

Family Dollar

17025 TX-154, Harleton, TX 75651



Representative Photo

AERIAL VIEW // Family Dollar



OFFERING SUMMARY



Listing Price
\$828,050



Cap Rate
8.50%



Price/SF
\$90.20

FINANCIAL

Listing Price	\$828,050
NOI	\$70,384
Cap Rate	8.50%
Price/SF	\$90.20

OPERATIONAL

Lease Type	Double Net
Guarantor	Corporate Guarantee
Lease Expiration	12/31/2022
Rentable SF	9,180 SF
Lot Size	1.5 Acres (65,340 SF)
Year Built	2007



FAMILY DOLLAR

17025 TX-154, Harleton, TX 75651

INVESTMENT OVERVIEW

The subject offering affords an incoming investor the opportunity to acquire a 9,180 square foot Family Dollar in Harleton, Texas. Family Dollar serves the community of Harleton as the major market and grocery store in town. The offering provides a strong investment with a highly sought-after tenant. This asset has minimal landlord responsibility and sits on a main thoroughfare.

INVESTMENT HIGHLIGHTS

Corporately Guaranteed Double Net Lease--Minimal Landlord Responsibilities

Three Five-Year Options with 10% Increases Remaining

Ideal Demographics for This Highly Sought-After Tenant

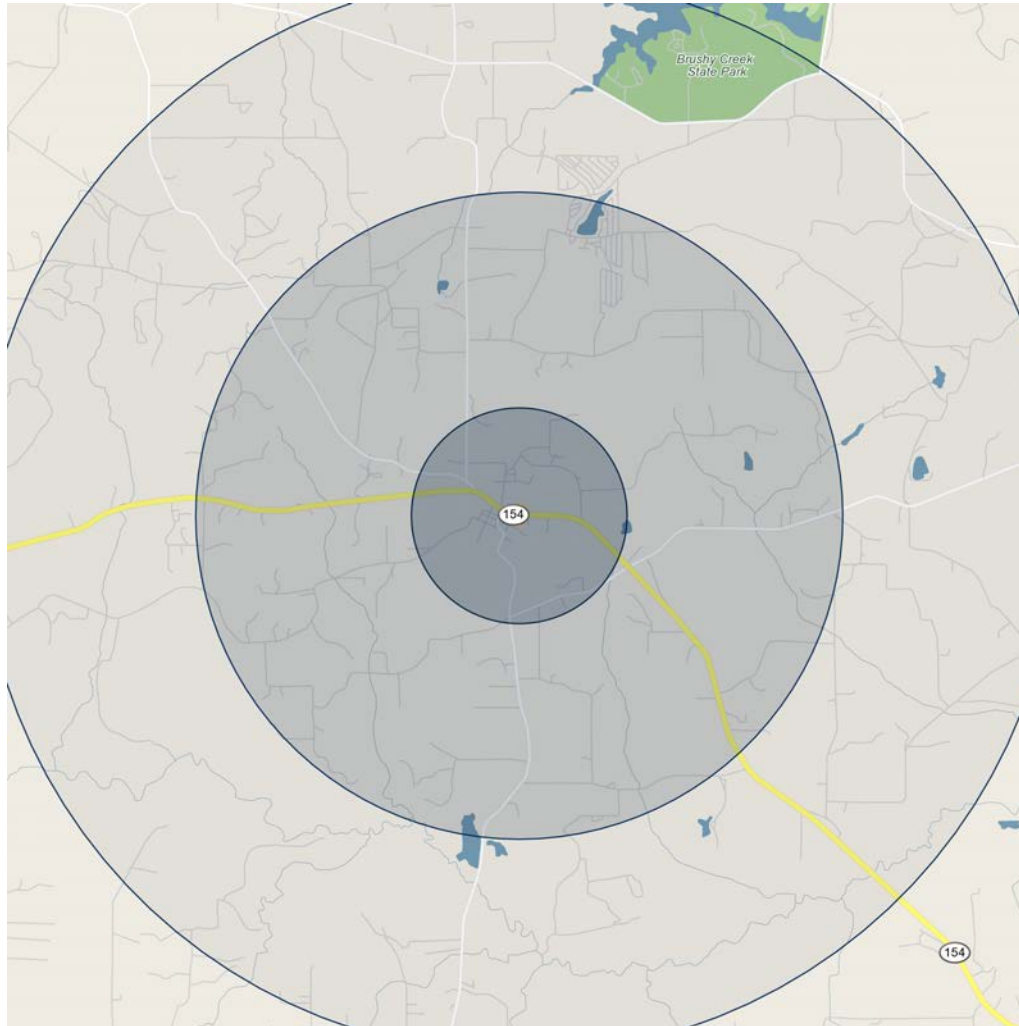
THE OFFERING	
Price	\$828,050
Capitalization Rate	8.50%
Price/SF	\$90.20

PROPERTY DESCRIPTION	
Year Built / Renovated	2007
Gross Leasable Area	9,180 SF
Type of Ownership	Fee Simple
Lot Size	1.50 Acres

