



- ✓ Price \$1,677,000
- ✓ Cap Rate 7.30%
- ✓ NOI \$122,418

Dollar Tree-Family Dollar | Single-Tenant Net-Lease Investment

1508 Midwestern Pkwy, Wichita Falls, TX 76302



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Aerial Overview



Investment Overview

We are pleased to present an opportunity to acquire a single-tenant, fee-simple Dollar Tree in Wichita Falls, TX, 100% leased on a net-lease basis to a major, international corporate chain (NASDAQ: DLTR) traded as an S&P 500 component. The lease commenced in 2022 and features approximately 7 years of firm lease term remaining, with three 5-year renewal options at significant contractual rent increases – including a 24% increase in 2033 – showcasing tenant longevity and providing built-in income growth and inflation protection.

The property is strategically located at the corner of the signalized intersection of Midwestern Parkway and Old Jacksboro Hwy (State Highway 473) – a major commercial corridor, offering strong visibility and consistent traffic flow with 24,834 vehicles per day.

Wichita Falls is a strategically located North Texas city positioned along U.S. Route 287 and U.S. Route 82, offering direct connectivity to the Dallas–Fort Worth metroplex, Oklahoma City, and surrounding regional trade areas. Situated within an established retail corridor supported by nearby residential neighborhoods, schools, and daily-service businesses, the site benefits from consistent local traffic and steady consumer demand rather than reliance on destination-driven retail. Wichita Falls is anchored by a stable employment base led by Sheppard Air Force Base, healthcare providers, and regional manufacturing, providing durable economic support for national retailers. This investment combines a recognizable national brand, passive net-lease structure, and strong roadway fundamentals, creating a compelling net lease opportunity within a stable and service-oriented North Texas market.

Property Details:



Parcel No. (APN)
125681 - 42100230000



Building Size
21,340 SF



Lot Size
2.35 AC



Investment Highlights

- **Dollar Tree – Single-Tenant, Fee-Simple Net Lease Asset** – 100% leased to Dollar Tree on an NN+ lease structure with approximately 7+ years of firm term remaining, providing passive income with limited landlord responsibilities.
- **Publicly Traded Tenant (NASDAQ: DLTR)** – An established national retailer operating 16,000+ locations nationwide, offering strong corporate backing and broad brand recognition.
- **Built-In Rent Growth** – Structured rental increases throughout the primary term and renewal options provide contractual income growth and inflation hedge characteristics.
- **Prime Wichita Falls Location** – Strategically positioned along a primary retail corridor with strong visibility, frontage, and consistent daily traffic counts.
- **Established Retail Synergy** – Located within a dense retail trade area supported by national and regional retailers, driving recurring consumer traffic.
- **Strong National Co-Tenancy** – Surrounded by established brands including national quick-service restaurants, service retailers, grocery, and financial institutions, reinforcing the corridor's long-term viability.
- **Excellent Regional Connectivity** – Convenient access to U.S. Route 287 and U.S. Route 82 provides direct connectivity to the Dallas–Fort Worth metroplex, Oklahoma City, and surrounding North Texas markets.
- **Stable Economic Driver** – Sheppard Air Force Base – Wichita Falls benefits from the long-standing presence of Sheppard AFB, a major regional employer providing durable economic stability.
- **Diverse Local Employment Base** – Supported by military, healthcare, manufacturing, education, and energy sectors, strengthening long-term consumer demand fundamentals.



Lease Abstract

Tenant	Dollar Tree Stores, Inc.
Guarantor	Nasdaq: DLTR S&P 500 component Market Cap: \$23.68 Billion
Lease Type	NN+
Square Footage	21,340 SF
Lease Start	Mar-09-2022
Lease Expiration	Mar-31-2033
Remaining Term	7.1 Years
Annual Rent	\$122,418
Annual Rent PSF	\$5.74
Option Periods and Increases	Three 5-Year Options: Apr-1-2033: 26% Increase \$154,715 (9.23% Cap Rate) Apr-1-2038: \$0.50 PSF Increase \$165,385 (9.86% Cap Rate) Apr-1-2043: \$0.50 PSF Increase \$176,055 (10.50% Cap Rate)



Offering Summary

Price	\$1,677,000
Cap Rate	7.30%
NOI	\$122,418
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Landlord Responsibility

Aerial Overview



Area Overview



Subject Property
DOLLAR TREE

Sheppard Air Force Base

VPD (24,835 VPD)

Kickapoo Downtown Airport - CWC

Ben Milam Elementary

Midwestern State University

Vernon College

Fain Elementary School

Christ Academy



Demographics

3 Mile Radius:



Total Population: 50,902
Households: 21,067
Daytime Population: 46,165
Median Age: 34.4



Average Household Income: \$82,921
Median Household Income: \$58,506

5 Mile Radius:



Total Population: 80,891
Households: 33,071
Daytime Population: 64,105
Median Age: 35.7



