



**TOP 35% PERFORMING STORE IN THE STATE**

**RECENT REMODEL COMPLETED**

**CORPORATE GUARANTEED LEASE**

**1218 HWY 65 SOUTH, LAKE VILLAGE, AR 71653**



**Colliers**





## Investment Summary

The Snyder Carlton National Net Lease Team is pleased to offer to investors an opportunity to acquire the single tenant net leased Family Dollar-Dollar Tree in Lake Village, AR. Dollar Tree, A publicly traded company (NASDAQ: DLTR), operates over 16,000 stores across the U.S. & Canada, employs over 200,000 associates and has an investment grade credit rating (S&P: BBB). In 2024 Forbes ranked Dollar Tree #143 on the Fortune 500 with over \$30.6 billion in annual revenue. The long-term net lease has over 7 years remaining in the primary term with six 5-year option periods and \$0.50 PSF rent increases every 5 years creating inflation resistant cash flows for years to come.

The recently renovated 14,579 SF building on 1.04-acre parcel is strategically positioned along Highway 65 South, which sees over 11,900 VPD, and is located within a Certified Opportunity Zone. Nearby retailers include McDonald's, Church's Chicken, Sullivan's Grocery, Love's Travel Stop, O'Reilly Auto Parts, FedEx Office and Dollar General.

This is a great opportunity to purchase bite-sized single tenant retail asset in Arkansas with a corporate guaranty, 30 years in option periods, limited landlord responsibilities and rent increases providing worry free income.



## PARCEL DETAILS



Land Size  
1.04 Acres



Building Size  
14,579 SqFt



Parcel No. (APN)  
030-00108-001C



PRICING DETAILS

List Price	\$1,112,000
CAP Rate	7.50%
NOI	\$83,444
Taxes	NNN
Insurance	\$385
CAM	NNN

LEASE ABSTRACT

Tenant Trade Name	Family Dollar/Dollar Tree
Lease Guarantor	Family Dollar Stores Inc.
Lease Expiration	Feb 29, 2032
Remaining Term	7+ Years
Base Rent	\$83,829
Option Periods	6 - 5 Year Option Periods \$0.50 PSF Rent Increases Every 5 Years 3/1/2032: \$91,119 3/1/2037: \$98,408 3/1/2042: \$105,698 3/1/2047: \$112,987 3/1/2052: \$120,277 3/1/2057: \$127,566
Lease Type	NN Lease
Roof, Structure, & Parking Lot	Landlord Responsible

Investment Highlights

- **Top 35% Ranked Performing Store in the State**
- **Recently Remodeled Family Dollar/Dollar Tree** – Lake Village, AR
- **Ranked #143 on Fortune 500** – Publicly Traded Company (NASDAQ: DLTR) – \$30B in Revenue
- **Dollar Tree Acquired Family Dollar** in 2015 for \$8.5 Billion
- **Over 16,000 Stores** Across the United States & Canada – 200,000+ Associates
- **Investment Grade Credit Tenant** – Rated BBB by S&P (Moody’s: Baa2)
- **Long Term Net Lease** – Over 7 Years Remaining in Primary Term – Six 5-Year Option Periods
- **Inflation Resistant Cash Flows** - \$0.50 PSF Rent Increases Every 5 Years
- **Corporate Guaranty** (FAMILY DOLLAR STORES, INC.) – Limited Landlord Responsibilities
- **Strategically Positioned on US-65** – Over 11,900 VPD – Located in Certified Opportunity Zone
- **Recently Remodeled** 14,579 SF Building on 1.04 Acre Parcel
- **Nearby Retailers** Include McDonald’s, Church’s Chicken, Sullivan’s Grocery, Love’s Travel Stop, O’Reilly Auto Parts, FedEx Office and Dollar General
- **Demographics** – Over 2,900 Residents within 5 Mile Radius
- **Average Household Income** Exceeding \$62,500 within 5 Mile Radius

Property Photos







## Tenant Overview

Dollar Tree, Inc. (NASDAQ: DLTR) , ranked 143 on the Fortune 500 list, is a leading operator of discount variety stores that have served North America for more than 63 years. Operating under the brands Dollar Tree and Family Dollar, they are headquartered in Chesapeake, Virginia and operate more than 16,000 stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 200,000 associates. They are more focused than ever on providing customers and their communities with convenience and extreme values. They are also committed to serving the best interests of their stakeholders and are enhancing shareholder value through exceptional performance, responsible business practices, and effective communication.



