



FAMILY  DOLLAR

310 W MAIN ST | OAK GROVE, LA

EXCLUSIVELY LISTED BY

DONNIE JARREAU

BROKER OF RECORD

LIC # BROK.995704351-CORP (LA)

IN CONJUNCTION WITH

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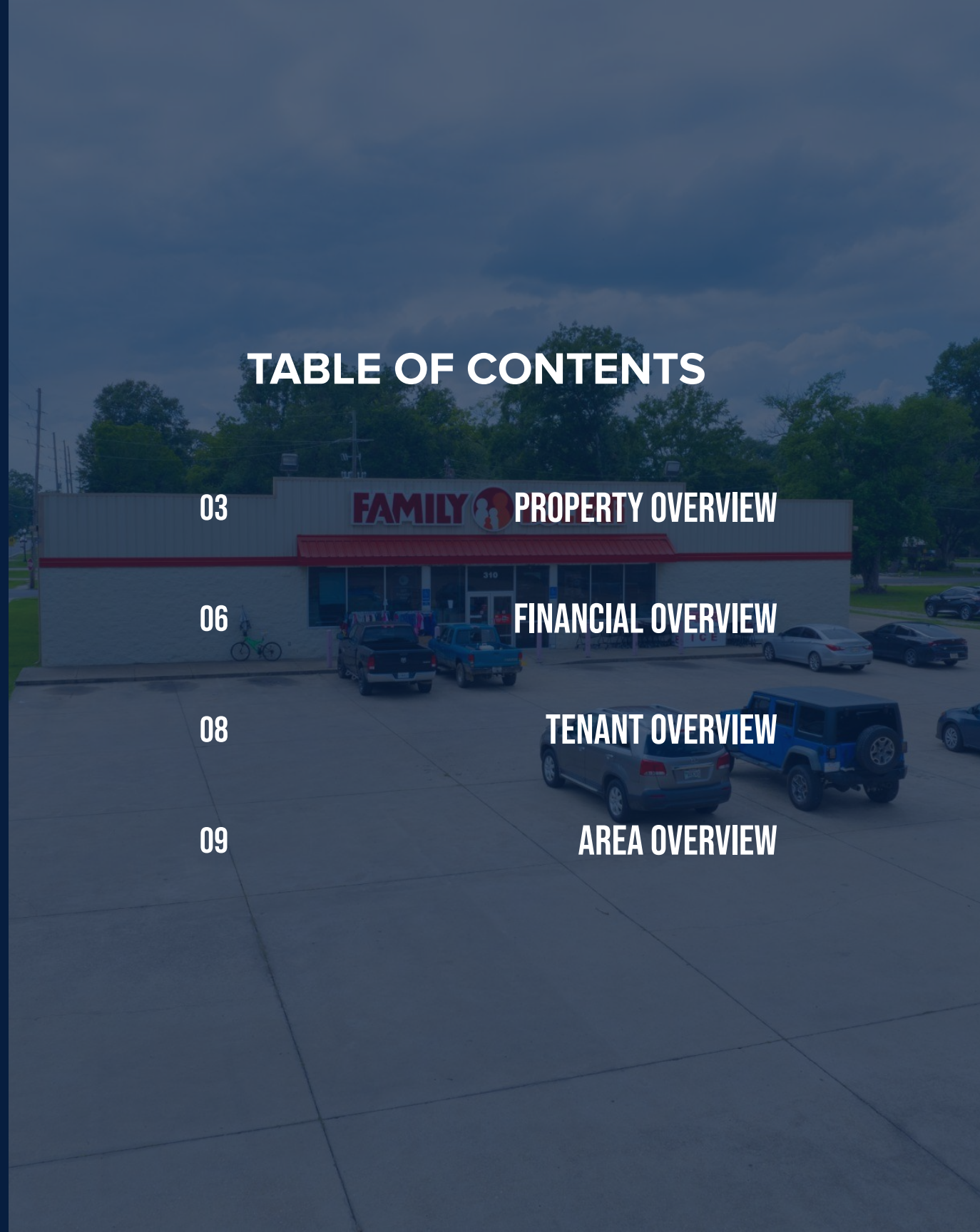
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AREA OVERVIEW



INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- Attractive 8.50% cap rate for a stabilized deal
- 2011 build-to-suit construction for Family Dollar
- Family Dollar recently extended their lease, proving their commitment to the location and market
- Family Dollar has successfully operated at this location for +15 years
- Five, 5-year renewal options remaining; all of which include 10% rent increases
- Traffic counts exceed 16,200 vehicles daily at the intersection of Main St & Constitution Ave
- Corporate guaranteed lease from Family Dollar