Average Household Income: \$89,094
Median Household Income: \$64,535

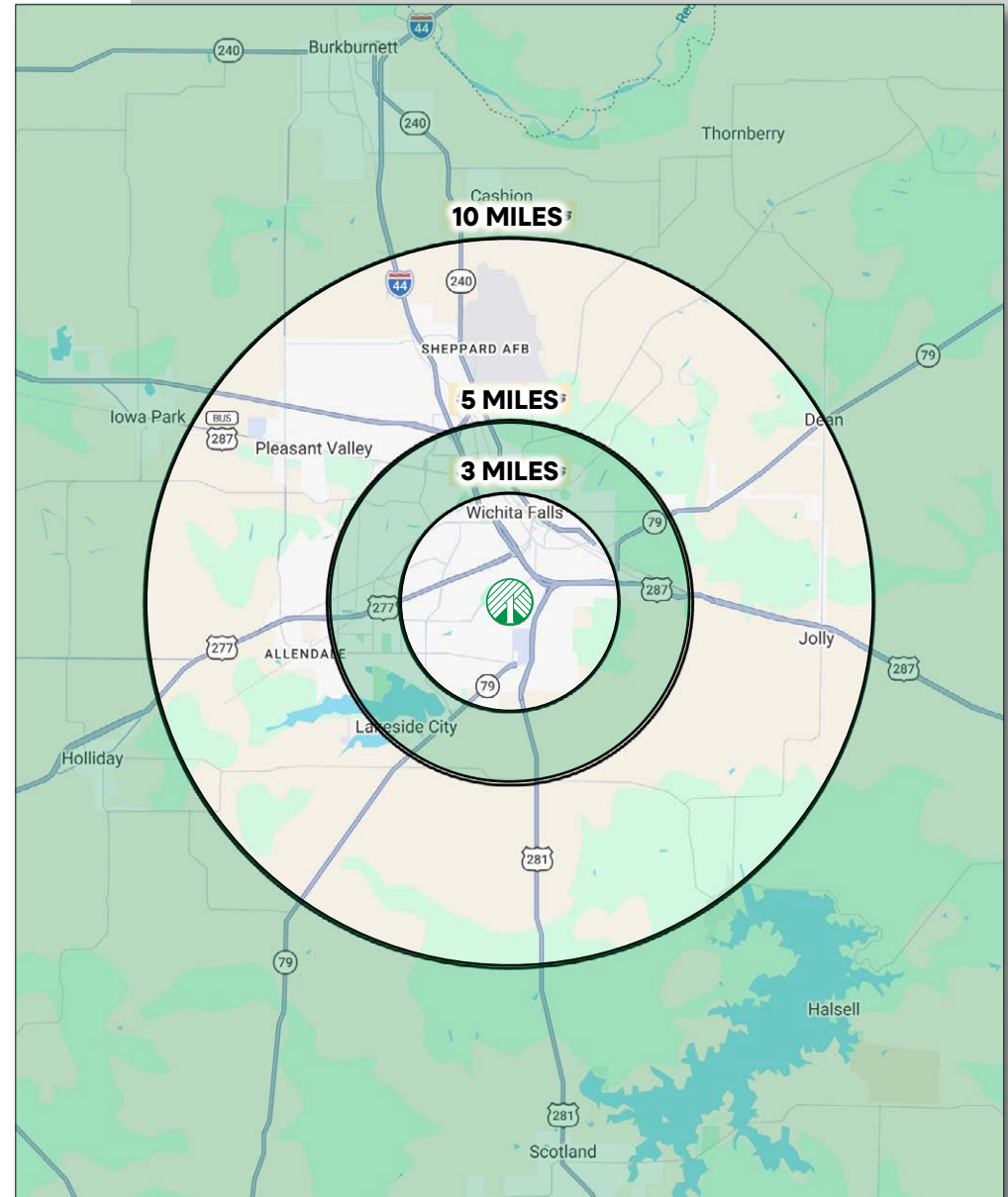
10 Mile Radius:



Total Population: 112,160
Households: 42,044
Daytime Population: 81,753
Median Age: 35.3



Average Household Income: \$92,123
Median Household Income: \$69,047



Demographics - 15 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$875,930,162

EDUCATION

Bachelor's Degree or Higher



29%

OWNER OCCUPIED HOME VALUE

Average



\$214,829

TAPESTRY SEGMENTS

Middle Ground
7,355 households

Hometown Charm
6,132 households

Room to Roam
2,977 households

Socioeconomic Traits

Common in Midwest suburbs, these slightly younger communities feature married and cohabiting couples, high labor participation, and skilled trade work. Housing is affordable, with many single-family homes valued under \$200K.

Socioeconomic Traits

These Midwest and Southern communities—urban, suburban, and rural—feature young families, low marriage rates, and nonfamily households. Residents work in retail, healthcare, and manufacturing. Many homes are older with high vacancy rates.

