

# OFFERING MEMORANDUM



**FAMILY DOLLAR - BRAND NEW CONSTRUCTION**  
ORANGE, TEXAS

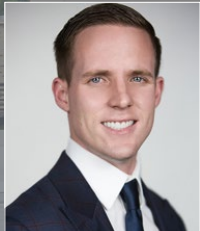


**SCHUCHERT**  
RETAIL GROUP



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**EXCLUSIVELY LISTED BY:**



**JIM SCHUCHERT**

Co-Founder & Managing Partner

[jim@schuchert.com](mailto:jim@schuchert.com)

D 424.363.6507

M 310.971.3892

CA License #01969414



**JOE SCHUCHERT**

Co-Founder & Managing Partner

[joe@schuchert.com](mailto:joe@schuchert.com)

D 424.363.6508

M 310.971.3116

CA License #01973172

**AVERY MURRAH - STROUDLINK REALTY SERVICES**

**BROKER OF RECORD**

TX License #9004477

**FAMILY DOLLAR**

**FAMILY DOLLAR**



# INVESTMENT SUMMARY



PURCHASE PRICE  
**\$1,172,415**



LOCATION  
**43441 STATE HIGHWAY 87  
ORANGE, TX 77614**



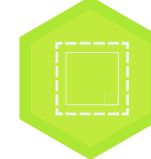
CAP RATE  
**7.25%**



ANNUAL RENT  
**\$85,000.08**



BUILDING SIZE  
**9,180 SQ. FT.**



LAND AREA  
**0.93 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**NN+**



TERM REMAINING  
**10.5 YEARS**



LEASE EXPIRATION  
**09/30/2030**



RENEWAL OPTIONS  
**6 - 5 YEAR**



RENT INCREASES  
**5% AT OPTIONS**



PARKING  
**32 SPACES**



YEAR BUILT  
**2020**



APN  
**TBD**



TRAFFIC COUNTS  
**6,675 VPD**

# INVESTMENT HIGHLIGHTS

## FAMILY DOLLAR CORPORATE GUARANTEED LEASE:

- Brand New Construction
- 2020 Construction Build-to-Suit Family Dollar - 9,180 SF
- 10.25 Years of Guaranteed Lease Term
- Six (6) - Five (5) Year Options at 5% Rent Increases

## NN+ LEASE | MINIMAL LANDLORD RESPONSIBILITIES | 30 YEAR ROOF WARRANTY & CONCRETE PARKING LOT

- Landlord Responsibilities Limited to Roof (Under Warranty) & Parking Lot (Concrete)
- Roof is Warranted for a Period of 30 Years
- Tenant is Responsible for Maintaining, Repairing & Replacement of HVAC

- Tenant is Responsible for Lawn and Landscape Maintenance (Snow & Trash Removal), Repairing Parking Area Lights; and Restriping the Parking Lot

## RARE CORPORATE GUARANTEE - FAMILY DOLLAR STORES, INC.:

- Lease is Guaranteed by Family Dollar Stores, Inc.
- The Majority of New Family Dollar Leases are Guaranteed by a Subsidiary of Family Dollar Stores, Inc. - No Longer the Parent Company

## PROXIMITY TO OTHER MAJOR CITIES:

- Beaumont, Texas | 31 Miles - 35 Minute Drive
- Lake Charles, Louisiana | 36 Miles - 48 Minute Drive
- Port Arthur, Texas | 39 Miles - 47 Minute Drive
- Houston, Texas | 114 Miles - 1 Hour: 46 Minute Drive

## ORANGE, TEXAS:

- Located on the West Bank of the Sabine River, Which Separates the States of Texas and Louisiana
- A Charming Community with a Rich History, World-Class Events and Beautiful Attractions
- The County Seat of Orange County and is the Easternmost City in Texas

