

OFFERING MEMORANDUM



STRONG STORE SALES | 3.30% RENT TO SALES RATIO



FAMILY DOLLAR
ALVARADO, TEXAS



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-Texas Inc.
A Licensed Texas Broker #701472



SCHUCHERT
RETAIL GROUP



RIGHT on
MONEY
510



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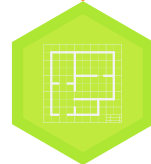
INVESTMENT SUMMARY



LIST PRICE
\$927,406



CAP RATE
7.75%



BUILDING SIZE
8,000 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
4 YEARS



RENEWAL OPTIONS
2 - 5 YEAR



PARKING
35 SPACES



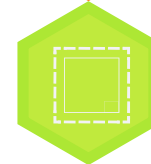
PARCEL NUMBER
R000085501



PROPERTY ADDRESS
**430 W HWY 67
ALVARADO, TX 76009**



ANNUAL RENT
\$71,874.00



LAND AREA
0.86 ACRES



LEASE TYPE
NN



LEASE EXPIRATION
12/31/2028



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2003



TRAFFIC COUNTS
22,610 VPD

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- Approximately 4 Years Remaining in the Existing Lease Term
- 2003 Build to Suit Construction
- 8,000 SF Building - 0.86 Acre Parcel

RECENT LEASE EXTENSION | 20+ YEAR OPERATING HISTORY:

- Family Dollar Recently Exercised a Renewal Option as Per the Lease Agreement (Requiring No Landlord Concessions)
- Family Dollar Has Been Successfully Operating at this Location Since 2003

STRONG STORE SALES:

- Tenant Required to Report Store Sales Annually
- 2023 Store Sales = \$1,977,193.64 | 2023 Rent to Sales Ratio = 3.30%
- 2022 Store Sales = \$1,857,599.68 | 2022 Rent to Sales Ratio = 3.52%
- Store Sales Have Increased 15% Over the Last 2 Years

NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Structure, & Capital Costs Connected with Repair/Replacement of the Parking Lot
- Parking Lot Redone in 2021 at a Cost of \$45,000
- Tenant Responsible for Maintenance and Repair/Replacement of HVAC Units
- Tenant Responsible for Keeping the Parking/Landscaped Areas Maintained, Including the Removal of Snow, Ice, Trash, Weeds and Debris, and In a Good State of Repair and Property Lighted

EXPLOSIVE POPULATION GROWTH:

- 1-Mile: 3.96% Annually (19.80% Projected Over the Next 5 Years)
- 3-Mile: 3.22% Annually (16.10% Projected Over the Next 5 Years)
- 5-Mile: 2.87% Annually (14.35% Projected Over the Next 5 Years)
- 7-Mile: 2.35% Annually (11.75% Projected Over the Next 5 Years)

PROXIMITY FROM ALVARADO:

- Fort Worth, TX | 27 Miles
- Arlington, TX | 37 Miles
- Dallas, TX | 39 Miles
- Waco, TX | 64 Miles
- Austin, TX | 164 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 5,884 Residents | \$107,826 Average Household Income
- 3-Mile: 10,943 Residents | \$104,072 Average Household Income
- 5-Mile: 20,650 Residents | \$104,315 Average Household Income
- 7-Mile: 41,271 Residents | \$101,525 Average Household Income
- 10-Mile: 87,671 Residents | \$116,334 Average Household Income
- 15-Mile: 380,082 Residents | \$127,097 Average Household Income

TENANT:

- Dollar Tree, Inc. (NASDAQ: "DLTR") Is Rated "BBB-" by Standard & Poor's
- 16,590 Stores as of November 2, 2024
- Ranked #137 on the Fortune 500 List

LOCAL HOUSING DEVELOPMENTS UNDER CONSTRUCTION

AGAVE TRAIL DEVELOPMENT:

- Located 1.2 Miles from the Subject Property
- Number of Phases = 3
- Total Lots = 648

LONE OAK BY GREENBRICK PARTNERS:

- Located 1.9 Miles from the Subject Property
- Number of Phases = 5
- Total Lots = 1,609
- Estimated Population = 5,633 Residents
- Projected Completion Date = September 2031

EAGLE GLEN NORTH BY HISTORYMAKER HOMES:

- Located 2.2 Miles from the Subject Property
- Number of Phases = 3
- Total Lots = 721
- Estimated Population = 2,524 Residents
- Projected Completion Date = November 2026

WHISPER PARK BY BLOOMFIELD HOMES:

- Located 2.2 Miles from the Subject Property
- Number of Phases = 4
- Total Lots = 685
- Estimated Population = 2,399 Residents
- Projected Completion Date = September 2031

ALVARADO 215 BY LENNAR HOMES:

- Located 4.4 Miles from the Subject Property
- Number of Phases = 3
- Total Lots = 925
- Estimated Population = 3,238 Residents
- Projected Completion Date = December 2027



