



2128 S MAIDEN LN | JOPLIN, MO 64804

OFFERING MEMORANDUM



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INVESTMENT HIGHLIGHTS

LEASE AND LOCATION

- 2024 build-to-suit construction for Dollar Tree
- ±10 year NN+ lease with minimal landlord responsibility
- Joplin is considered the gateway to the Ozarks
- 5 mile population in excess of 67,178 residents
- Over 19,767 VPD at the intersection of Maiden Ln & Southlake Blvd
- Nearby national tenants include Walmart, Ace Hardware, Aldi, Taco Bell, Subway, Walgreens, and many more
- The subject property comes with a 20-year transferable roof warranty
- Five, 5-year renewal options, all of which include attractive rental increases
- Average household income of \$71,463

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



\$2,401,361
LIST PRICE



±10,000 SF
GLA



2024
YEAR BUILT



±0.79 AC
LOT SIZE



7.35%
CAP RATE



TENANT SUMMARY

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	1/15/2025
Lease Expiration Date	1/31/2035
Term Remaining on Lease	±10 Years
Increase	\$5,000 (\$50 PSF in Options)
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$14,708.33	\$176,500.00	\$5,000	7.35%
Option 1	\$15,125.00	\$181,500.00	\$5,000	7.56%
Option 2	\$15,541.67	\$186,500.00	\$5,000	7.76%
Option 3	\$15,958.33	\$191,500.00	\$5,000	7.97%
Option 4	\$16,375.00	\$196,500.00	\$5,000	8.17%
Option 5	\$16,791.67	\$201,500.00	\$5,000	8.39%



 **Ducommun**



MENKE-MCALLISTER DENTISTRY


JUNGE STADIUM



ZINC
COFFEE



W SOUTHLAKE BLVD ± 8,938 VPD

 **CECIL FLOYD ELEMENTARY SCHOOL**
500 STUDENTS

Walgreens

HALL'S FOOD MART



Walmart
Neighborhood Market



 **IRVING ELEMENTARY SCHOOL**
550 STUDENTS



ACE Hardware

S MAIDEN LN ± 10,829 VPD



KANSAS CITY UNIVERSITY
1,306 STUDENTS
± 1 MILE AWAY



 **NORTH MIDDLE SCHOOL**
517 STUDENTS

TAMKO BUILDING PRODUCTS




E 7TH ST ± 18,756 VPD



JUNGE STADIUM

 **JOPLIN HIGH SCHOOL**
2,233 STUDENTS

 **JOPLIN PUBLIC LIBRARY**

 **CECIL FLOYD ELEMENTARY SCHOOL**
500 STUDENTS



 **THE DOCK APARTMENTS**
44 UNITS



KANSAS CITY UNIVERSITY
1,306 STUDENTS
± 1 MILE AWAY

 **KELSEY NORMAN ELEMENTARY SCHOOL**
300 STUDENTS

S MAIN ST ± 14,542 VPD

TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF LOCATIONS

±16,000



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, benefiting 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 enabled Dollar Tree and Family Dollar to broaden their horizons, presenting a wider range of compelling merchandise assortments with greater value to a more diverse customer base.

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.

AREA OVERVIEW

JOPLIN, MO

Joplin, Missouri, located in the southwestern corner of the state near the Ozarks, is a city shaped by its mining heritage and central location along historic Route 66. Once a hub for lead and zinc mining in the late 19th and early 20th centuries, Joplin retains echoes of its history in sites like the Joplin Museum Complex and the Route 66 Mural Park. Natural attractions, such as Grand Falls, Missouri's largest continuously flowing waterfall, and the Wildcat Glades Conservation Area, draw visitors with their unique beauty. Joplin also serves as a convenient gateway to Springfield, located just an hour northeast, providing easy access to larger urban amenities.

The city blends a strong sense of community with a growing arts and cultural scene. Downtown Joplin features galleries, restaurants, and events that highlight local creativity, while its economy has transitioned from mining to include manufacturing, retail, and healthcare. Despite challenges like the devastating 2011 tornado, Joplin has rebuilt with resilience, fostering a welcoming atmosphere and maintaining its role as a regional hub for commerce and culture.

