



OFFERING MEMORANDUM

FAMILY DOLLAR

 **KONAWA, OK**

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

Representative

OFFERING SUMMARY



503 W 3RD ST, KONAWA, OK 74849

THE OFFERING	
\$121,275 NOI	\$1,386,000 PRICE
8.75% CAP	
RENTABLE SQ FT.	10,500
YEAR BUILT	2023
LOT SIZE (AC)	1.41 AC
TENANT TRADE NAME	Family Dollar
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
RENT COMMENCEMENT DATE	September 2023
LEASE EXPIRATION DATE	September 2033
TERM REMAINING ON LEASE	7.5 Years
RENT INCREASES	\$0.50/SF every 5 years in the options
NUMBER OF OPTIONS	Five - 5 Year Option Periods
LANDLORD RESPONSIBILITIES	Roof, Structure, Parking Lot
TENANT RESPONSIBILITIES	Routine Parking Lot Maintenance, HVAC, Landscaping, Taxes, Insurance, Utilities

RENT SCHEDULE			
BASE RENT		NOI	RETURN
YEARS 1-10		\$121,275	8.75%
OPTION RENT		NOI	RETURN
YEARS 11-15	(OPTION 1)	\$126,525	9.13%
YEARS 16-20	(OPTION 2)	\$131,775	9.51%
YEARS 21-25	(OPTION 3)	\$137,025	9.89%
YEARS 26-30	(OPTION 4)	\$142,275	10.27%
YEARS 31-35	(OPTION 5)	\$147,525	10.64%



INVESTMENT HIGHLIGHTS

LOW PRICE POINT DEAL WITH ATTRACTIVE 8.75% RETURN

- This opportunity has a lower price point of \$1.3M with a 8.75% return.

NEAR OKLAHOMA CITY | CAPITAL & MOST POPULOUS CITY IN THE STATE

- This Family Dollar is located about an hour southeast of downtown Oklahoma City.
- Oklahoma city is the capital and most populous city in Oklahoma with a population of 681,065.
- Oklahoma City has one of the world's largest livestock markets. Oil, natural gas, petroleum products, and related industries are its economy's largest sector.
- The city is headquarters to two Fortune 500 companies: Expand Energy and Devon Energy as well as being home to Love's Travel Stops & Country Stores, which is ranked thirteenth on Forbes' list of private companies.
- Approximately 23.2 million visitors contributed \$4.3 billion to Oklahoma City's economy. These visitors directly spent \$2.6 billion, sustained nearly 34,000 jobs, and generated \$343 million in state and local taxes