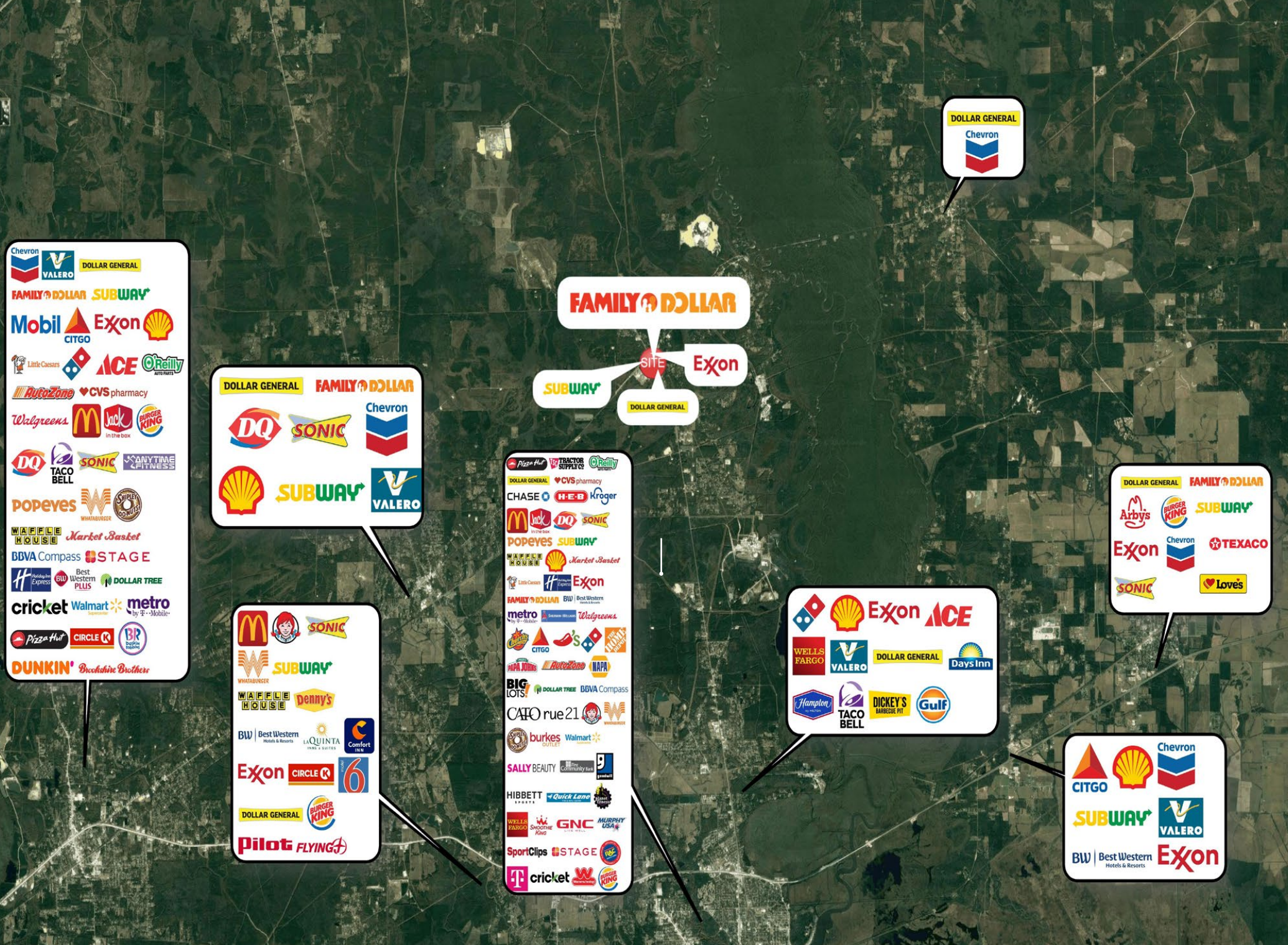
## TRADE AREA DEMOGRAPHICS:

- 3-Mile Population = 3,104 Residents
- 3-Mile Average Household Income = \$55,082
- 5-Mile Population = 4,615 Residents
- 5-Mile Average Household Income = \$61,289
- 7-Mile Population = 10,084 Residents
- 7-Mile Average Household Income = \$70,283

## TENANT:

- Dollar Tree, Inc. (NASDAQ: DLTR) Features Investment Grade Credit (BBB-) by Standard & Poor's
- 15,370 Stores Across 48 States and Five Canadian Provinces as of May 2, 2020





