



# FAMILY DOLLAR

302 1ST ST, DEXTER, NM 88230

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NM #B.19145



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A photograph of a Family Dollar retail store. The building is a single-story structure with a tan-colored metal roof and light-colored siding. A large red sign with the words "FAMILY DOLLAR" in white, bold, sans-serif capital letters is mounted on a tall white pole to the right of the building. The sign is illuminated. On the building's facade, there is a smaller sign that reads "FAMILY" in red, followed by a circular logo containing a stylized family silhouette, and then "DOLLAR" in red. The sky is blue with scattered white clouds. In the foreground, there is a dark blue semi-transparent overlay containing the text "PROPERTY INFORMATION" and "SECTION 1". In the bottom right corner, there is a logo for "The Kase Group" with the tagline "Real Estate Investment Services".

# PROPERTY INFORMATION

## SECTION 1



## PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to acquire a net-leased Family Dollar located at 302 W 1st Street in Dexter, New Mexico. The property consists of an ±8,320 square foot freestanding building with excellent visibility along the town's primary commercial corridor. Dexter serves as a local hub for surrounding rural communities, offering a steady flow of local and regional traffic.

The lease is corporately guaranteed by Family Dollar Stores, Inc. and structured as a Net Lease with minimal landlord responsibilities limited to roof and structure. The current term runs through June 30, 2028, and includes five (5) additional five-year renewal options with no rental increases during the base or option periods.

The property is strategically positioned near several key retailers and service providers, including Allsup's Convenience Store, Kenny's Market, Dexter Lumber & Hardware Co, Vic's Tire Repair, and Dexter Tire Services. It also offers convenient access to U.S. Highway 285, enhancing regional connectivity and visibility.

## LOCATION DESCRIPTION

Dexter is a small town located in Chaves County, southeastern New Mexico, approximately 15 miles south of Roswell. With a population of around 1,200 residents, Dexter serves as a local center for nearby rural and agricultural communities. The area is supported by dairy farming, crop production, and small businesses, making it a reliable base for daily-needs retail. Positioned near U.S. Highway 285, Dexter benefits from regional connectivity to larger cities like Roswell and Artesia. The town is home to Dexter Consolidated Schools, parks, local government offices, and essential services, helping sustain consistent local traffic and commercial activity.