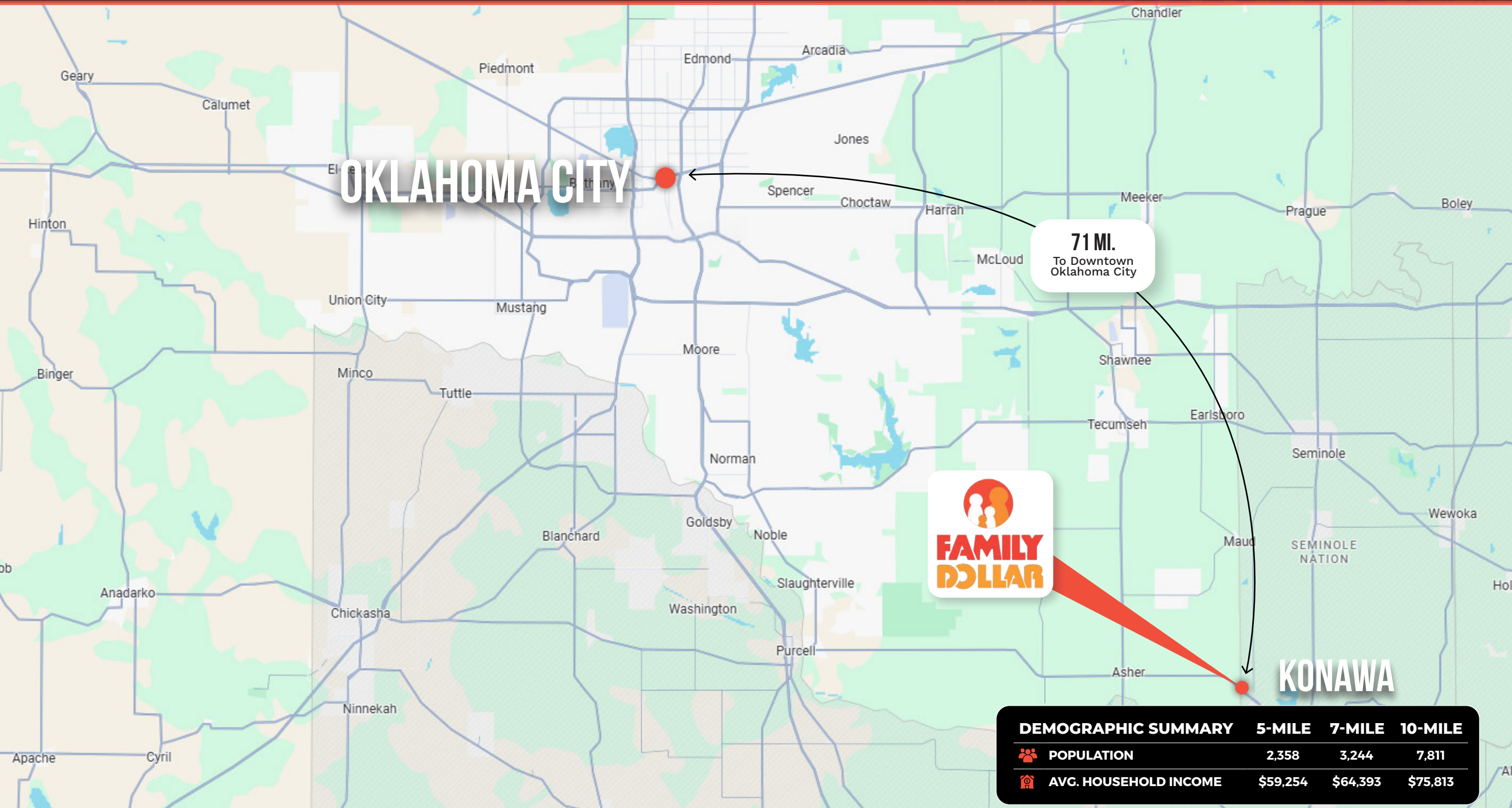
2024 CONSTRUCTION FAMILY DOLLAR | 10 YEAR CORPORATE LEASE

- Family Dollar signed a new 10 year lease in 2023. There are approximately 7.5 years remaining on the corporate lease.
- There are \$0.50 per square-foot rent increases every 5 years in each option period.
- The Tenant is responsible for Routine Parking Lot Maintenance, HVAC, Landscaping, Taxes, Insurance, and Utilities.
- There are limited landlord responsibilities that include Roof, Structure, and parking lot.

NATIONALLY RECOGNIZED TENANT WITH OVER 7,000 LOCATIONS

- Family Dollar is a private, standalone entity following its strategic 2025 divestiture from Dollar Tree, Inc. The brand now operates with the institutional backing of Brigade Capital Management and Macellum Capital Management, focusing exclusively on its high-growth "small-box" retail model.
- The company operates a massive national network of 7,000+ locations across 48 states and the District of Columbia, serving as a vital provider of essential goods in urban and rural markets where larger competitors have a limited footprint.
- With 67 years of operational history and 2024 net sales of \$13.3 billion, Family Dollar remains a recession-resilient tenant. Its mission-critical retail model drives consistent consumer demand and predictable cash flow for property owners.





OKLAHOMA CITY

71 MI.
To Downtown
Oklahoma City



KONAWA

DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
POPULATION	2,358	3,244	7,811
AVG. HOUSEHOLD INCOME	\$59,254	\$64,393	\$75,813

OKLAHOMA CITY



OLD NAVY COX ULTA BEST BUY HIBBETT SPORTS HomeGoods

TARGET LOWE'S Chick-fil-A 7-Eleven SEPHORA WICKS TOYS Taniera

Vintage Stock EUROPEAN WAL CENTER Cane's Marshalls Office DEPOT OfficeMax

TACO BELL PANDA EXPRESS KOHL'S GNC five BELOW carter's verizon AT&T

BREAKOUT EXPRESS Buckle

Foot Locker SENEAS Blue Zoo LONCHORN STEAKHOUSE

rue21 VANS VICTORIA'S SECRET HOT TOPIC ZALES

JCPenney H&M FedEx KAY JEWELERS CHARLEYS

Chick-fil-A LENS CRAFTERS Bath & Body Works

BancFirst SONIC Amy's FLOWERS & GIFTS

USPS.COM SOONER STATE BANK

Konawa Public School Together We Learn. Together We Grow. scentsy FRAGRANCE CONSULTANT

The UNIVERSITY of OKLAHOMA

~32,000 Students

FAMILY DOLLAR

Wild Horse Park Will Rogers International Airport

Lake Thunderbird State Park Lake Draper Sunset Park Lincoln Park Golf Course Spring Creek Park Glen Collins Memorial Park