Chevron VALERO DOLLAR GENERAL  
 FAMILY DOLLAR SUBWAY  
 Mobil CITGO Exxon  
 Little Caesars ACE O'Reilly  
 AutoZone CVS pharmacy  
 Walgreens McDonald's Jack in the Box BURGER KING  
 DQ SONIC ANYTIME FITNESS  
 TACO BELL  
 POPEYES WENDY'S SHREVEPORT  
 WAFFLE HOUSE Market Basket  
 BBVA Compass STAGE  
 Best Western PLUS DOLLAR TREE  
 cricket Walmart metro by T-Mobile  
 Pizza Hut CIRCLE K BR  
 DUNKIN' Brookshire Brothers

DOLLAR GENERAL FAMILY DOLLAR  
 DQ SONIC Chevron  
 Shell SUBWAY VALERO

McDonald's SONIC  
 WENDY'S SUBWAY  
 WAFFLE HOUSE Denny's  
 BW | Best Western LAQUINTA Comfort INN  
 Exxon CIRCLE K 6  
 DOLLAR GENERAL BURGER KING  
 Pilot FLYING J

FAMILY DOLLAR  
 SITE Exxon  
 SUBWAY DOLLAR GENERAL

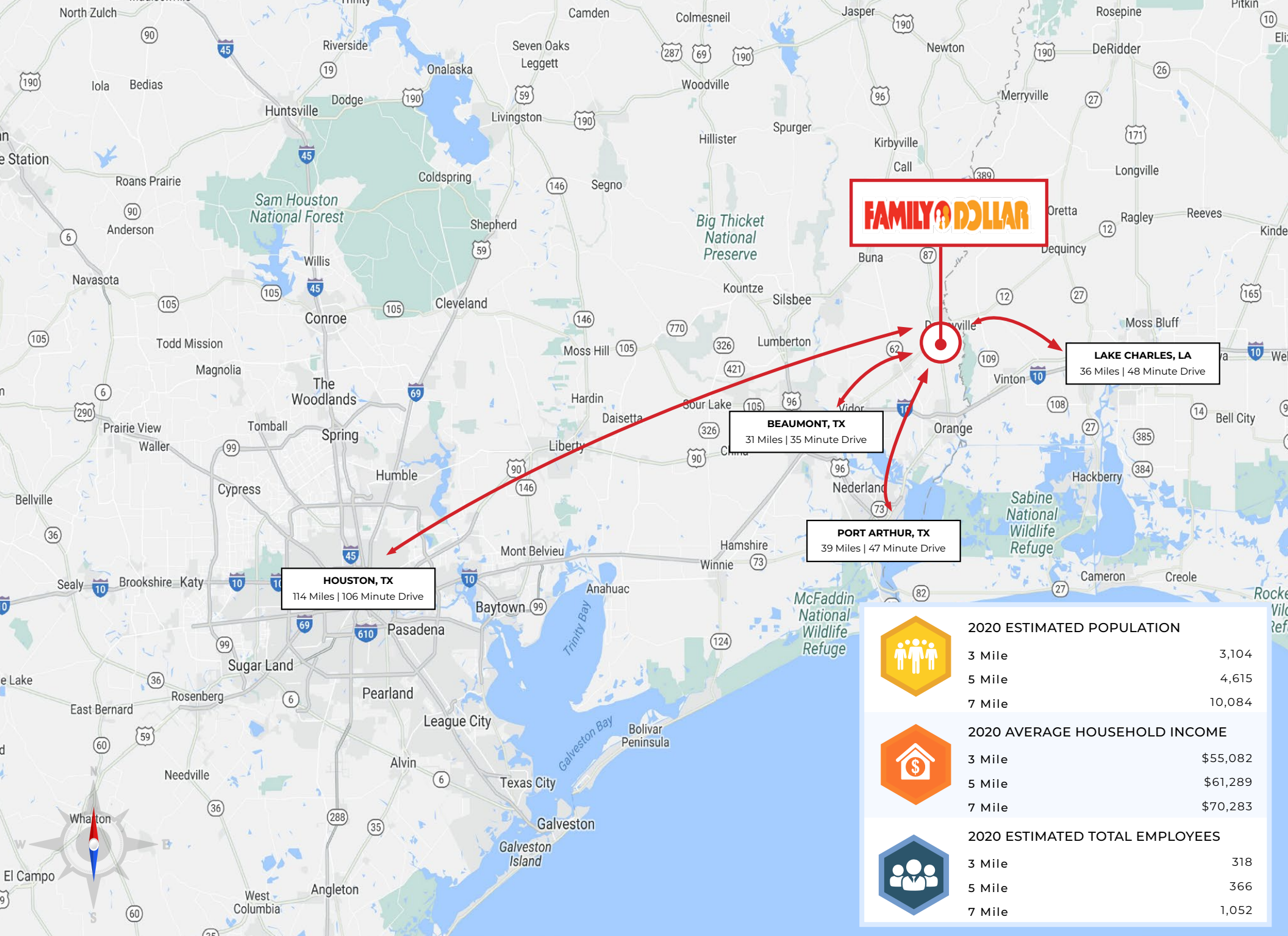
Pizza Hut TRACTOR SUPPLY CO. O'Reilly  
 DOLLAR GENERAL CVS pharmacy  
 CHASE H-E-B Kroger  
 McDonald's Jack in the Box DQ SONIC  
 POPEYES SUBWAY  
 WAFFLE HOUSE Market Basket  
 Little Caesars H Express Exxon  
 FAMILY DOLLAR BW | Best Western  
 metro Walgreens  
 Papa John's CITGO  
 NAPA  
 BIG LOTS! DOLLAR TREE BBVA Compass  
 CAFO rue21  
 burkes Walmart  
 SALLY BEAUTY Community Bank 9  
 HIBBETT Quick Lane  
 WELLS FARGO GNC MURPHY USA  
 SportClips STAGE  
 cricket WENDY'S BURGER KING