AGAVE TRAIL
DEVELOPMENT
648 LOTS

ALVARADO
ELEMENTARY NORTH

ATWOODS
RANCH & HOME GOODS

ALVARADO
JUNIOR HIGH

**FAMILY
DOLLAR**

O'Reilly
AUTO PARTS

ALVARADO
VILLAGE



Auto Zone

FAMILY DOLLAR

O'Reilly AUTO PARTS

ALVARADO VILLAGE



**ALVARADO
JUNIOR HIGH**

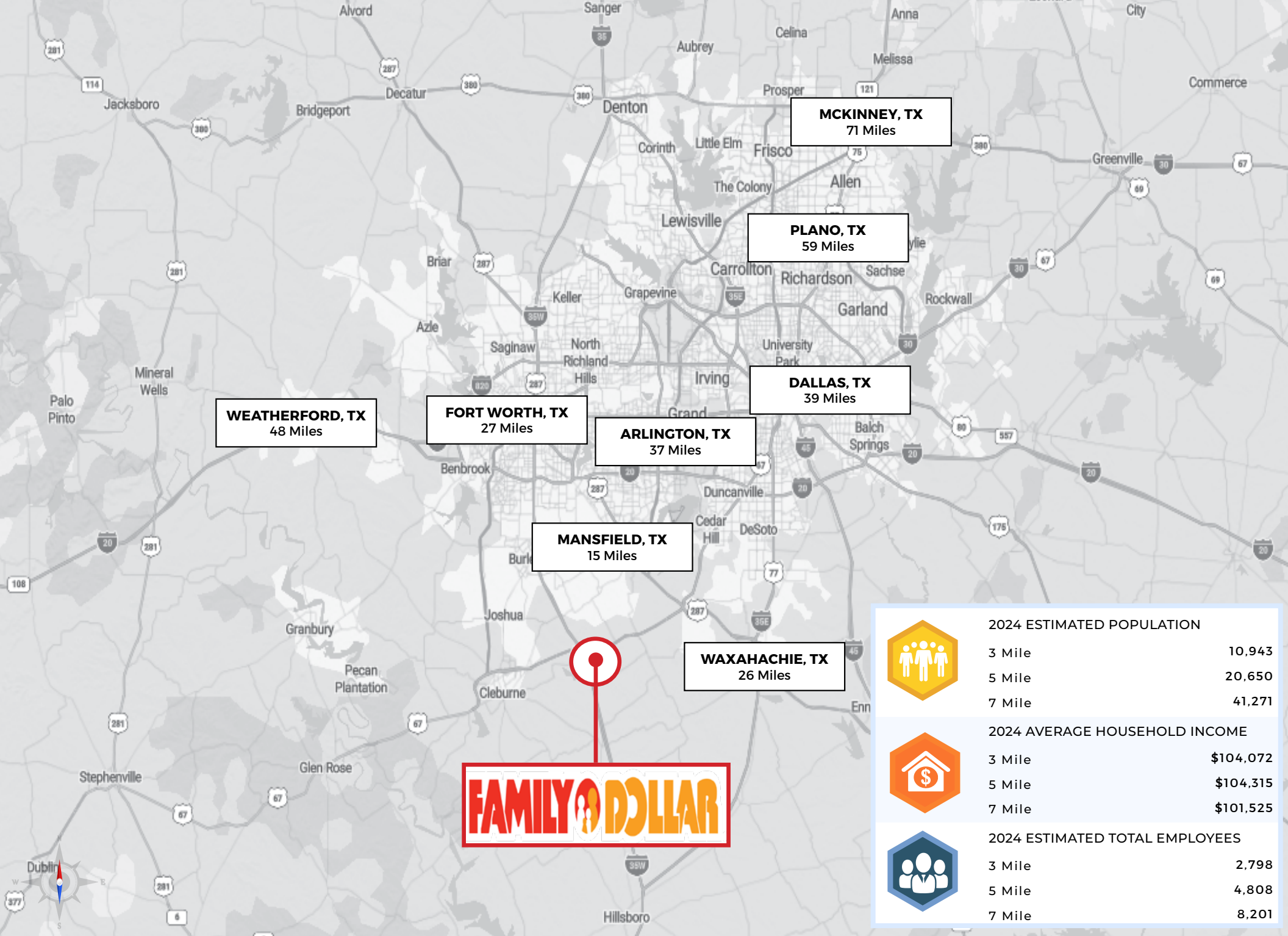
Sabre Industries
INNOVATION DELIVERED

QUIKRETE
CEMENT & CONCRETE PRODUCTS™

**ALVARADO
VILLAGE**

O'Reilly
AUTO PARTS

**FAMILY
DOLLAR**



WEATHERFORD, TX
48 Miles

FORT WORTH, TX
27 Miles

ARLINGTON, TX
37 Miles

MANSFIELD, TX
15 Miles

WAXAHACHIE, TX
26 Miles

DALLAS, TX
39 Miles

PLANO, TX
59 Miles

MCKINNEY, TX
71 Miles



2024 ESTIMATED POPULATION

3 Mile	10,943
5 Mile	20,650
7 Mile	41,271



2024 AVERAGE HOUSEHOLD INCOME

3 Mile	\$104,072
5 Mile	\$104,315
7 Mile	\$101,525



2024 ESTIMATED TOTAL EMPLOYEES

3 Mile	2,798
5 Mile	4,808
7 Mile	8,201

AREA OVERVIEW



ALVARADO, TEXAS

The quaint town of Alvarado is the oldest city in Johnson County, Texas. Home to just around 6,000 residents, the city has a friendly, tight-knit community. The rural city's local economy is supported by agriculture and a small retail and industrial sector.

