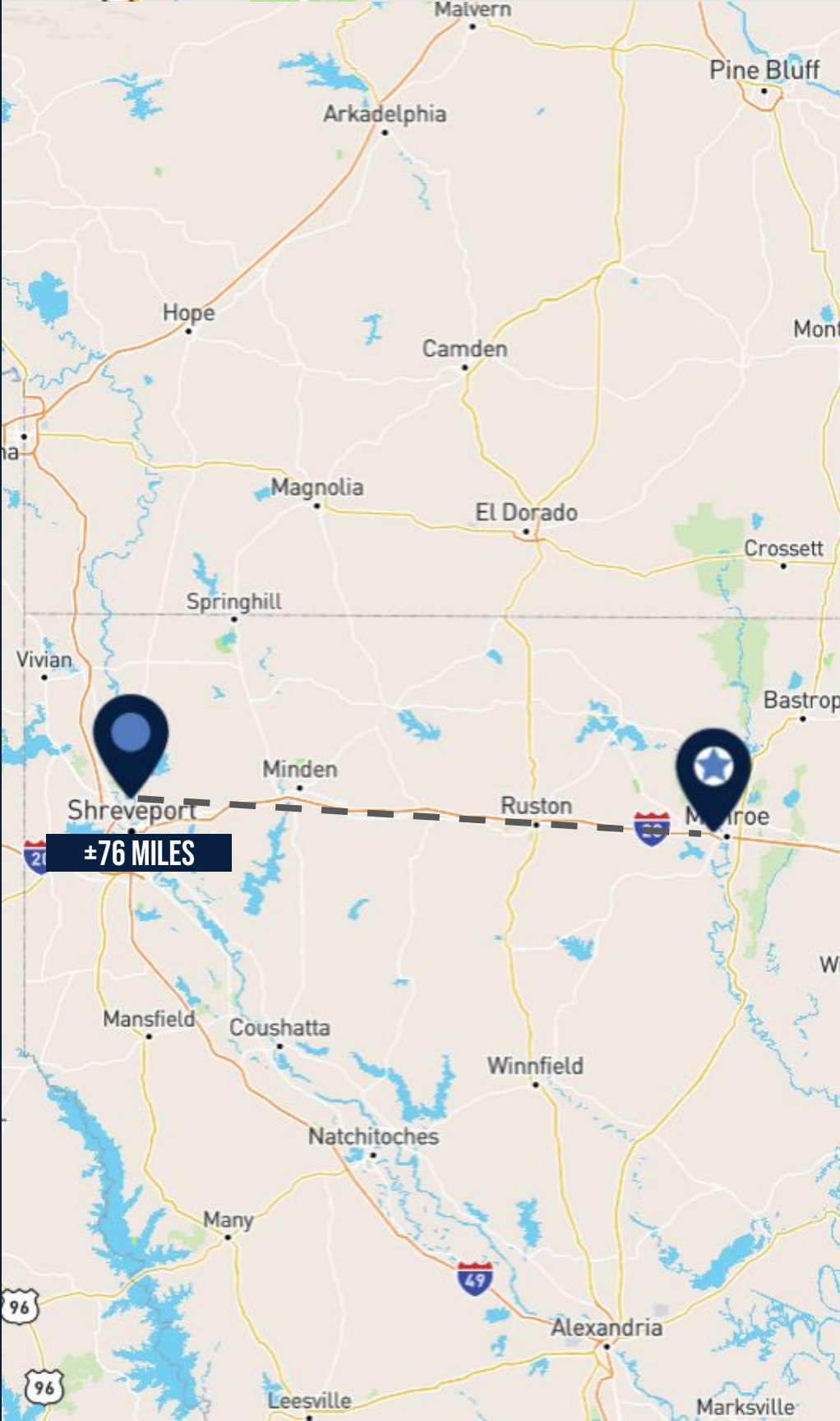
Choudrant, Louisiana, is a village with a welcoming atmosphere and close community connections. Located in Lincoln Parish along Interstate 20, it provides easy access to nearby cities like Shreveport, just an hour away. The village was established in the late 19th century with the arrival of the Vicksburg, Shreveport, and Pacific Railroad.

Today, Choudrant maintains its rural character while benefiting from its proximity to Ruston and Shreveport, offering access to larger economic centers. The local economy is centered around agriculture, small businesses, and industries tied to the nearby university town of Ruston, home to Louisiana Tech University.

Choudrant offers a peaceful environment with a few notable local attractions. Squire Creek Country Club, a premier golf resort located just outside the village, attracts residents and visitors. The village’s cultural life is reflected in its annual events, local festivals, and strong community involvement in schools and churches. Its location near Shreveport provides convenient access to larger cultural venues, shopping, and entertainment, while residents still enjoy the quiet, rural surroundings.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	40,254	85,772	135,708
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	17,969	35,898	55,236
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$72,199	\$73,996	\$77,101



SHREVEPORT, LA MSA

In Shreveport, you experience true southern Louisiana culture. While it may be a couple of hours' distance from New Orleans, it's all about the bayou. What makes this city unique is that the close proximity to the Texas border blends southern charm and western culture together.

Immersing yourself in the area's natural surroundings is easy at Cypress Black Bayou Park, where you can enjoy a day on the water and hanging out with friends. Another great green space is Caddo Park, which has a large lake that houses over 70 types of fish.

The city is near one of the best outlet malls in the state. The Outlets at Louisiana Boardwalk has over 70 retailers and fantastic restaurants. Line Avenue Shopping District is another popular area with five miles of specialty shops and boutiques.

Louisiana is all about the southern food and Louisiana Creole cuisine – and Crawdaddy's Kitchen is the perfect place for both! Nightlife near Shreveport apartments includes Riverside

Warehouse and the Straycat for cheap drinks. To travel in and around the city, locals can either commute by car or the SporTran. Residents here are close to a number of major roadways, including Interstate 20, Interstate 49, and Interstate 220, as well as the city regional airport.





ECONOMY

Shreveport was once a major player in the United States oil business and at one time could boast Standard Oil of Louisiana as a locally based company. Today, Shreveport is the commercial and cultural center of the tri-state area where Arkansas, Louisiana, and Texas meet. Major industries contributing to the growth of the local economy include defense & aerospace, education, gaming, health care, and film. With its low cost of living and affordable cost of doing business, North Louisiana has attracted many companies in the recent years to relocate to the city. According to Forbes, Shreveport has a gross metro product of \$23.5 billion.

Shreveport has largely transitioned into a service economy specifically within the gaming industry. Several casinos and the Harrah's Louisiana Downs horse racetrack are major contributors to the gaming industry in the city. The city is also a major medical hub as it is home to Willis-Knighton Medical Center, LSU Health Shreveport, University Health Shreveport, and Christus Schumpert Highland Hospital. Known as "Hollywood South", Shreveport is the third-largest film industry in the United States, just behind California and New York. Several major blockbuster films have been filmed in the city, including Olympus Has Fallen, Texas Chainsaw 3D, and Dark Places.

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 **3845 Elm Street Choudrant, LA 71227** ("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 Broker. The material and information in the Offering Memorandum is unverified. Broker 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.

Broker 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 Broker, the property, or the seller by such entity.

Owner and Broker 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 Broker 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.

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES