

SINGLE TENANT NET LEASE

Investment Opportunity



Top 50% of all FDs in US (Placer.ai) | Adjacent to Top Visited Kroger | Dense Retail Corridor



503 S MacArthur Boulevard

IRVING TEXAS

ACTUAL SITE



PRESENTED BY



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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



OFFERING

Price	\$989,000
Net Operating Income	\$67,760
Cap Rate	6.85%
Guaranty	Corporate
Tenant	Family Dollar
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Sales Reporting	No
ROFO/ROFR	No

PROPERTY SPECIFICATIONS

Rentable Area	7,952 SF
Land Area	0.96 Acres
Property Address	503 S. MacArthur Boulevard Irving, Texas 75060
Year Built	2003
Parcel Number	3.22425E+16
Ownership	Fee Simple (Land & Building Ownership)
Zoning	General Commercial
Parking Spaces	37

Over 2 Years Remaining | Corporate Guaranteed | Investment Grade Tenant (S&P: BBB) | Options to Extend

- The tenant, Family Dollar, has over 2 years remaining on its current lease with 3 (5-year) options to extend
- Corporate Guaranteed lease by Family Dollar Stores, Inc (S&P: BBB)
- **Subject property is paying below market rents at around \$8/sq ft. vs \$20 market rents (i.e. Costar)**

Limited Landlord Responsibilities | Fee Simple Ownership | NN Lease

- Tenant pays for taxes, insurance and maintains most aspects of the premises
- **Minimal landlord responsibilities - No HVAC responsibilities**
- Concrete parking lot requires minimal LL responsibilities
- Ideal, limited-management investment for a passive investor

Strong National/Credit Tenant Presence | Nearby Schools | Signalized, Hard Corner Intersection | Dense Retail Corridor

- The asset is located at the signalized, hard corner intersection of S MacArthur Blvd and W 6th St which combined average 28,500 VPD
- Located directly next to a Kroger
- Located directly across [The Heights at Macarthur](#) community
- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including McDonald's, Starbucks, Aldi, Walgreens, Burger King, Taco Bell and many more
- Furthermore, the subject property is in close proximity to multiple schools including Bowie Middle School (789 students) and Lee Britain Elementary School (640 students) increasing consumer traffic to the site

Local Demographics in 5-Mile Trade Radius | Direct Consumer Base

- More than 228,000 residents and 146,000 employees support the local trade area, providing a direct consumer base from which to draw
- \$97,637 average household income

Tenant Name	Square Feet	LEASE TERM			RENTAL RATES						
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Family Dollar	7,952	Jan. 2024	Dec. 2029	Current	-	\$5,647	\$0.71	\$67,760	\$8.52	NN	3 (5-Year)
(Corporate)				Option 1	10%	\$6,211	\$0.78	\$74,536	\$9.37		
				Option 2	10%	\$6,832	\$0.86	\$81,990	\$10.31		
				Option 3	10%	\$7,516	\$0.95	\$90,188	\$11.34		



FAMILY DOLLAR

[familydollar.com](https://www.familydollar.com)