ACE Shell Exxon ACE  
 WELLS FARGO VALERO DOLLAR GENERAL Days Inn  
 Hampton TACO BELL DICKEY'S BAR-B-QUE PIT Gulf

DOLLAR GENERAL FAMILY DOLLAR  
 Arby's BURGER KING SUBWAY  
 Exxon Chevron TEXACO  
 SONIC Love's

CITGO Shell Chevron  
 SUBWAY VALERO  
 BW | Best Western Exxon

DOLLAR GENERAL  
 Chevron



# AREA OVERVIEW



## ORANGE, TEXAS

Orange is a city in Orange County, Texas, United States. As of July 1, 2017, the city population was 18,984. It is the county seat of Orange County, and is the easternmost city in Texas. Located on the Sabine River at the border with Louisiana, Orange is 113 miles from Houston and is part of the Beaumont–Port Arthur Metropolitan Statistical Area. Founded in 1836, it is a deep-water port to the Gulf of Mexico.

The City of Orange is served by the Little Cypress-Mauriceville Consolidated Independent School District, the West Orange-Cove Consolidated Independent School District, and the Orange field Independent School District. Lamar State College-Orange is a community college and part of the Texas State University System.

While staying in Orange, one can enjoy a variety of recreational activities at Solomon Johnson Park, Sunset Park, Pinhurst City Park, and Navy Park. The city is also home to the Shangri - La Botanical Gardens and Heritage History Museum of Orange County. Orange also hosts the Cajun Heritage Festival every year in the month of May. In addition, Orange provides easy access to Sam Houston Jones State Park and Sea Rim State Park.

Orange is served by Interstate 10, as well as a deep-water seaport. Commercial aviation service is located at nearby Southeast Texas Regional Airport, and general aviation service is provided by Orange County Airport. Orange has the distinction of having Exit 880 on Interstate 10 within its city limits, which is the highest numbered exit and mile marker on an interstate highway or freeway in North America.

Orange County is a county in the U.S. state of Texas. As of July 1, 2017, its population was 85,047. The county seat is Orange. Orange County is included in the Beaumont-Port Arthur, TX Metropolitan Statistical Area. It is located in the very southeastern corner of Texas, with a boundary with Louisiana, within the Golden Triangle of Texas.

Primary economic activities in Orange County are the petroleum refining industry, paper milling, rice farming, and shrimping. Orange County was formerly a center for the building of warships, and there is still a large U.S. Navy ghost fleet (reserve fleet) in Jefferson County - from which currently, many old warships are being cleaned of water pollution sources and then scrapped for their metals. Thus, there is still employment for residents of Orange County in shipbreaking.