**16k + stores** across the US and Canada



**7,600+** Family Dollar locations in the United States



**25 distribution centers** provide efficient product distribution for lower pricing



**200k+ associates**, enabling strong customer support



## COMPANY OVERVIEW

Type	Public (NASDAQ: DLTR)
Headquarters	Chesapeake, VA
Founded	1986
Annual Revenue	\$30.6B (2024)
Website	<a href="http://www.dollartree.com">www.dollartree.com</a>





## Market Overview

Lake Village is a city in and the county seat of Chicot County, Arkansas. Chicot County is one of the 15+ counties that make up the Arkansas Delta. The region runs along the Mississippi River from Eudora north to Blytheville and as far west as Little Rock. It is part of the Mississippi embayment, itself part of the Mississippi River Alluvial Plain.

### Highlights

- The Upper Arkansas Delta was once home to American icons Ernest Hemingway and Johnny Cash.
- Lake Village is situated on the shores of Lake Chicot, Arkansas’ largest natural lake and the largest oxbow lake in North America. It is also home to the historic Lakeport Plantation and the site of Col. Charles Lindbergh’s first night flight.

3.07 M

2023 EST. POPULATION  
(ARKANSAS)

\$503,734

AVG PRICE OF LAND &  
RANCHES FOR SALE  
(DELTA REGION)

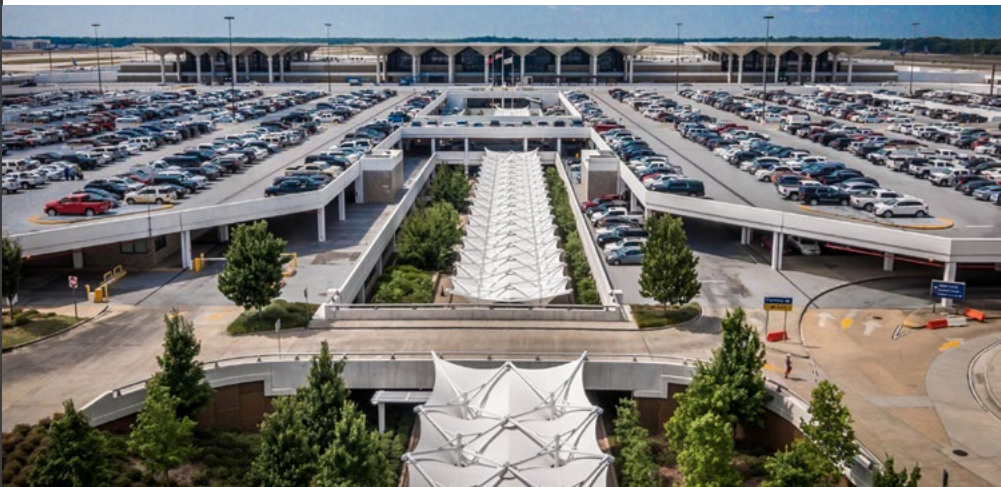
\$82,554

2024 AVERAGE  
HOUSEHOLD INCOME  
(ARKANSAS)

38.4

MEDIAN AGE  
OF POPULATION  
(ARKANSAS, 2022)

Strategically located in the center of the U.S., Arkansas serves as a crucial hub for logistics and transportation.



## Market Overview

### Economy

The Arkansas Delta economy is dominated by agriculture. The main commodity crop is soybeans; other crops include rice, cotton, and corn. Catfish farming has been developed as a new source of revenue for Arkansas Delta farmers, along with poultry production. The area accounts for a significant portion of the \$20 billion that agriculture contributes to the state’s economy annually. Delta farmers take advantage of valuable research conducted by the University of Arkansas System Division of Agriculture’s Cooperative Extension Service to improve production methods, biotechnology, and conserve the area’s soil and water resources. As a result, state agricultural business leaders and educators are looking toward a bright future for the Delta, embracing modern technology, programs, research and business within the region.

### Transportation

The Arkansas Delta is well-connected by major highways, including Interstate 40, Interstate 55, and U.S. Highway 49, which facilitate both commuter and commercial traffic. Memphis International Airport (across the river in Tennessee) provides the region with domestic and international air travel.