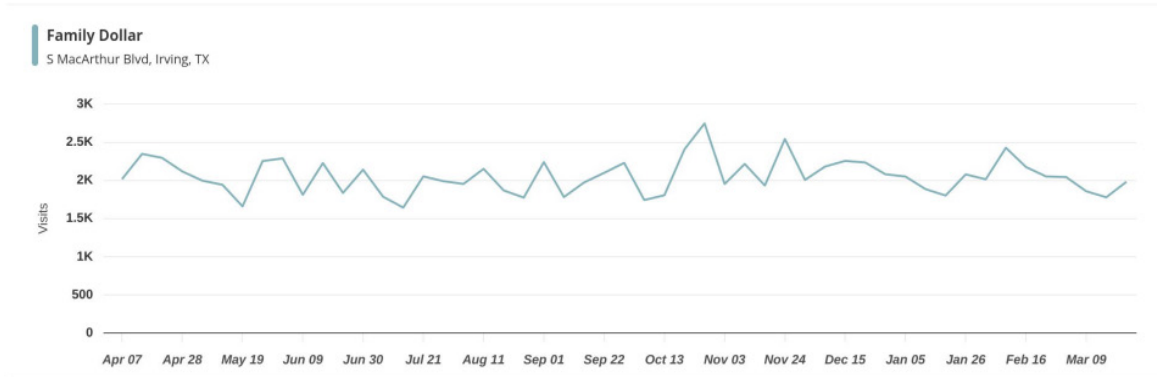
Company Type: Private

Locations: 7,126+

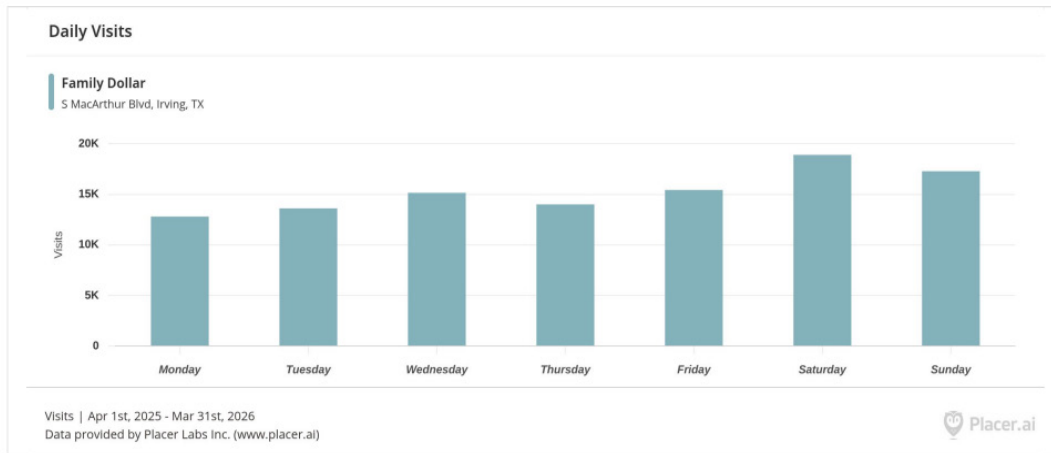
Family Dollar was founded in 1959 in Charlotte, North Carolina with the goal of offering high-quality merchandise at affordable prices. Family Dollar stores focus on delivering top value for family essentials with merchandise that generally ranges from \$1 to \$10. They offer competitively-priced national brands from leading manufacturers alongside brand-name, equivalent-value, lower-priced private labels. Their 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. Family Dollar is now a standalone private company owned by the partnership of Brigade Capital, Macellum Capital Management, and Arkhouse Management Co.

Source: corporate.familydollar.com, [linkedin.com](https://www.linkedin.com/company/familydollar), [businesswire.com](https://www.businesswire.com)

VISIT TREND



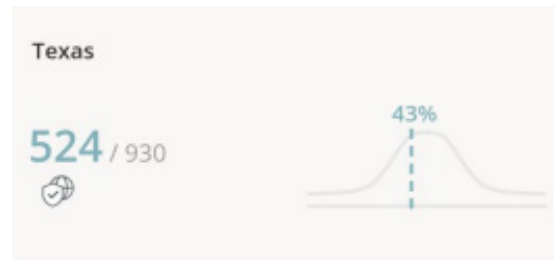
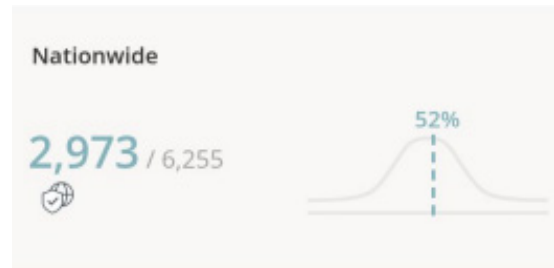
DAILY VISITS