Residents enjoy spending time at Alvarado Lake, where fishing and boating are popular activities.

Alvarado is easily accessible through interstate 35W, which connects to Fort Worth just around 30 miles north of the city. Alvarado's proximity to the Dallas-Fort Worth Metropolitan Area gives it easy access to world-class education, numerous attractions, and a variety of businesses.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2024 Estimated Population	5,884	10,943	20,650	41,271
2029 Projected Population	7,048	12,706	23,616	46,130
2020 Census Population	4,291	9,125	18,666	39,172
Projected Annual Growth: 2024 to 2029	3.96%	3.22%	2.87%	2.35%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2024 Estimated Households	1,882	3,579	6,801	13,543
2029 Projected Households	2,309	4,230	7,895	15,400
2020 Census Households	1,341	2,972	6,151	12,849
Projected Annual Growth: 2024 to 2029	4.54%	3.64%	3.22%	2.74%
Average Household Size	2.93	2.92	2.96	2.96



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2024 Average Household Income	\$107,826	\$104,072	\$104,315	\$101,525
2024 Median Household Income	\$95,821	\$88,588	\$83,558	\$81,758
2024 Per Capita Income	\$34,532	\$34,076	\$34,380	\$33,360



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2024 Housing Units	1,882	3,579	6,801	13,543
2024 Owner-Occupied Units	1,333	2,608	5,220	10,375
2024 Renter Occupied Housing Units	549	971	1,581	3,168



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2024 Businesses	168	298	563	1,033
2024 Employees	1,754	2,798	4,808	8,201

TENANT OVERVIEW



STOCK
NASDAQ: DLTR



CREDIT RATING
S&P: BBB



MARKET CAP
\$15.47 Billion



FORTUNE 500
#137



YEAR FOUNDED
1986



HEADQUARTERS
Chesapeake, Virginia



STORES
16,590



NO. EMPLOYEES
207,000

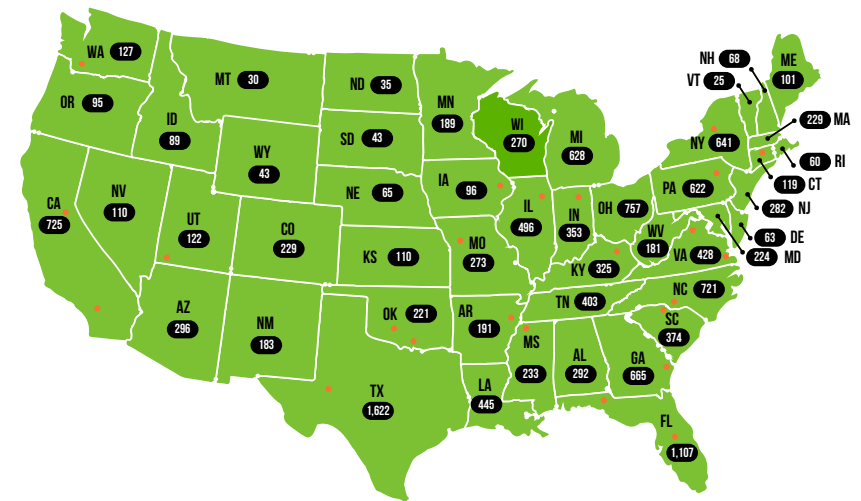
ABOUT

Dollar Tree, Inc., ranked 137 on the Fortune 500 list, is a leading operator of discount variety stores that have served North America for more than 30 years. The Company operates more than 16,388 stores across 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 207,000 associates. With two iconic brands, Dollar Tree and Family Dollar, and a world-renowned merchandising team, the Company has transformed its store formats to serve customers in all types of geographic markets. Dollar Tree is known for its “thrill-of-the-hunt” shopping experience where customers discover new treasures every week, all at a tremendous value. Family Dollar, known as “the neighborhood discount store,” provides customers with a quality, high-value assortment of basic necessities and seasonal merchandise.

The Dollar Tree segment includes 8,868 stores operating under the Dollar Tree and Dollar Tree Canada brand and seventeen distribution centers. The Family Dollar segment includes 7,722 stores operating under the Family Dollar brand and ten distribution centers.

16,590 STORES | **IN 48 STATES** |
AS OF 11/02/2024

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group 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 the 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. Schuchert Retail Group 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 Schuchert Retail Group, the property, or the seller by such entity.

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

FAMILY DOLLAR



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date