# Market Overview

## Cultural and Recreational Attractions

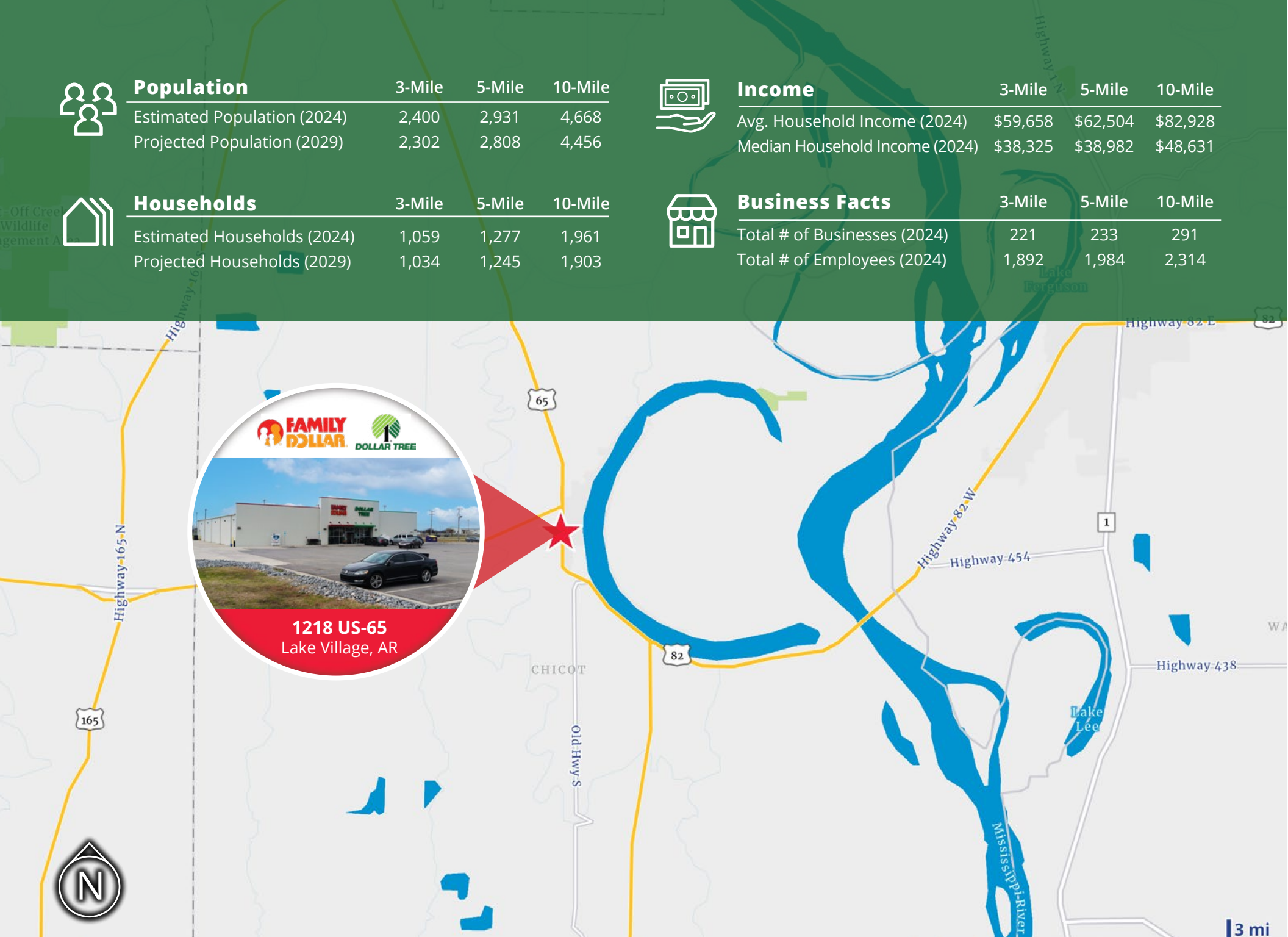
The Arkansas Delta is known for its rich musical heritage. Many of the nation’s blues pioneers were either born in the Arkansas Delta or lived in the region. Today the region hosts several blues events throughout the year, culminating in the King Biscuit Blues Festival. The festival attracts an average of about 100,000 people over its three-day run.

The Delta Cultural Center in historic downtown Helena-West Helena is a museum dedicated to the history of the Arkansas Delta. The center, a museum of the Department of Arkansas Heritage, opened in 1990 with the mission of preserving, interpreting, and presenting the cultural heritage of a twenty-seven-county region.



### THE BIG RIVER CROSSING

The Big River Crossing connects West Memphis, Arkansas, to downtown Memphis, Tennessee. A major focus of the Big River Crossing is the “big river” itself, which visitors view from the nearly one-mile walkway built alongside the historic Harahan Bridge, one of the river’s former roadways.





This Offering Memorandum contains select information pertaining to the business and affairs of Dollar/Dollar Tree - 1218 US-65, Lake Village, AR 71653. It has been prepared by Colliers International. This 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 Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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