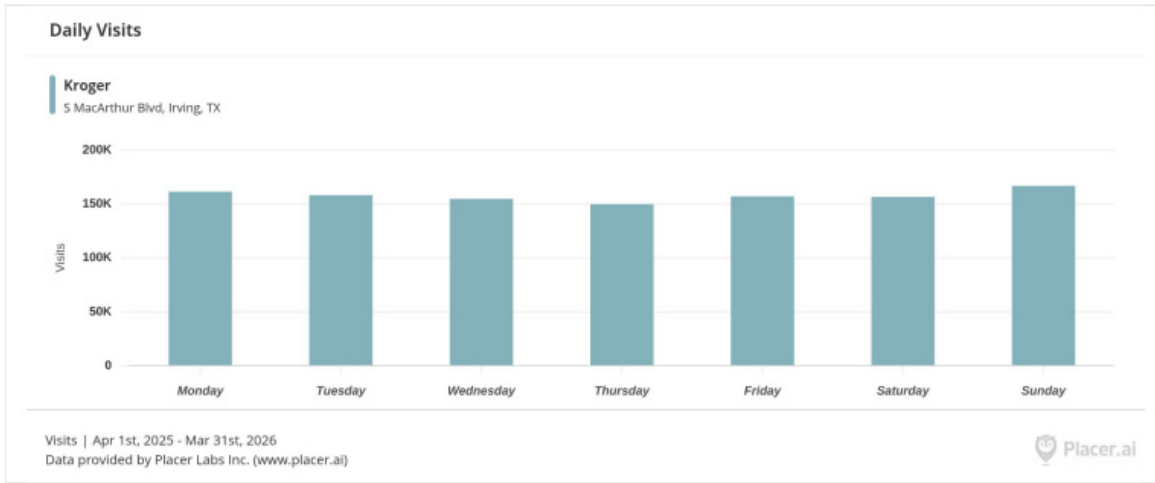
April 2025 - April 2026

This data was provided by Placer.ai, a company that tracks consumer data via smartphone apps. Currently, there are over 20+ million active devices and various platforms and metrics to compare industry trends and analyze trade areas.

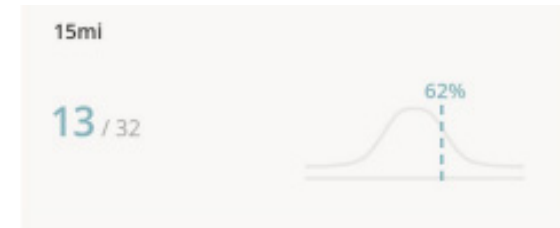
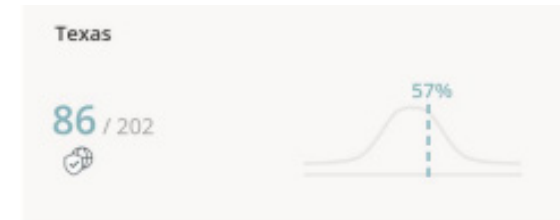
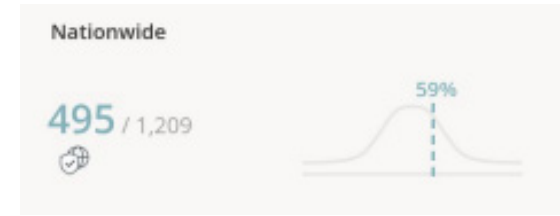
RANKING OVERVIEW



DAILY VISITS



RANKING OVERVIEW



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Dollar Tree Completes Sale of Family Dollar Business to Brigade Capital Management and Macellum Capital Management