LEASE SUMMARY	
Tenant	Family Dollar
Rent Increases	Yes
Guarantor	Corporate Guarantee
Lease Type	Double Net
Lease Commencement	1/1/2008
Lease Expiration	12/31/2022
Renewal Options	Three 5-Year Options
Term Remaining on Lease (Yrs)	1.5 Years
Landlord Responsibility	Roof, Structure, Parking Lot
Tenant Responsibility	Taxes, Insurance, Maintenance

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$70,384	\$5,865	\$7.67	8.50%
1/1/2023-12/31/2027	\$77,422	\$6,452	\$8.43	9.35%
1/1/2028-12/31/2032	\$85,164	\$7,097	\$9.28	10.28%
1/1/2033-12/31/2037	\$93,680	\$7,807	\$10.20	11.31%

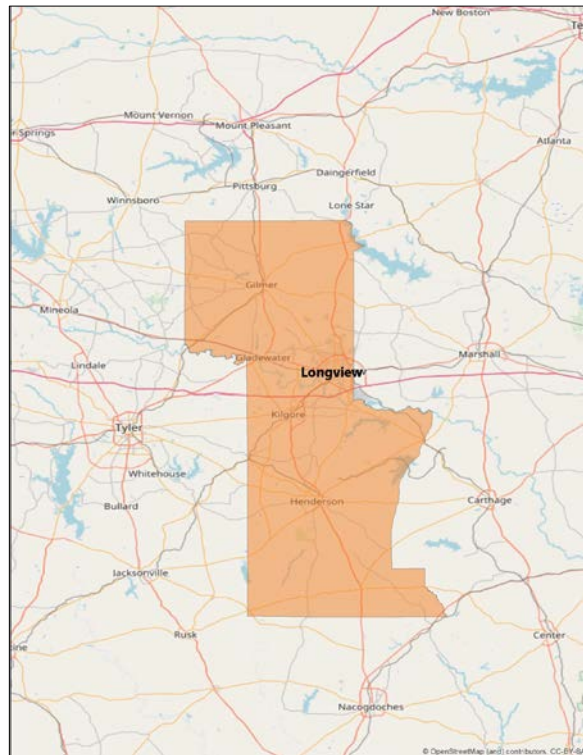
DEMOGRAPHICS // Family Dollar



	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Projection	161	1,425	3,230
2020 Estimate	144	1,301	2,969
2010 Census	119	1,123	2,609
2000 Census	106	1,022	2,382
HOUSEHOLD INCOME			
Average	\$72,789	\$71,292	\$67,295
Median	\$54,927	\$54,489	\$51,661
Per Capita	\$30,601	\$27,104	\$26,546
HOUSEHOLDS			
2025 Projection	68	543	1,277
2020 Estimate	61	494	1,171
2010 Census	50	428	1,035
2000 Census	44	380	927
HOUSING			
Median Home Value	\$151,212	\$147,699	\$133,304
EMPLOYMENT			
2020 Daytime Population	70	774	1,597
2020 Unemployment	4.22%	3.90%	4.04%
Average Time Traveled (Minutes)	29	31	31
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	36.56%	37.11%	37.08%
Some College (13-15)	21.54%	21.70%	22.02%
Associate Degree Only	8.36%	8.80%	8.57%
Bachelor's Degree Only	11.21%	8.97%	9.29%
Graduate Degree	5.13%	5.45%	4.92%

LONGVIEW, TX

The Longview metro is located in east Texas, 65 miles west of Shreveport and approximately 130 miles east of Dallas. It is composed of Gregg, Rusk and Upshur counties. Longview is the most populous city with 82,700 residents and is the seat of Rusk County. The metro's economy is bolstered by strong manufacturing and transportation sectors as easy access to Dallas and Shreveport, paired with the relatively low cost of living, attracts businesses.



METRO HIGHLIGHTS



STRATEGIC LOCATION

Interstate 20 traverses the metro, East Texas Regional Airport, and the Union Pacific railroad, making it attractive to distributors in the region.



INDUSTRIAL PRESENCE

The metro is home to Eastman Chemicals, which produces a variety of products for automotive, cosmetic, and food applications.



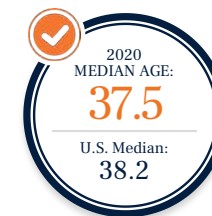
HIGHER EDUCATION

Kilgore College and Le Tourneau University are located in the metro. Combined they have more than 9,000 students enrolled and contribute to a highly skilled labor pool.

ECONOMY

- The metro is a one-hour drive west of Shreveport and a two-hour drive east of Dallas. The infrastructure in place allows for transportation via rail, road, and air, with access to ports just an hour away.
- Transportation is another important segment for the metro's economy. Two freight rail lines serve Longview. Combined, nearly 30 trains pass through Longview's stations daily.
- In addition to Eastman Chemical, the manufacturing sector also includes Komatsu, Trinity Rail, Mr. Cooper, AAON Coil Products, and Westlake Chemical.
- Other major employers in the area are healthcare providers. Christus Good Shepherd Medical Center, Longview Regional Hospital, and Diagnostic Clinic of Longview are leading the way.

DEMOGRAPHICS



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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FAMILY DOLLAR

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