



# FAMILY DOLLAR

703 South 4th Street - Crockett, TX 75835

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706  
BoR: Max Freedman - Lic. TX #644481

[www.SIGnnn.com](http://www.SIGnnn.com)

FAMILY DOLLAR - CROCKETT, TX

EXCLUSIVELY MARKETED BY



**CAYSON WILLEFORD**

TX #796321  
737.283.3275 | DIRECT  
cayson@SIGnn.com

---

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706  
BoR: Max Freedman - Lic. TX #644481

# TABLE OF CONTENTS

## 1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

## 2 LEASE ABSTRACT

- 8 Lease Summary

## 3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Aerial Map
- 14 Demographics Map & Report

## 4 AREA OVERVIEW

- 16 City Overview

## 5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Capital Markets
- 20 Confidentiality Agreement
- 22 IABS - TX

### CONFIDENTIALITY & DISCLAIMER

© 2024 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,180 SF Family Dollar Located at 703 South 4th Street in Crockett, TX. This Deal Has 5-Years Remaining of Corporate Guaranteed Income (DLTR) on the Initial Lease Term, Providing For a Secure Investment.

Sale Price	\$1,075,000
------------	-------------

## OFFERING SUMMARY

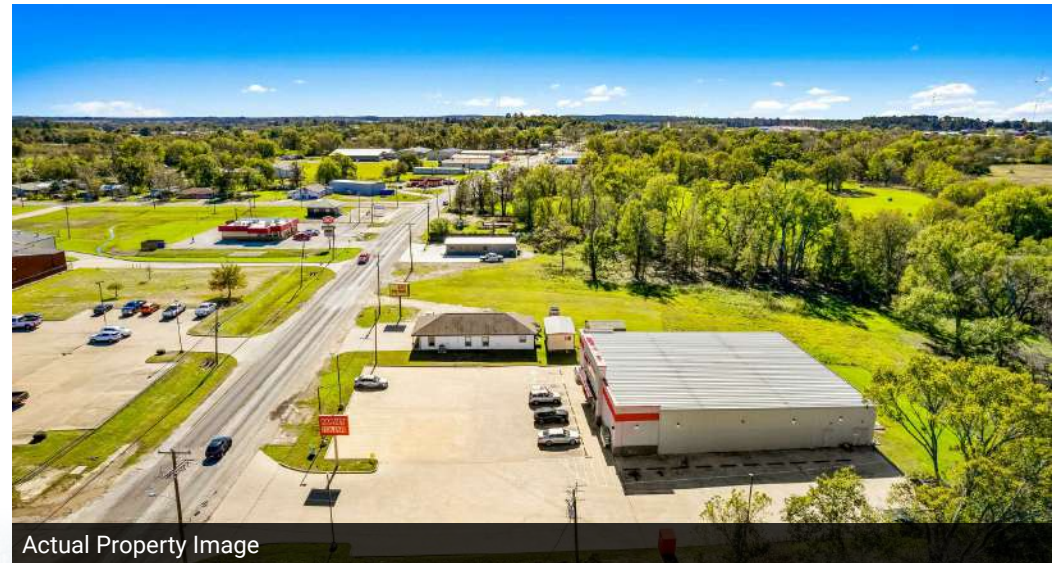
Cap Rate:	7.40%
NOI:	\$79,500
Price / SF:	\$117.10
Guarantor:	Corporate

## BUILDING INFORMATION

Street Address:	703 S 4th St
City, State, Zip:	Crockett, TX 75835
County:	Houston
Building Size:	9,180 SF
Lot Size:	0.9 Acres
Year Built:	2019