CHESAPEAKE, Va.--(BUSINESS WIRE)-- On July 7, 2025, Dollar Tree, Inc. (NASDAQ: DLTR) (the “Company”) announced the completion of the previously announced sale of its Family Dollar business segment to Brigade Capital Management, LP (“Brigade”) and Macellum Capital Management, LLC (“Macellum”) for an aggregate base purchase price of \$1,007.5 million in cash, subject to certain adjustments. Net proceeds from the sale are estimated to total approximately \$800 million comprised of \$665 million paid at closing and approximately \$135 million as a result of the monetization of cash prior to closing through a reduction of net working capital. The Company now expects the economic impact of tax benefits from losses on the sale to be approximately \$375 million. These amounts are subject to final adjustment approximately 90 days after the closing date.

“The completion of this transaction marks a defining moment for Dollar Tree,” said Mike Creedon, Chief Executive Officer of Dollar Tree, Inc. “With a singular focus on our core business, we are doubling down on what we do best – delivering value, convenience,

and discovery to our customers every day. Now more than ever before, we are poised to accelerate our growth, innovate faster, and unlock our full potential as a category leader in value retail.”

As a standalone company, Dollar Tree will continue to grow through compelling initiatives like its expanded assortment, new store growth, and attracting new customers. Since the company’s founding nearly 40 years ago, Dollar Tree has grown to a 9,000-strong store footprint, reflecting its strength as one of the most powerful value retailers in North America.

As previously disclosed, with the closing of this transaction, Dollar Tree will begin a Transition Services Agreement (TSA). The Company will be reimbursed for the cost of providing these services. The company expects an offsetting reduction to SG&A, resulting from a combination of this reimbursement of TSA expenses and a reduction in headcount expenses because of employees who will now be employed by Family Dollar.

The transaction was announced on March 26, 2025, and concludes Dollar Tree’s review of strategic alternatives for the Family Dollar business segment, which began in June 2024.

BRIGADE CAPITAL MANAGEMENT

Founded: 2006

Headquarters: New York, NY

Assets Under Management (AUM): Approximately \$6 billion (as of 2021)

Brigade Capital Management is a global investment management firm that primarily focuses on credit opportunities, distressed debt, and event-driven strategies. The firm manages assets across multiple investment vehicles, including hedge funds and private equity funds. Brigade Capital is known for its expertise in distressed credit, special situations, and opportunistic credit investing.