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





KELLY AIRPORT - 9M6



OAK GROVE ELEMENTARY SCHOOL
428 STUDENTS



OAK GROVE HIGH SCHOOL
480 STUDENTS



W MAIN ST ± 8,400 VPD



+ WEST CARROLL MEMORIAL HOSPITAL
30 BEDS
± 0.9 MILES AWAY





+ WEST CARROLL MEMORIAL HOSPITAL
30 BEDS



🎓 OAK GROVE HIGH SCHOOL
480 STUDENTS



W MAIN ST ± 8,400 VPD

🎓 OAK GROVE ELEMENTARY SCHOOL
428 STUDENTS



✈️
KELLY AIRPORT - 9M6

S CONSTITUTION AVE ± 7,800 VPD



FINANCIAL OVERVIEW



\$1,070,882

LIST PRICE



8.50%

CAP RATE



\$91,025

NOI

BUILDING INFO

ADDRESS

310 W Main St,
Oak Grove, LA 71263

YEAR BUILT

2010

GLA OF BUILDING

±8,000 SF

LOT SIZE

±1.42 AC

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	2/25/2011
LEASE EXPIRATION	3/31/2028
TERM REMAINING	±3.50 Years
INCREASE	10% in Options
OPTIONS	Five, 5-Year

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP
Current	\$7,585.42	\$91,025.04	-	8.50%
Option 1	\$8,343.96	\$100,127.52	10%	9.35%
Option 2	\$9,178.36	\$110,140.32	10%	10.29%
Option 3	\$10,096.19	\$121,154.28	10%	11.31%
Option 4	\$11,105.81	\$133,269.72	10%	12.44%
Option 5	\$12,216.39	\$146,596.68	10%	13.69%

TENANT OVERVIEW



COMPANY NAME
DOLLAR TREE, INC.

OWNERSHIP
PUBLIC

INDUSTRY
DOLLAR STORES

HEADQUARTERS
CHESAPEAKE, VA

NO. OF EMPLOYEES
±60,000

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.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



16,000+
LOCATIONS



\$10.5 B
2023 REVENUE



1959
FOUNDED

AREA OVERVIEW

OAK GROVE, LA

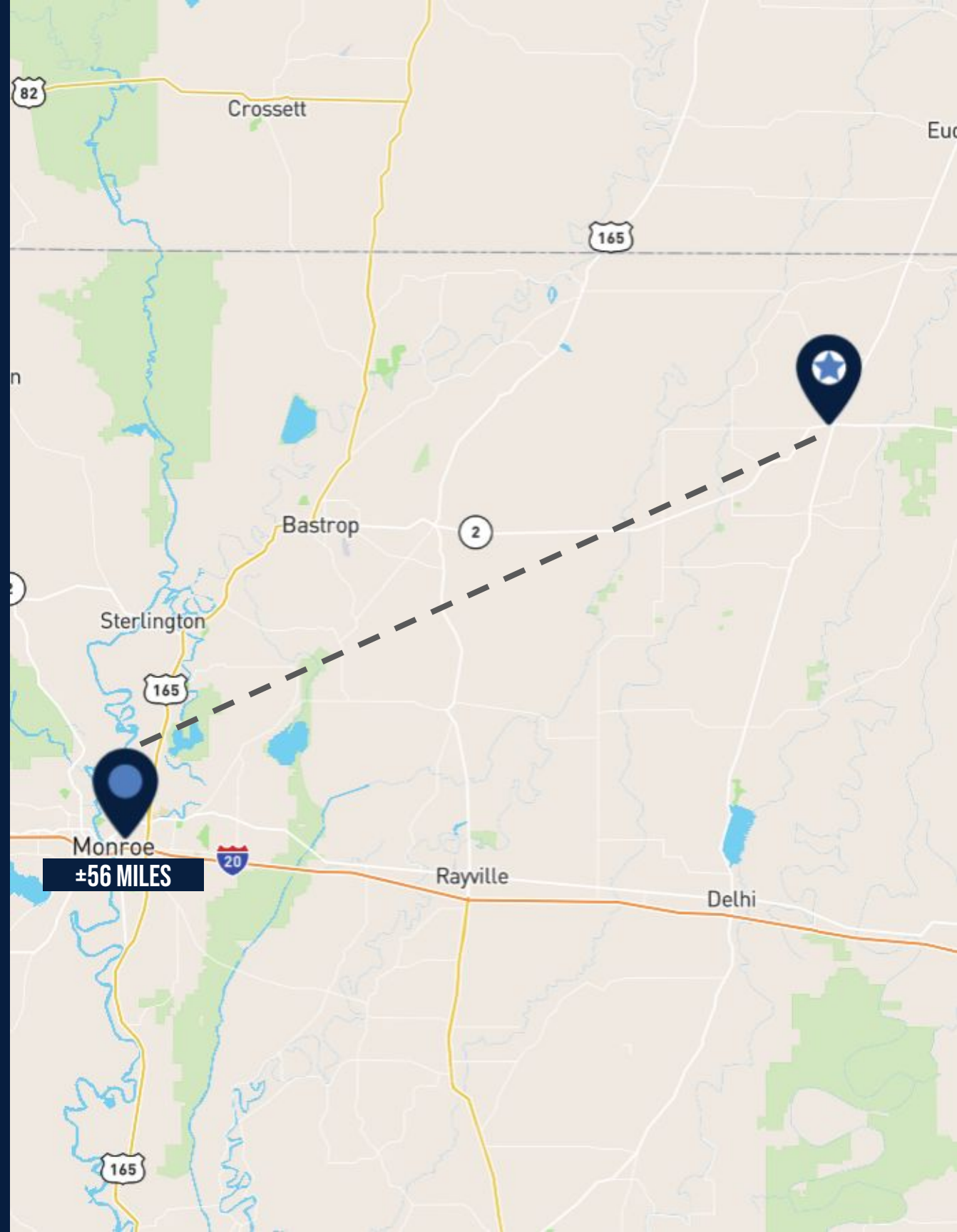
Oak Grove, Louisiana, holds importance as the parish seat of West Carroll Parish, in addition to being known for its Southern hospitality. Founded in the early 1900s, it has become a hub for agriculture and trade in the region. Its heritage is reflected in landmarks such as the Fiske Theatre, one of the last single-screen movie theaters in the state. Visitors can also enjoy nearby outdoor attractions such as Poverty Point Reservoir which is ideal for fishing and birdwatching. Oak Grove's local events highlight the area's culture and traditions, offering a glimpse into the community's lifestyle.