Actual Property Image

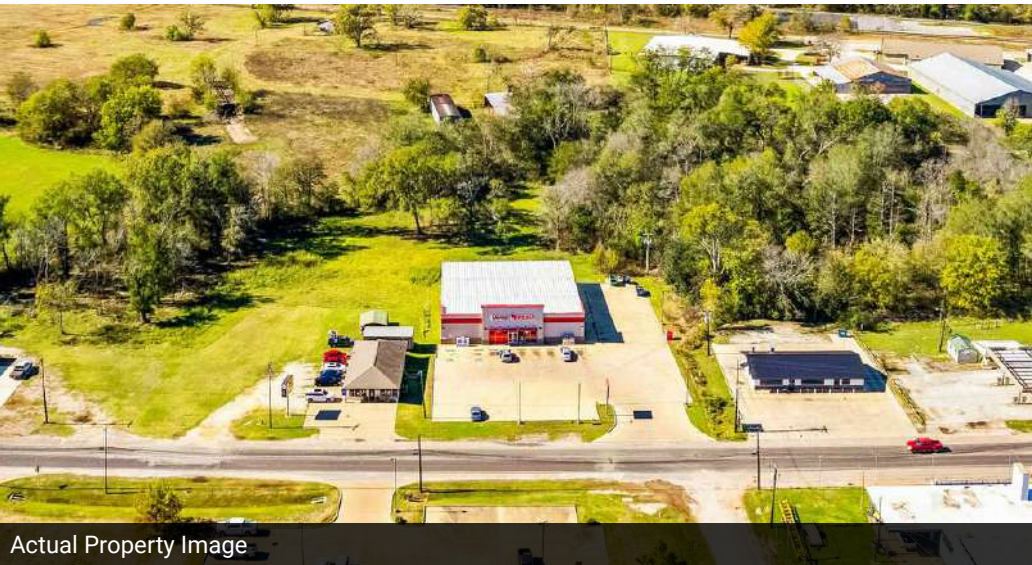


Actual Property Image

# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- Corporate Guaranteed Income - Publicly Traded Dollar Tree (DLTR) Rated BBB
- Strategic Location With No Grocery/Discount Store Competition
- Newer Construction - Built 2019
- Close Proximity to Loop 304, the Primary Thoroughfare in Crockett
- 5% Rent Increase at Renewals Every 5 Years
- No Deferred Maintenance | Concrete Parking Lot
- Crockett is the County Seat of Houston County
- Excellent Visibility and Frontage on S 4th St



SECTION 2

# LEASE ABSTRACT

# LEASE SUMMARY



Actual Property Image

## LEASE ABSTRACT

Tenant:	Family Dollar
Premises:	9,180 SF
Base Rent:	\$79,500
Rent Per SF:	\$8.66
Lease Commencement:	07/12/2019
Rent Commencement:	07/12/2019
Lease Expiration:	03/31/2030
Lease Term:	5 Years Remaining
Renewal Options:	6 X 5 Year Options
Rent Increases:	5% at Renewals
Lease Type:	Double Net (NN)
Use:	Dollar Store
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Shared Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