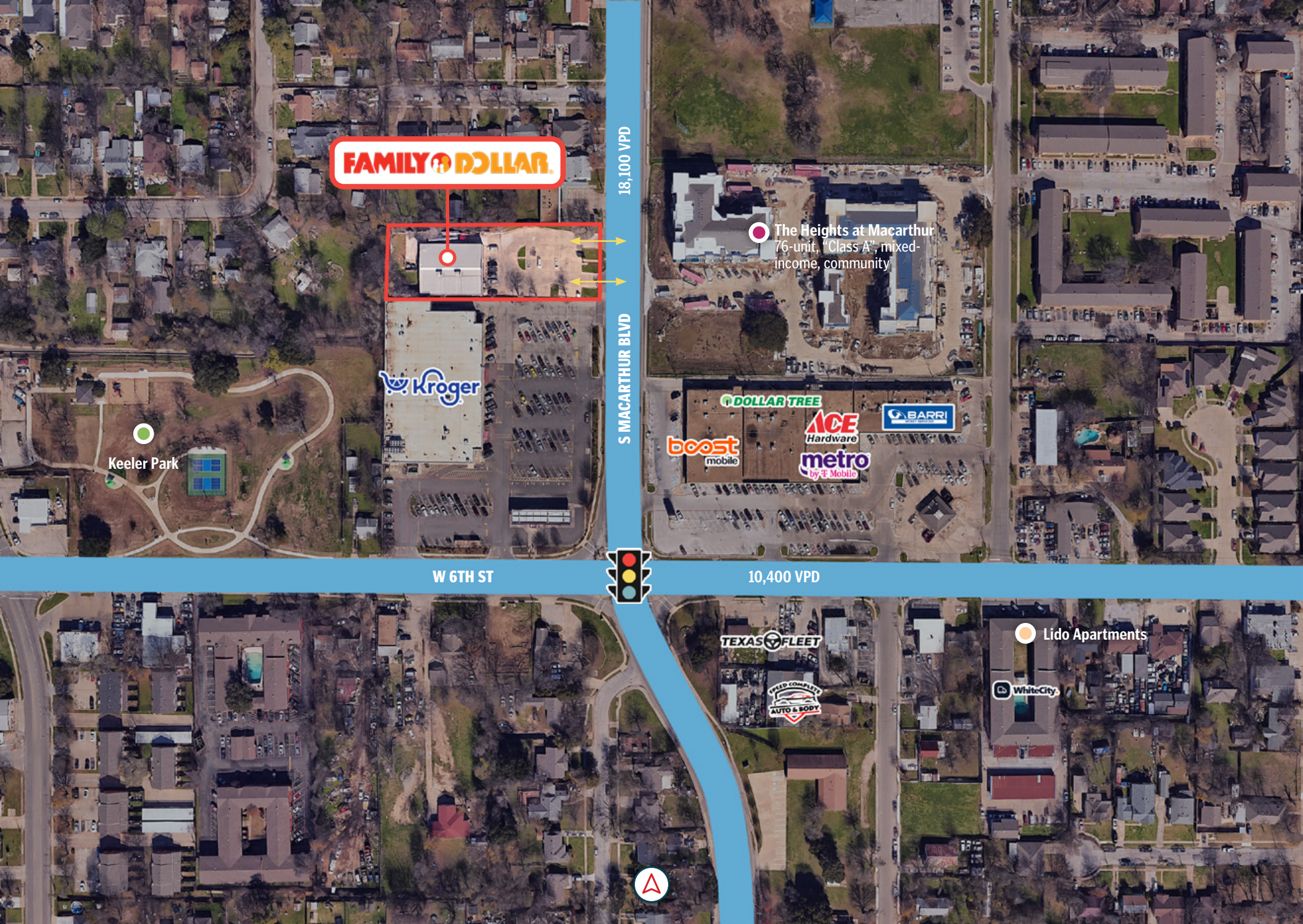
MACELLUM CAPITAL MANAGEMENT

Founded: 2007

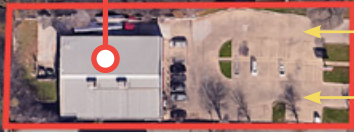
Headquarters: New York, NY

Assets Under Management (AUM): Estimated at over \$1 billion

Macellum Capital Management is a private investment firm and activist hedge fund focused on driving corporate value creation through shareholder activism and operational improvements. The firm specializes in identifying underperforming companies and works to unlock value through strategic changes, including board and management interventions, restructuring, or cost-saving measures.



