



Actual Site

**FAMILY
DOLLAR**

908 11th St
Ozona, TX 76943

TYPICAL FAMILY DOLLAR NNN LEASE

6+ YEARS REMAINING

EXCLUSIVELY LISTED BY

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INTRODUCTION

Retail Investment Group is pleased to offer for sale this Family Dollar in Ozona, Texas.

Offering includes a typical Family Dollar NN lease with more than 6 years remaining.

This ±10,500-square-foot freestanding building sits on a spacious ±0.81-acre lot, built in 2022.

\$1,524,000
PRICE

7.48%
CAP

\$113,925
NOI

±10,500 SF
BUILDING SIZE

±0.81 AC
LAND SIZE

2022
YEAR BUILT

EXECUTIVE SUMMARY

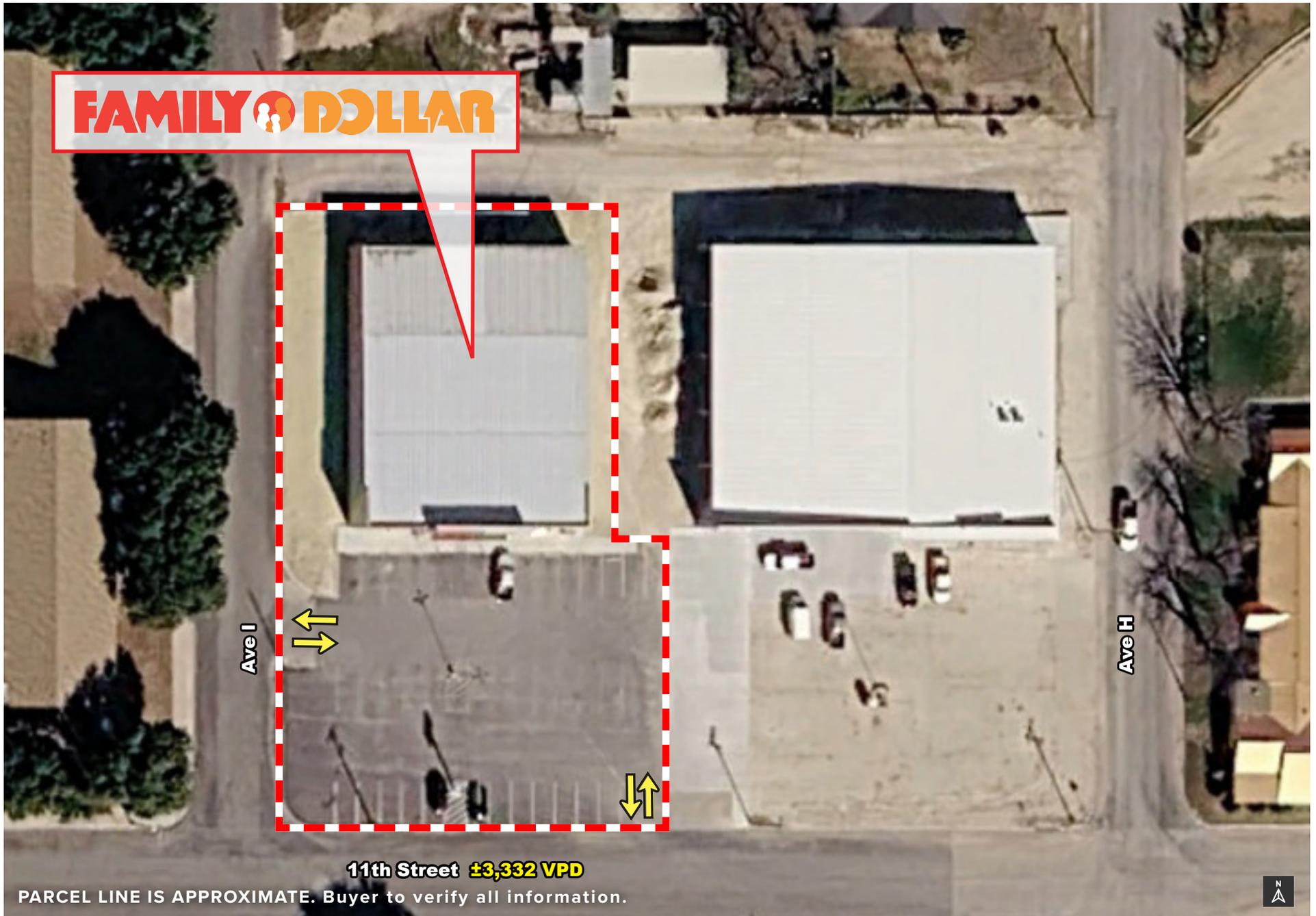
ADDRESS	908 11th Street Ozona, TX 76943
LEASE TYPE	Typical Family Dollar NN Lease
LEASE EXPIRATION	October 31, 2032
LESSEE	Family Dollar Stores of Texas, LLC
OPTIONS	6 x 5
INCREASES	See Rent Schedule
PARCEL #	3377
ZONING	F1
PARKING	39 Spaces
ROFR	NO

PROPERTY HIGHLIGHTS

- **10 year lease** with more than 6 years remaining
- **Newer construction (2022)**
- **39 on-site parking spaces**
- **Serves both local residents** and Interstate 10 travelers
- **Located off Interstate 10**, the main thoroughfare for travelers to West Texas from San Antonio and Austin
- **Interstate 10** sees over 12,000 vehicles per day
- **Median household income of \$58,155** within the trade area

RENT SCHEDULE

EXTENDED TERM	FIXED RENT	
	MONTHLY	ANNUM
1st	\$9,931.25	\$119,175.00
2nd	\$10,368.75	\$124,425.00
3rd	\$10,806.25	\$129,675.00
4th	\$11,243.75	\$134,925.00
5th	\$11,681.25	\$140,175.00
6th	\$12,118.75	\$145,425.00





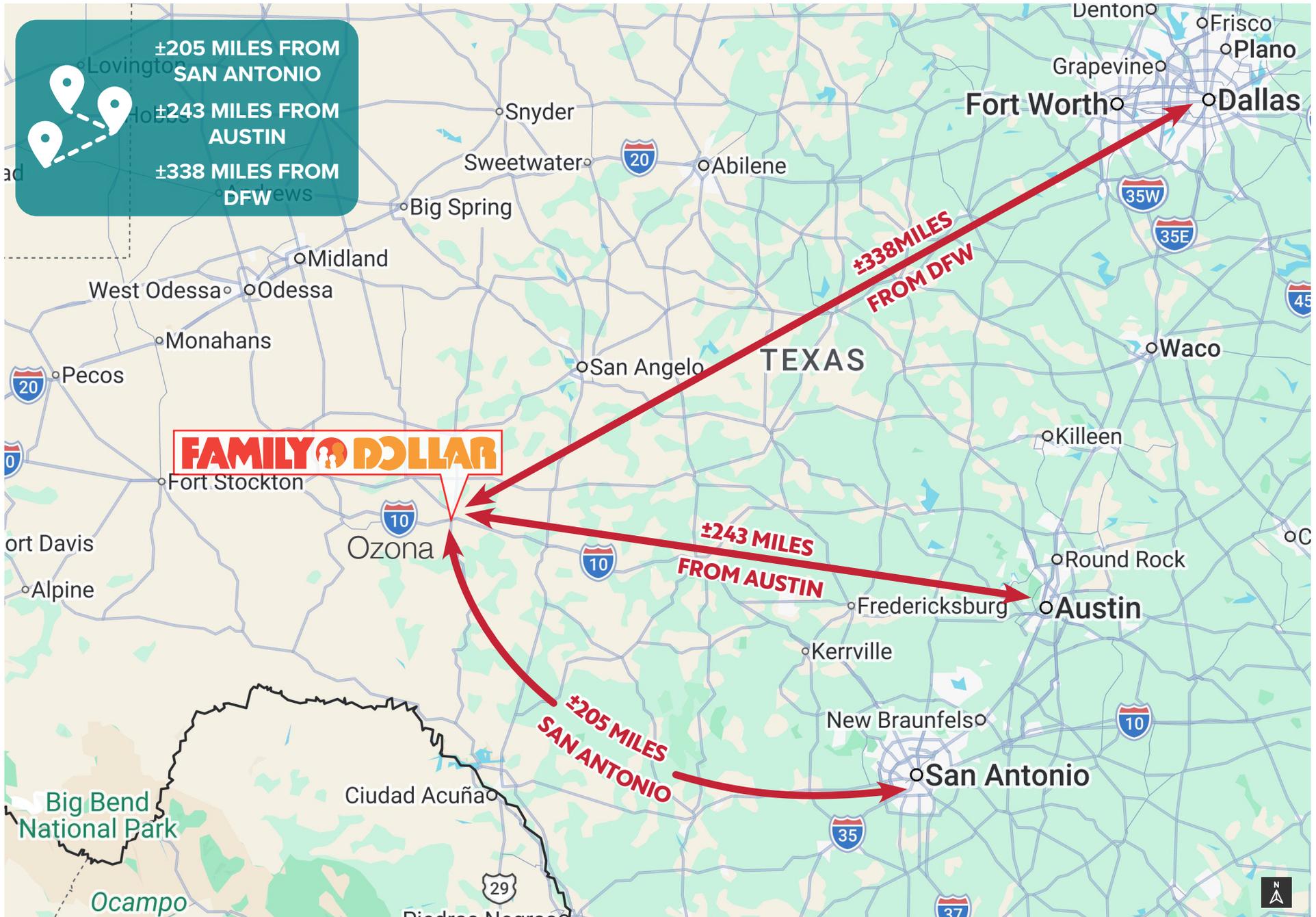
TENANT PROFILE

Family Dollar has proudly served local communities since 1959, providing affordable products and trusted values to families across America. With deep roots in neighborhoods nationwide and a commitment to everyday convenience, Family Dollar continues to grow, evolve, and serve the changing needs of their customers.

Family Dollar stores focus on delivering top value for family essentials with merchandise that generally ranges from \$1 to \$10. They offer competitively-priced national brands from leading manufacturers alongside brand-name, equivalent-value, lower-priced private labels. Family Dollar aisles are stocked with food and beverages, paper products, health & beauty supplies, and pet food; home products such as housewares, gifts, bed linens, and home decor; apparel and accessories such as clothing, fashion accessories, and footwear; and seasonal and electronics merchandise such as holiday items, party supplies, and personal electronics.

WEBSITE	familydollar.com
FOUNDED	1959
LOCATIONS	+7,200
HEADQUARTERS	Chesapeake, VA





TRADE AREA DEMOGRAPHICS



TOTAL POPULATION
3,180



MEDIAN AGE
43.5



MEDIAN HH INCOME
\$58,155

Source: 2024 (Esri)



ABOUT OZONA, TEXAS

Ozona is an unincorporated community and census-designated place (CDP) that serves as the county seat of Crockett County, Texas, United States. The population was 2,663 at the time of the 2020 census. Ozona is the only Census Bureau–recognized community in Crockett County, which is named for Colonel Davy Crockett, a hero of the Alamo.

Ozona was known as “Powell Well”, after land surveyor E. M. Powell, when it was founded in 1891. In 1897, it was renamed “Ozona” for the high quantity of its open air, or “ozone”. A flood in 1954 killed 16 people and destroyed about half of the homes in the town.

Ozona is located in east-central Crockett County. According to the United States Census Bureau, the CDP has a total area of 4.7 square miles (all land). Most of the town is in the valley called Johnson Draw, while a portion extends east up Gurley Draw. Johnson Draw runs south to the Devils River, a tributary of the Rio Grande in Val Verde County.

Interstate 10 passes just south of the center of town, with access from exits 363, 365, and 368. I-10 leads east 35 miles to Sonora and west 108 miles to Fort Stockton. Texas State Highway 163 runs through the center of Ozona, leading north 30 miles to Barnhart and south 82 miles to Comstock.

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CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical 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. Retail Investment 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



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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.

11-2-2015



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.

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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date