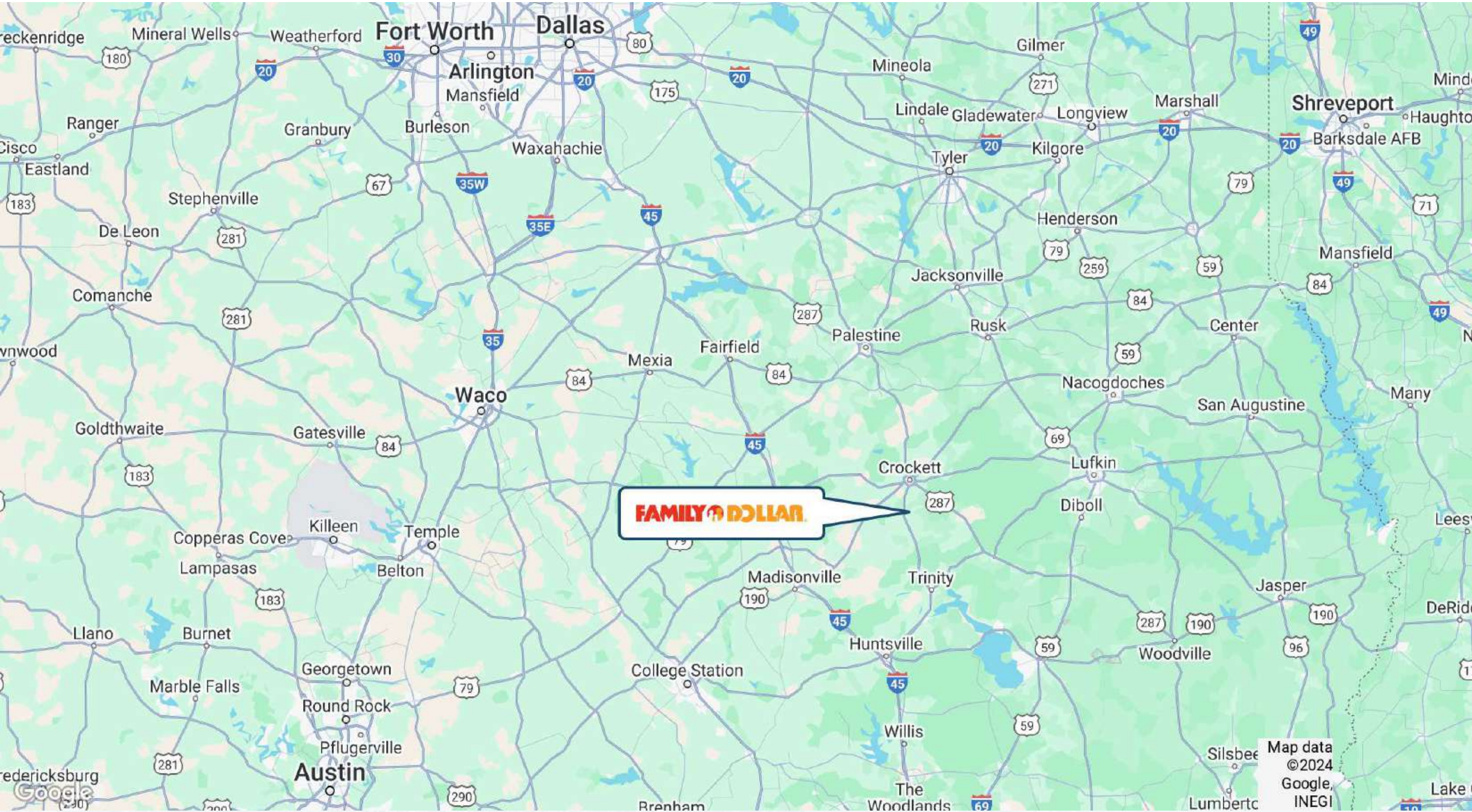




SECTION 3

# PROPERTY INFORMATION

# LOCATION MAP



Map data ©2024 Google, INEGI

# PROPERTY IMAGES



# AERIAL MAP



# AERIAL MAP

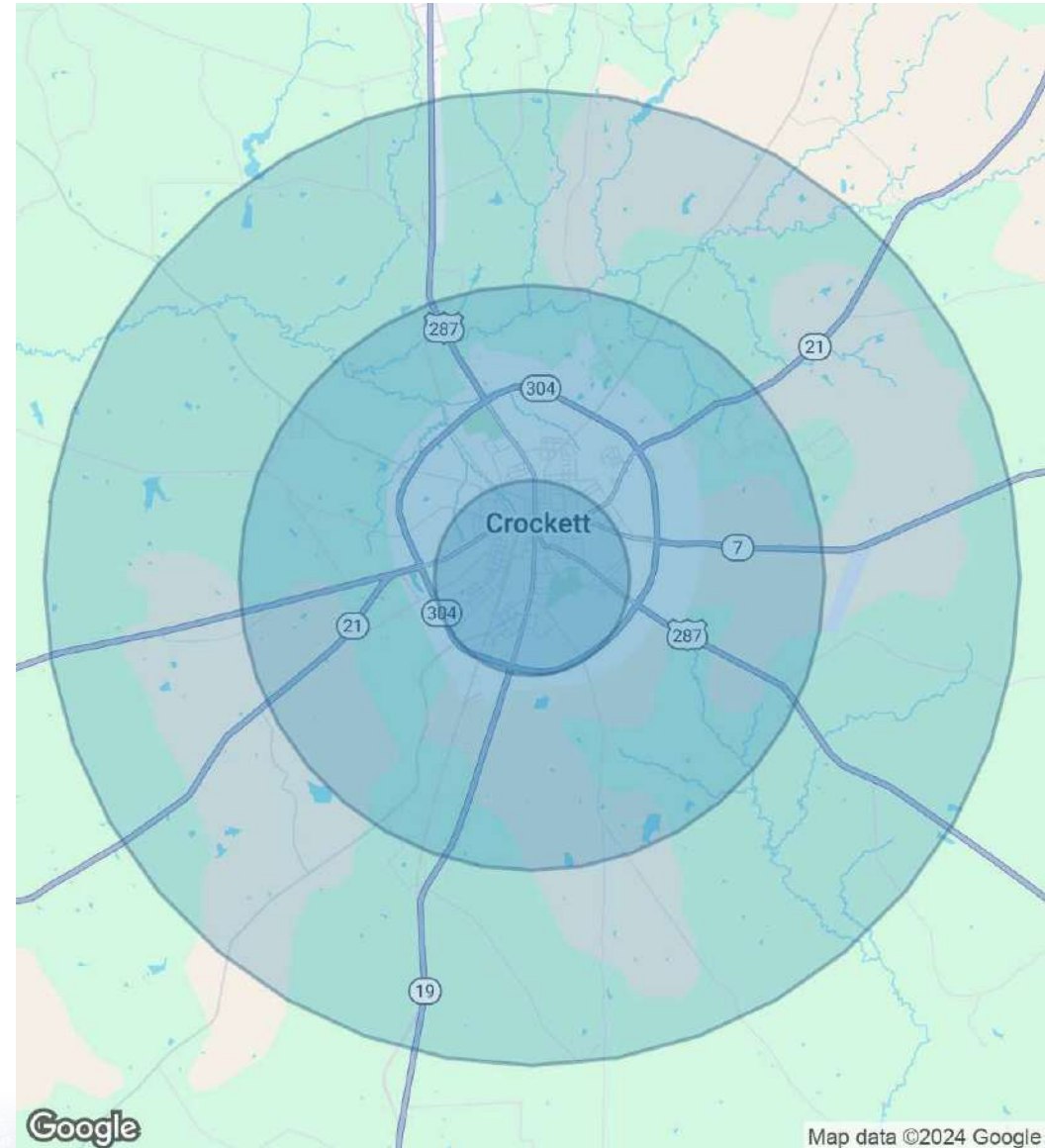


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,216	7,601	8,387
Average Age	38	42	42
Average Age (Male)	37	40	41
Average Age (Female)	40	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,728	3,104	3,443
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$71,403	\$76,022	\$76,502
Average House Value	\$180,631	\$201,025	\$210,731