FAMILY DOLLAR



18,100 VPD

S MACARTHUR BLVD

The Heights at Macarthur
76-unit, "Class A", mixed-income, community

Keeler Park

Kroger

DOLLAR TREE
boost mobile
ACE Hardware
metro by T-Mobile
BARRI

W 6TH ST



10,400 VPD

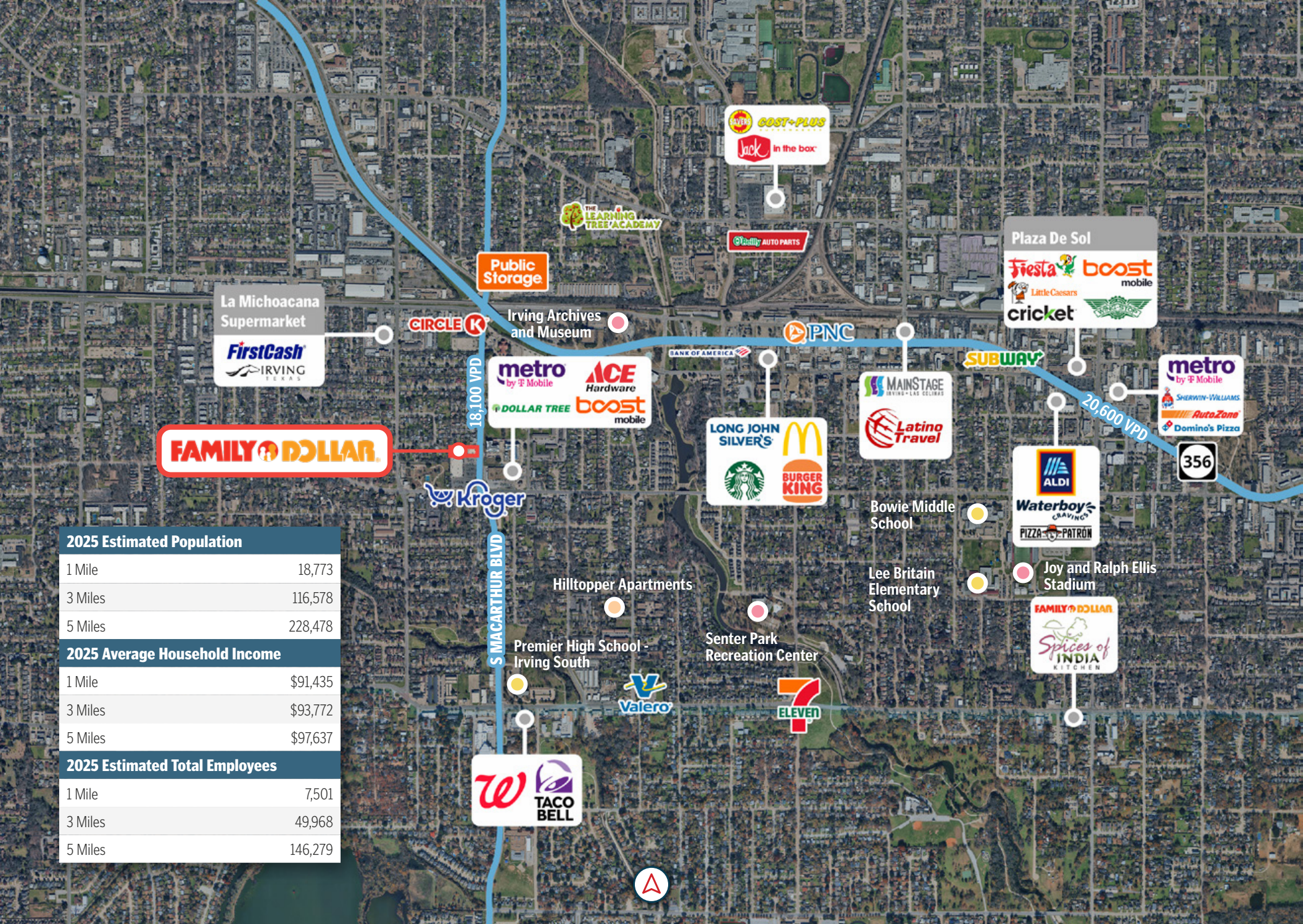
Lido Apartments

WhiteCity

TEXAS FLEET

WHEEL COMPLETE
AUTO & BODY





2025 Estimated Population

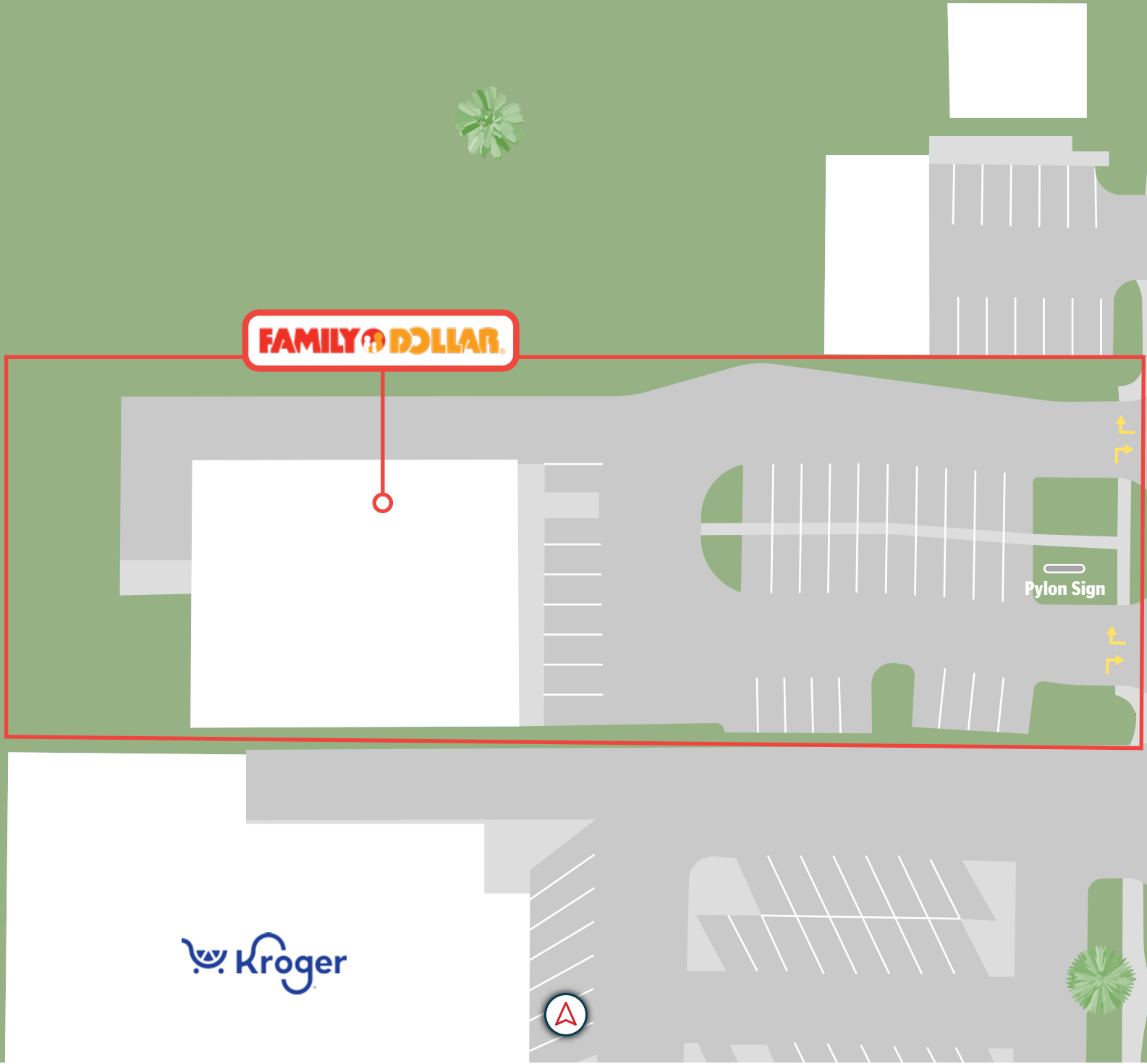
1 Mile	18,773
3 Miles	116,578
5 Miles	228,478

2025 Average Household Income

1 Mile	\$91,435
3 Miles	\$93,772
5 Miles	\$97,637

2025 Estimated Total Employees

1 Mile	7,501
3 Miles	49,968
5 Miles	146,279



FAMILY DOLLAR

Pylon Sign

 **Kroger**

MACARTHUR BOULEVARD 18,100 VPD





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD

in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE

in 2025



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