Socioeconomic Traits

Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.

Household Types

Married couples; singles living alone

Household Types

Married couples; singles living alone

Household Types

Married couples with no kids

Typical Housing

Single Family

Typical Housing

Single Family

Typical Housing

Single Family

ANNUAL HOUSEHOLD SPENDING

\$3,191

Eating Out

\$1,928

Apparel & Services

\$6,024

Groceries

\$179

Computer & Hardware

\$6,402

Health Care

KEY FACTS

✓ Population: 103,077

✓ Median Age: 35.9

✓ Median Household Income: \$65,532

✓ Daytime Population: 110,595

City Overview – Wichita Falls, TX

Regional Retail Hub | Military & Healthcare Anchors | North Texas Trade Area

Wichita Falls is a well-established North Texas city serving as the economic and commercial center of Wichita County, supporting a broad trade area that extends into surrounding rural communities in both Texas and southern Oklahoma. With longstanding ties to military, healthcare, energy, and manufacturing sectors, Wichita Falls functions as the primary retail and service destination for the region. The city's stable population base and cost-conscious consumer profile sustain consistent demand for value-oriented retail and quick service dining concepts.

Strategically positioned along U.S. Route 287 and U.S. Route 82, Wichita Falls provides direct connectivity to the Dallas–Fort Worth metroplex approximately two hours to the southeast and Oklahoma City approximately two hours to the north. Interstate 44 further enhances regional access and commercial flow. Primary commercial corridors such as Kell Boulevard (US 82/277), Kemp Boulevard, and Southwest Parkway serve as high-traffic retail spines, capturing commuter, military, and destination-driven consumer traffic.

Wichita Falls is anchored by major institutions including Sheppard Air Force Base, United Regional Health Care System, Midwestern State University, and the Wichita Falls Independent School District. Sheppard AFB serves as one of the region's largest employers and a significant economic engine, generating consistent population inflow and consumer spending. The city also benefits from a diversified employment base including healthcare, education, energy services, manufacturing, and public sector employment, supporting steady year-round demand for neighborhood retail and service-oriented uses.

From an investment perspective, Wichita Falls represents a stable and supply-moderate retail market where established commercial corridors continue to outperform new peripheral development. Limited large-scale retail expansion, combined with strong arterial traffic counts and military-driven economic stability, supports long-term relevance for necessity-based and convenience-oriented retail sites. With its regional draw, institutional anchors, and durable employment base, Wichita Falls offers a resilient North Texas retail environment well suited for net lease investment.



Key Facts

- ✓ **City Population:** 102,000+
- ✓ **County Population:** 130,000+ within the Wichita County trade area
- ✓ **Regional Access:** U.S. Route 287, U.S. Route 82, Interstate 44; 2 hours to Dallas–Fort Worth and Oklahoma City
- ✓ **Major Employers:** Sheppard Air Force Base, United Regional Health Care System, Wichita Falls ISD, Midwestern State University
- ✓ **Military Anchor:** Sheppard Air Force Base – major regional economic driver
- ✓ **Education Anchors:** Midwestern State University
- ✓ **Retail Anchors:** Walmart Supercenter, United Supermarkets, Market Street, Target, Sikes Senter Mall
- ✓ **Retail Demand Drivers:** Military population, commuter traffic, healthcare employment, value-oriented consumer base, regional retail draw

Tenant Overview



Dollar Tree is a nationally recognized discount retail chain founded in 1986 and headquartered in Chesapeake, Virginia. The company operates thousands of stores across the United States and Canada, offering a broad assortment of consumables, seasonal merchandise, household goods, health and beauty products, and everyday essentials at value-oriented price points. The brand is widely known for its fixed-price and multi-price value model, appealing to cost-conscious consumers across diverse demographic segments.

Dollar Tree’s operating model emphasizes small-box convenience retailing within neighborhood and community shopping centers, allowing for efficient store layouts, streamlined inventory management, and strong unit-level sales productivity. The company benefits from centralized purchasing, national distribution infrastructure, and scalable logistics systems, supporting consistent margins and operational efficiency across its portfolio.

As a publicly traded company listed on the Nasdaq under the ticker symbol DLTR, Dollar Tree provides institutional transparency and corporate oversight. With broad geographic diversification, established vendor relationships, and resilient demand for discount retail goods, Dollar Tree is widely regarded as a stable and reliable net lease tenant supported by necessity-based consumer spending.



TENANT SNAPSHOT

Parent Company	Dollar Tree, Inc. (NASDAQ: DLTR) – Publicly traded national discount retailer headquartered in Chesapeake, Virginia
Total Locations	6,000+ stores across the U.S. and Canada (Dollar Tree and Family Dollar brands)
Dollar Tree Banner Locations	8,000+ stores nationwide
Annual Revenue	\$30+ billion annually



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