TRAFFIC COUNTS	
4th St	4,888 VPD
E Loop 304	10,978 VPD
E Goliad Ave	4,071 VPD





SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



Houston County Courthouse



World Championship Fiddlers Festival

## CROCKETT, TX

Crockett is the county seat of Houston County which is the oldest county in Texas and Crockett is the fifth-oldest city in Texas. Crockett, Texas, in Houston County, is 70-miles northeast of Bryan, Texas and 107 miles north of Houston, Texas. Several highways converge on the city. U.S. Route 287 leads north 35 miles to Palestine and southeast 46 miles to Corrigan. Texas State Highway 21 leads northeast 33-miles to Alto and southwest 38-miles to Madisonville at Interstate 45. According to the United States Census Bureau, Crockett has a total area of 8.8 square miles, all land. The City of Crockett had a population of 6,267 as of July 1, 2024.

The local economy is based on agriculture and the production of plastics, chemicals, and metals. With the recent completion of a deal with Onshore Outsourcing, Crockett is expanding its economy to include technology and IT services. Houston County is no stranger when it comes to industrial manufacturing and business growth. In 2019, the leading industries in Houston County were public administration, retail, education, and health care and social services. Crockett pulls from both the immediate city MSA and Houston County's able workforce. Crockett and Houston County's major employers include Elastotech, Quantex, Alloy Polymers, and Vulcraft, to name a few. The attraction of Alloy Polymers, a market leader in high-value added compounding services and solutions in the thermoplastic industry, has proven Houston County's ability to communicate with industry leaders. Crockett has the best of both worlds which include state of the art manufacturing and local hamburger joints, international commerce and Friday night football, multi-million-dollar deals and downtown parades, excellent logistics and easy access.

As the gateway to the Texas Forest Country there is a rich cultural tradition in Crockett and Houston County including quality performing arts provided by the Piney Woods Fine Arts Association and local festivals throughout the year like the Salmon Lake Bluegrass Festival and Peanut Festival in Grapeland, Lovelady Lovefest in Lovelady, Christmas in Crockett and The World Championship Fiddlers Festival in Crockett, along with many other forms of entertainment. Residents have the opportunity to experience entertainment in a region filled with cultural venues that offer a lifetime of rewarding experiences. The First United Methodist Church is home to one of the oldest congregations in Texas and is also listed on the National Register of Historic Places. Other sites include the Houston County Courthouse, Mary Allen Seminary, and Glenwood Cemetery.





SECTION 5

# TENANT OVERVIEW

# TENANT PROFILE



## TENANT OVERVIEW

Company:	Subsidiary
Founded:	1953
Locations:	8,000+
Headquarters:	Chesapeake, VA
Website:	familydollar.com dollartree.com

## FAMILY DOLLAR

Family Dollar Stores, Inc. is an American variety store chain. With over 8,000+ locations Family Dollar Stores, Inc. operates general merchandise retail discount stores. Its products are categorized under consumables, home products, apparel and accessories, and seasonal and electronic products. The company's apparel and accessories category products include men's, women's, boys' and girls, and infants' clothing shoes and fashion accessories. Its seasonal and electronics products category include toys, stationery and school supplies, seasonal goods, personal electronics, which include pre-paid cellular phones and services

# GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

## Contact SIG's Capital Markets Team Today



**Miguel Jauregui**  
Managing Director  
Capital Markets  
310.421.0374  
[miguel@SIGnn.com](mailto:miguel@SIGnn.com)



**Ty Reiley**  
Senior Associate  
Capital Markets  
512.649.2421  
[treiley@SIGnn.com](mailto:treiley@SIGnn.com)



**Harrison Timberlake**  
Associate  
Capital Markets  
404.282.3047  
[htimberlake@SIGnn.com](mailto:htimberlake@SIGnn.com)

# CONFIDENTIALITY AGREEMENT

## CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment 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, 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, PCB's or asbestos, the compliance with State and 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



**FAMILY  
DOLLAR**

# FAMILY DOLLAR

703 South 4th Street - Crockett, TX 75835

Exclusively Marketed by:

Cayson Willeford // TX #796321

737.283.3275 // [cayson@SIGnnn.com](mailto:cayson@SIGnnn.com)

## TEXAS DISCLOSURE: ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
  - (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
  - (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;
- and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.