ECONOMY

Oak Grove's economy is primarily supported by agriculture, with crops like cotton, corn, and soybeans playing a central role. Small businesses contribute to the local economy, providing services and retail options for residents. The town's strategic location within West Carroll Parish allows it to serve as a hub for agricultural trade, benefiting from its connection to larger markets in the region. Efforts to encourage economic development focus on expanding both the agricultural sector and opportunities for new businesses.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	2,623	3,700	7,134
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	1,093	1,548	2,964
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$63,959	\$65,792	\$66,650



MONROE, LA MSA



Monroe, Louisiana, is a city where history and modern attractions come together. Situated along the Ouachita River in northeastern Louisiana, Monroe's origins are linked to its role as a transportation hub, named after the James Monroe, the first steam-powered boat on the river. Downtown Monroe is a blend of historic buildings and new businesses, offering a glimpse into the city's past and present. A notable site is the Biedenharn Museum and Gardens, the former residence of Joseph Biedenharn, known for being the first to bottle Coca-Cola, which now includes a museum and beautifully maintained gardens.

Monroe's cultural landscape features a variety of performing arts venues, art galleries, and events that draw in visitors and locals alike. The city's natural surroundings provide plenty of outdoor activities, including the Black Bayou Lake National Wildlife Refuge, a popular spot for birdwatching, kayaking, and other recreational activities. The Louisiana Purchase Gardens & Zoo offers an opportunity to explore native wildlife and plant species, making Monroe a well-rounded destination for cultural and outdoor experiences.

BUSINESS

Monroe's economy is driven by several key sectors, including healthcare, education, manufacturing, retail, and technology. The city serves as a commercial hub for northeastern Louisiana, with St. Francis Medical Center and the University of Louisiana at Monroe being two of the largest employers. These institutions support the healthcare and education sectors, which play a significant role in the local economy. Manufacturing has long been a part of Monroe's industrial landscape, with companies involved in paper production, aerospace, and telecommunications contributing to job creation and economic growth. Retail is another important sector, with Pecanland Mall and other shopping centers attracting both local residents and visitors from nearby areas.

In recent years, Monroe has seen growth in its technology sector. Telecommunications companies such as Lumen Technologies (formerly CenturyLink) have contributed to making Monroe a notable player in the tech industry. This shift toward tech has helped diversify the city's economy, providing new opportunities and fostering innovation. The combination of a strong healthcare network, educational institutions, and emerging tech presence positions Monroe as a city with a broad economic base that continues to evolve.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **310 W Main St, Oak Grove, LA, 71263** (“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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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.

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