DEMOGRAPHICS

POPULATION

3-MILE

5-MILE

10-MILE

Current Year Estimate

42,792

67,178

116,393

HOUSEHOLDS

3-MILE

5-MILE

10-MILE

Current Year Estimate

18,563

28,830

48,027

INCOME

3-MILE

5-MILE

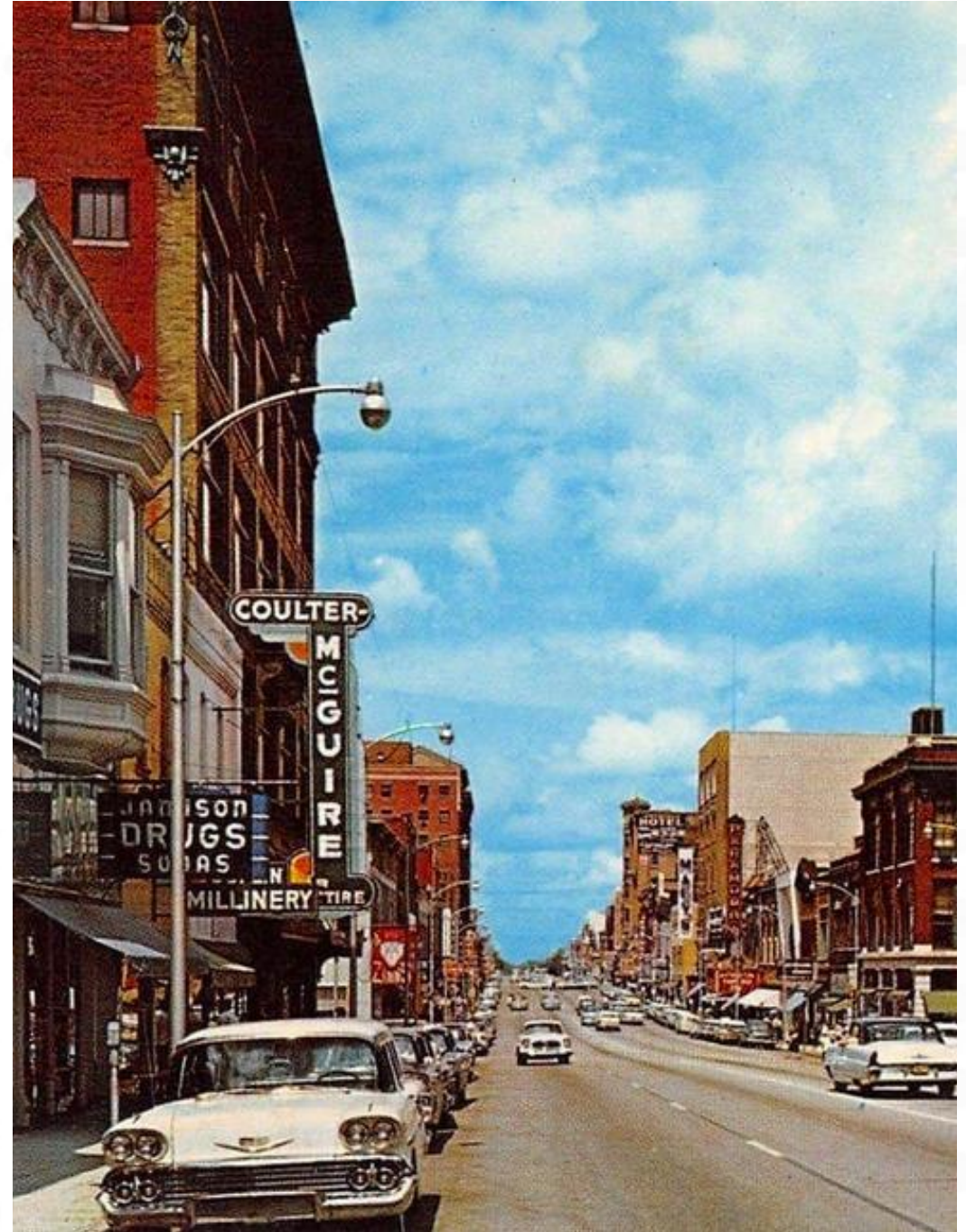
10-MILE

Average Household Income

\$71,463

\$81,145

\$87,897



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2128 S Maiden Ln, Joplin, MO, 64804** ("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:

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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.

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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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