FAMILY DOLLAR

408 COWBOY WAY, PLAINS, TX 79355

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The Kase Group
Real Estate Investment Services

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PROPERTY INFORMATION

SECTION 1

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LOCATION DESCRIPTION

Challis is the county seat of Custer County, located in central Idaho along U.S. Highway 93. Surrounded by mountains and the Salmon River, it offers year-round outdoor recreation and scenic beauty. Though home to fewer than 1,000 residents, Challis serves as a commercial hub for nearby rural communities and travelers, supporting essential retail, services, and tourism-related activity.

PROPERTY HIGHLIGHTS

- Net Lease – Landlord Responsible for Roof & Structure Only
- Corporate Guarantee – Family Dollar Stores, Inc.
- Highly Visible Site Along U.S. Highway 82
- Surrounding Tenants include Dairy Queen, Lowe's Market, Uncle's, Ole Mexican Foods, West Texas Gas, and More
- Close to Plains High School (134 Students)

PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to acquire a net-leased Family Dollar located at 408 Cowboy Way (U.S. Highway 82) in Plains, Texas. The property consists of an ±8,320 square foot freestanding building with excellent visibility along the town's primary commercial corridor. Plains serves as the county seat of Yoakum County and functions as a central 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 Dairy Queen, Lowe's Market, Uncle's Convenience Store, Roger Tires & Welding, Gonzales Tire Services, Anderson Produce, West Texas Gas, and Ole Mexican Foods—as well as Plains High School, which is located approximately half a mile from the property.

OFFERING SUMMARY	
Sale Price:	$1,009,406
Price per SF	$121
Building Size:	8,320 SF
NOI:	$93,370.00
Cap Rate:	9.25%
Lease End:	6/30/2028
Options:	Five, 5-Year
Increases:	None


380
380
214
Plains, TX
82
Plains
Cowboy Wy
214
380
Google
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DEMOGRAPHICS

SECTION 2

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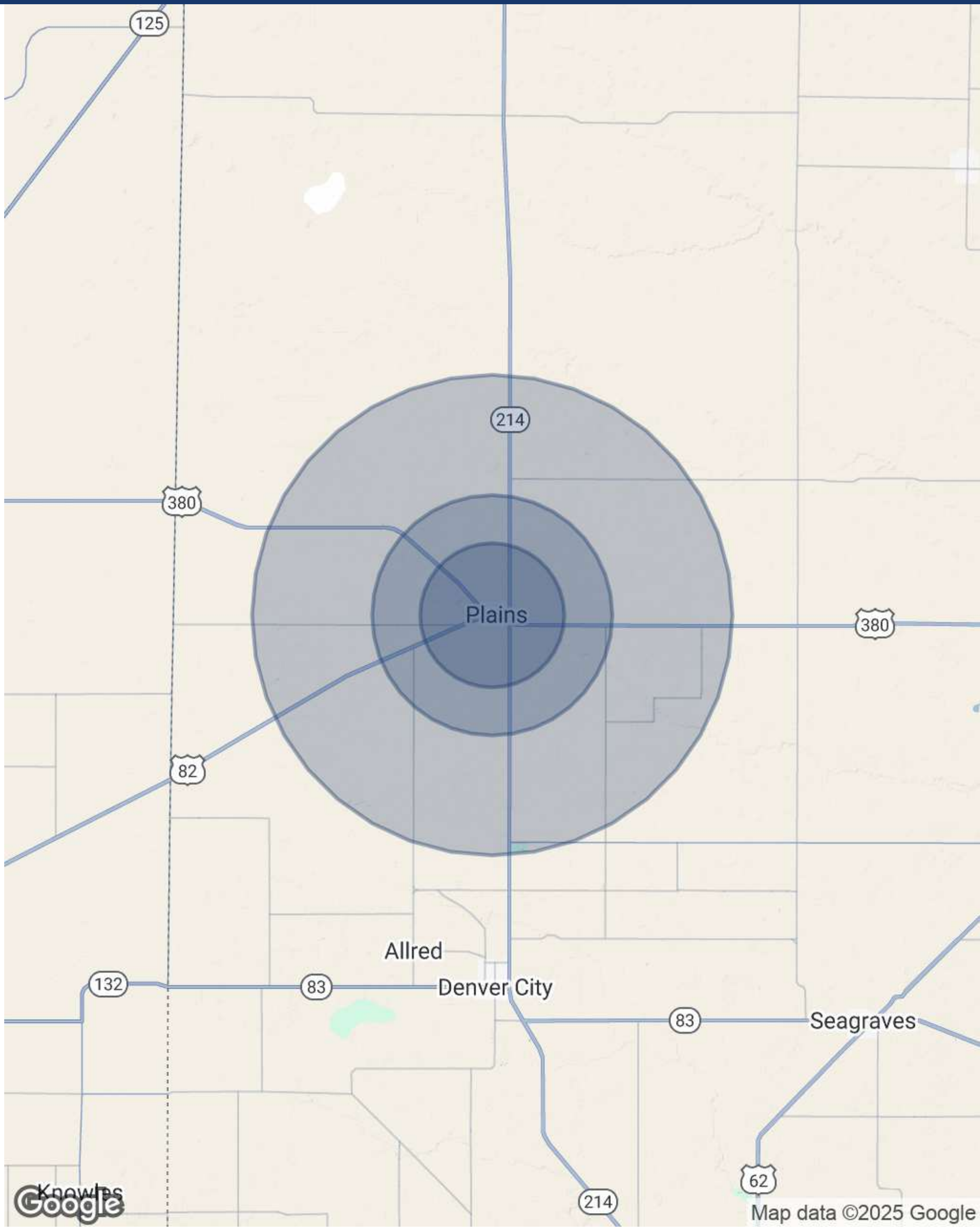
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,385	1,456	1,636
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	498	524	588
# of Persons per HH	2.8	2.8	2.8
Average HH Income	$94,797	$94,797	$96,708
Average House Value	$159,811	$159,811	$161,747

Demographics data derived from AlphaMap



11-2-2015

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.

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.

	License No.	Email	Phone
TKG Net Lease Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9006301	kase@thekasegroup.com	925-348-1844
Kase Abusharkh Designated Broker of Firm	708586	kase@thekasegroup.com	925-348-1844
Kase Abusharkh Licensed Supervisor of Sales Agent/ Associate	708586	kase@thekasegroup.com	925-348-1844
Kase Abusharkh Sales Agent/Associate's Name	708586	kase@thekasegroup.com	925-348-1844

Buyer/Tenant/Seller/Landlord Initials ____________ ____________ Date ____________

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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.