# AREA DEMOGRAPHICS



## POPULATION

	3 MILE	5 MILE	7 MILE
2020 Population	3,104	4,615	10,084
2025 Projected Population	2,715	4,091	8,978
2010 Population	3,155	4,627	9,866



## HOUSEHOLDS

	3 MILE	5 MILE	7 MILE
2020 Households	1,301	1,896	4,047
2025 Households	1,168	1,724	3,688
2010 Households	1,210	1,750	3,678
Average Household Size	2.39	2.43	2.49



## INCOME

	3 MILE	5 MILE	7 MILE
Average Household Income	\$55,082	\$61,289	\$70,283
Median Household Income	\$44,271	\$49,589	\$56,343
Per Capita Income	\$23,090	\$25,174	\$28,205



## HOUSING

	3 MILE	5 MILE	7 MILE
2020 Housing Units	1,301	1,896	4,047
2020 Owner-Occupied Units	1,109	1,636	3,566
2020 Renter Occupied Housing Units	192	260	481



## PLACE OF WORK

	3 MILE	5 MILE	7 MILE
2020 Businesses	33	38	108
2020 Employees	318	366	1,052



# TENANT OVERVIEW



### STOCK

NASDAQ: DLTR



### CREDIT RATING

S&P: BBB-



### MARKET CAP

\$23.6 Billion



### FORTUNE 500

#135



### YEAR FOUNDED

1986



### HEADQUARTERS

Chesapeake, Virginia



### STORES

15,288



### NO. EMPLOYEES

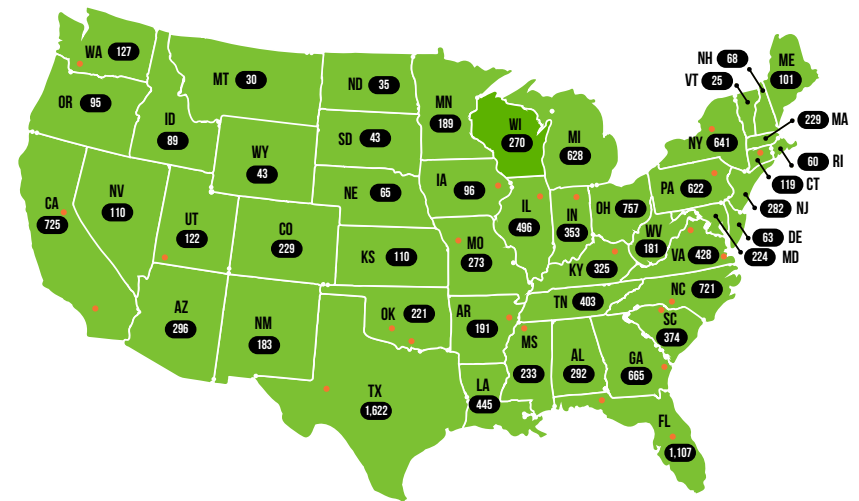
193,000

## ABOUT

Dollar Tree is a leading operator of discount variety stores. Dollar Tree believes the convenience and value they offer are key factors in growing their base of loyal customers. At May 2, 2020, Dollar Tree operated 15,370 discount variety retail stores under the names of Dollar Tree, Family Dollar and Dollar Tree Canada. The Dollar Tree segment is the leading operator of discount variety stores offering merchandise at the fixed price point of \$1.00. The Dollar Tree segment includes 7,505 stores operating under the Dollar Tree and Dollar Tree Canada brands, 13 distribution centers in the United States and two in Canada. The Family Dollar segment operates general merchandise retail discount stores providing customers with a selection of competitively-priced merchandise in convenient neighborhood stores. The Family Dollar segment includes 7,783 stores under the Family Dollar brand and 11 distribution centers. Family Dollar, headquartered in Chesapeake, Virginia, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.

**15,370 STORES** | IN 48 STATES |  
AS OF 05/02/2020

● STORES  
● DISTRIBUTION CENTER



## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Family Dollar located at 43441 State Highway 87, Orange, TX 77614 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

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, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

This Offering Memorandum shall not be deemed an indication of the state of the affairs of the Property, nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.

**S** SCHUCHERT  
RETAIL GROUP

**FAMILY  
DOLLAR**



**EXCLUSIVELY  
LISTED BY:**

**JIM SCHUCHERT**  
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jim@schuchert.com  
D 424.363.6507  
M 310.971.3892  
CA License #01969414

**JOE SCHUCHERT**  
Co-Founder & Managing Partner

joe@schuchert.com  
D 424.363.6508  
M 310.971.3116  
CA License #01973172

**AVERY MURRAH**  
Stroudlink Realty Services

Broker of Record  
TX License #9004477