EMERY-RIDDLE AERONAUTICAL UNIVERSITY

Oklahoma Academy Workers for the Harvest

UPTOWN CHEAPSKATE petco ROSS DRESS FOR LESS

cicis pizza FIVE GUYS BURGERS and FRIES five BELOW

Bath & Body Works verizon ULTA

Great Clips Mercy+ GoHealth URGENT CARE UPS

BURGER KING Burlington GNC RARE OLD NAVY

Red Lobster 7-Eleven rue21 FedEx PANDA EXPRESS

JCPenney SENEAS Dillard's SEPHORA ZALES

ROSS DRESS FOR LESS PINK AT&T KOHL'S Dutch Bros

claire's GNC Bath & Body Works Buckle verizon

Walmart SALLY BEAUTY IT'S JUST WINGS

SUPERCUTS 7-Eleven NORDSTROM ULTA BEAUTY

OLD NAVY REI THE JOINT chiropractic AT&T

Buckle VICTORIA'S SECRET LENS CRAFTERS SEPHORA PANDA EXPRESS

MELISSA MATTHEW RED DOOR ESCAPE ROOM EXPRESS Dillard's claire's

VANS Chick-fil-A The Cheesecake Factory Bath & Body Works BURGER KING

HOT TOPIC URBAN OUTFITTERS WHISKEY CAKE EATERY Apple macy's

KONAWA

SITE PLAN



295.10'

208.71'

DUMPSTER ENCLOSURE

HVAC UNITS

DELIVERY DOOR

FAMILY DOLLAR

10,500 SF

ENTRY

SIDEWALK

SIDEWALK

208.71'

N. WEST ST.

W 3RD ST

MARKET OVERVIEW

Konowa, OK


7,811
RESIDENTS
10-Mile
Population


3,300
STUDENTS
East Central
University


2,000
STUDENTS
Pontotoc Technology
Center

Major Economic Drivers



A Stable Rural Market with Regional Connectivity

Konawa, Oklahoma is a small but strategically positioned community located in Seminole County, roughly 65 miles southeast of Oklahoma City and within driving distance of several regional employment hubs including Shawnee, Ada, and Seminole. The city benefits from its location along State Highway 39, which connects residents and businesses to larger commercial corridors throughout central Oklahoma.

The local economy is supported by a mix of agriculture, energy production, manufacturing, and tribal enterprises. Seminole County has long been tied to Oklahoma's oil and gas industry, while regional employers such as Shawnee Milling Company, Citizen Potawatomi Nation enterprises, and local healthcare and education institutions provide steady employment throughout the area.

Residents benefit from access to larger retail and medical amenities in nearby Shawnee and Ada while maintaining the affordability and stability of a smaller community. The surrounding region continues to support retail and service businesses that cater to both local residents and travelers moving through central Oklahoma.

With strong regional connectivity, a stable rural population base, and access to major employment centers throughout central Oklahoma, Konawa provides a reliable environment for essential retail and long-term commercial investment.



DOWNTOWN OKLAHOMA CITY
CENTRAL OKLAHOMA'S PRIMARY ECONOMIC HUB
71 MILES FROM KONAWA



SEMINOLE COUNTY COURTHOUSE
GOVERNMENT & COMMERCE CENTER FOR THE REGION

**NEIGHBORHOOD SCALE.
ESSENTIAL MISSION.**



CHARLOTTE, NC
HQ

\$30.6B
ANNUAL
REVENUE

1959
YEAR
FOUNDED

67
YEARS IN
BUSINESS

7,625
STORES
IN 49 STATES

60,000+
EMPLOYEE
COUNT



Family Dollar, founded in 1959 and now operating over 7,625 stores across 49 states, remains a key player in the American discount retail landscape. Headquartered in Charlotte, North Carolina, the chain serves primarily low to middle-income communities with value-priced essentials. In early 2024, parent company Dollar Tree announced the sale of Family Dollar to Brigade Capital Management and Macellum Capital, signaling a strategic shift. Family Dollar reported \$30.6 billion in revenue for 2024—an 8.02% year-over-year increase—driven by store remodels, format diversification (such as H2.5 and XSB layouts), and a new partnership with Uber Eats, offering delivery from 5,000 locations. With strong retail density in Texas, Florida, and the Southeast, Family Dollar continues to evolve its footprint while remaining deeply rooted in community-based value retailing.



INVESTMENT CONTACTS

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Marcus & Millichap

TAYLOR MCMINN
RETAIL GROUP

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Marcus & Millichap
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Dated:

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Re: 503 W 3rd St, Konawa, OK 74849 (Family Dollar)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

Purchaser's Address _____

Purchaser's Phone/Fax _____

Purchaser's Email Address _____

Offer Price _____

Earnest Money \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$25,000 deposited at the expiration of the Inspection Period (\$50,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

All Cash (No Financing Period)

Financing: Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$ _____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser is / is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$ _____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

Agreed and Accepted | Seller

By: _____

By: _____

Printed: _____

Printed: _____

Dated: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____