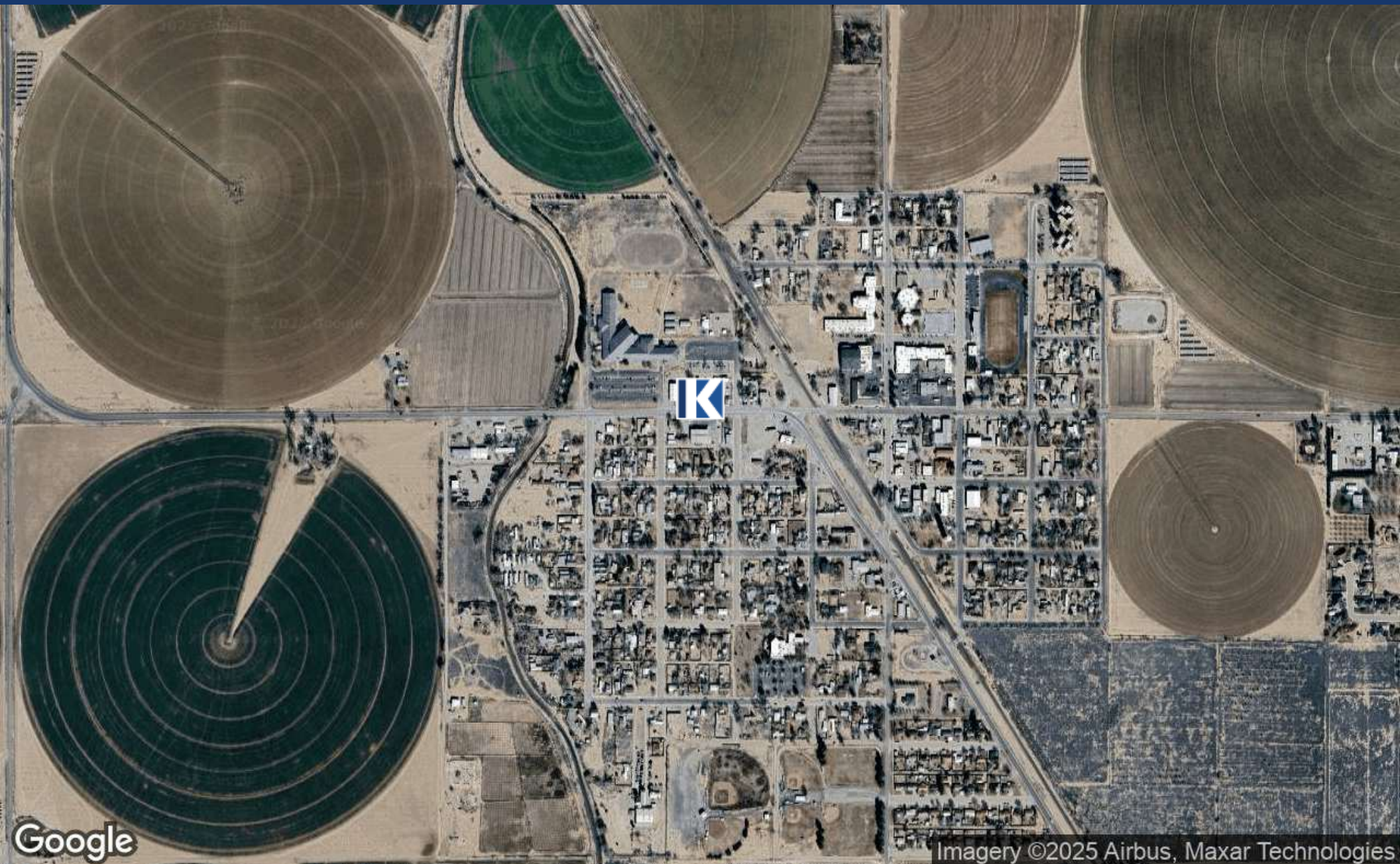
## PROPERTY HIGHLIGHTS

- Net Lease – Landlord Responsible for Roof & Structure Only
- Corporate Guarantee – Family Dollar Stores, Inc.
- Highly Visible Location Along W 1st Street
- Surrounded by Key Local Businesses – Allsup's, Kenny's Market, Dexter Lumber & Hardware Co, and More
- Convenient Access to U.S. Highway 285

## OFFERING SUMMARY

Sale Price:	\$1,113,795
Price per SF	\$134
Building Size:	8,320 SF
NOI:	\$103,026
Cap Rate:	9.25%
Lease End:	6/30/2028
Options:	Five, 5-Year
Increases:	None









# DEMOGRAPHICS

SECTION 2

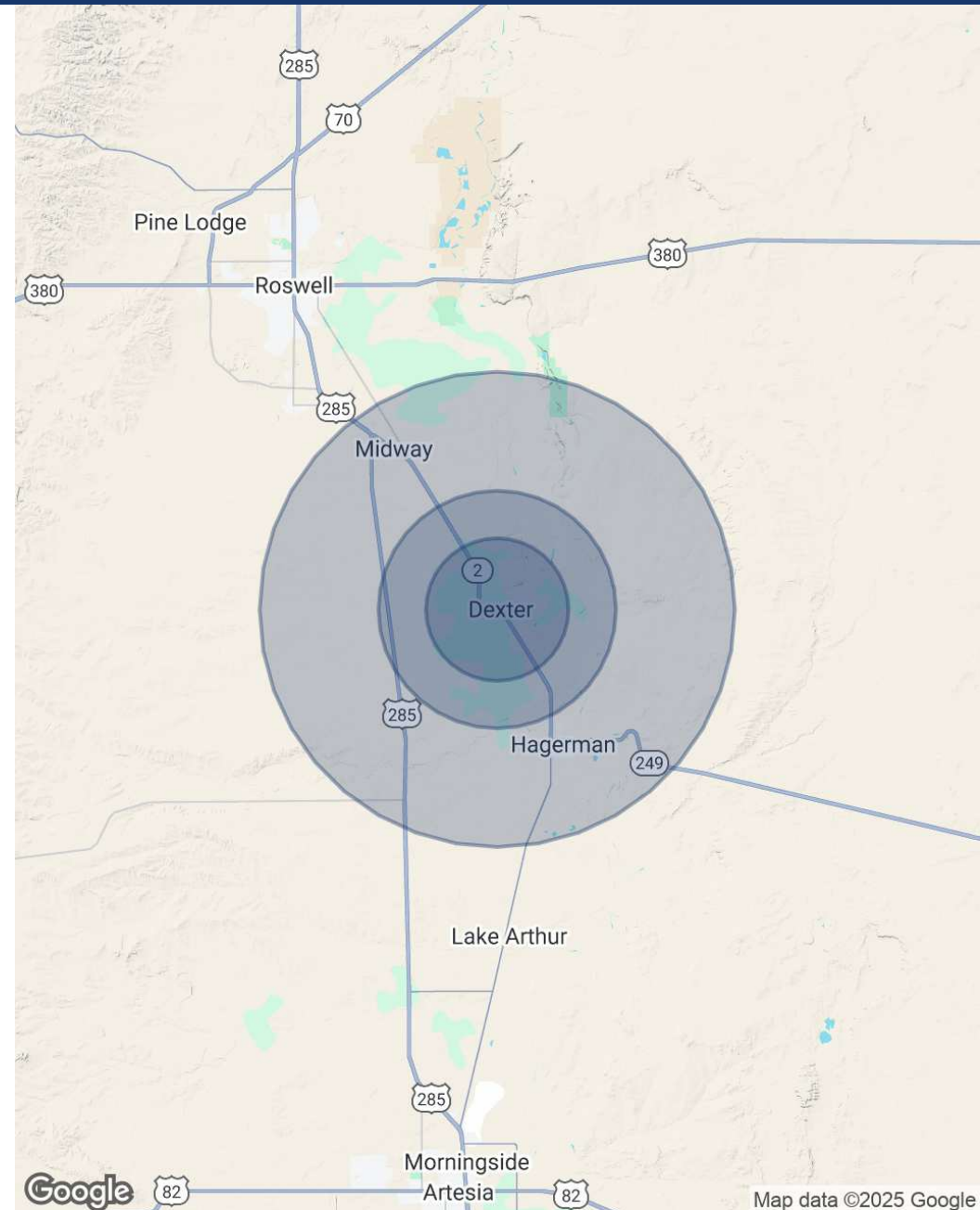
# DEMOGRAPHICS MAP & REPORT

302 1ST ST  
DEXTER, NM 88230

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,501	2,031	7,013
Average Age	36	36	37
Average Age (Male)	36	36	37
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	459	572	2,066
# of Persons per HH	3.3	3.6	3.4
Average HH Income	\$64,039	\$65,298	\$71,067
Average House Value	\$150,010	\$162,682	\$180,819

Demographics data derived from AlphaMap







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## CONFIDENTIALITY & DISCLAIMER

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The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.