



FAMILY DOLLAR

The Kase Group

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6585 | A Licensed Louisiana Broker #BROK.995707070-CORP

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FAMILY DOLLAR NET LEASED OFFERING

612 Main Street, Hackberry, LA



 **The Kase Group**

Family Dollar

612 Main Street, Hackberry, LA

PROPERTY INFORMATION

PROPERTY SUMMARY

The Kase Group is pleased to offer the opportunity to acquire a new 10-year net-leased Family Dollar in Hackberry, Louisiana, supported by a corporate-guaranteed NN lease with minimal landlord responsibilities. The investment features a 9.00% capitalization rate on a current annual rent of \$112,875, providing stable, passive income secured by Family Dollar Stores, Inc. The lease includes six 5-year renewal options with \$0.50/SF rent increases in each option periods, offering future revenue growth and an inflation hedge beyond the base term.

The Family Dollar property benefits from excellent visibility along Main Street and is located near southwest Louisiana's largest metro area, Lake Charles. Operating as the sole national discount retailer within a 14-mile radius, its location on the Creole Nature Trail, a primary arterial connecting the Gulf Coast to Lake Charles, ensures consistent exposure to local residents and heavy industrial traffic.

PROPERTY HIGHLIGHTS

- **New 10 Year Net Leased Family Dollar**
- **Minimal Landlord Obligations**
- **Corporate Guarantee**
- **Well Located along Main Street**
- **Located Southwest of Lake Charles**



OFFERING SUMMARY



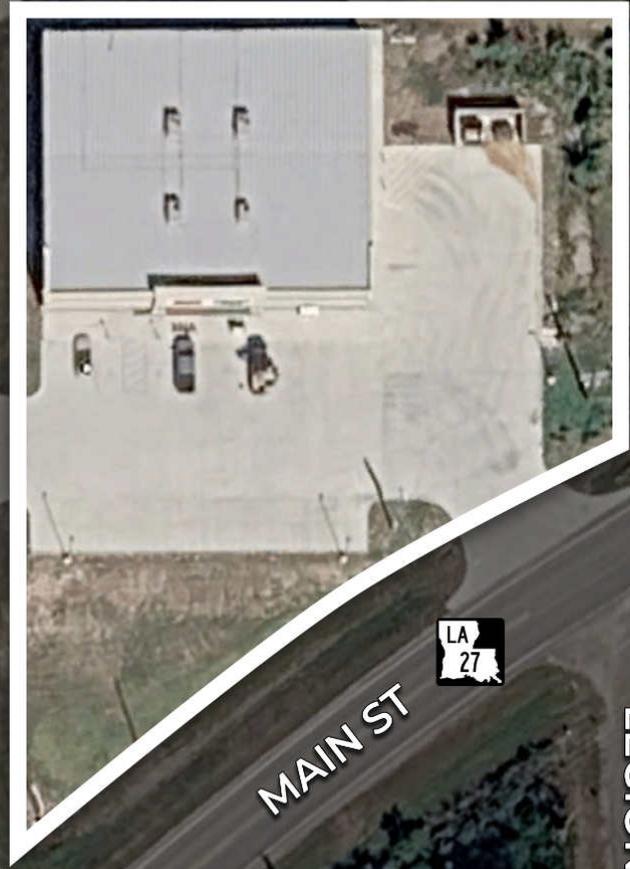
Offering Summary

Property Name	Family Dollar
Property Address	612 Main Street Hackberry, LA
Building Size	10,500
Current Annual Rent	\$112,875
Cap Rate	9.00%
Price	\$1,254,167
Lease Expiration	9/30/2033
Lease Structure	Net Lease (NN)
Options	Six 5-Year Renewal Options
Rent Increases	\$0.50/SF Every 5 Years in Renewal Options



FAMILY DOLLAR

612 MAIN STREET
HACKBERRY, LA



AMOCO RD

MAIN ST

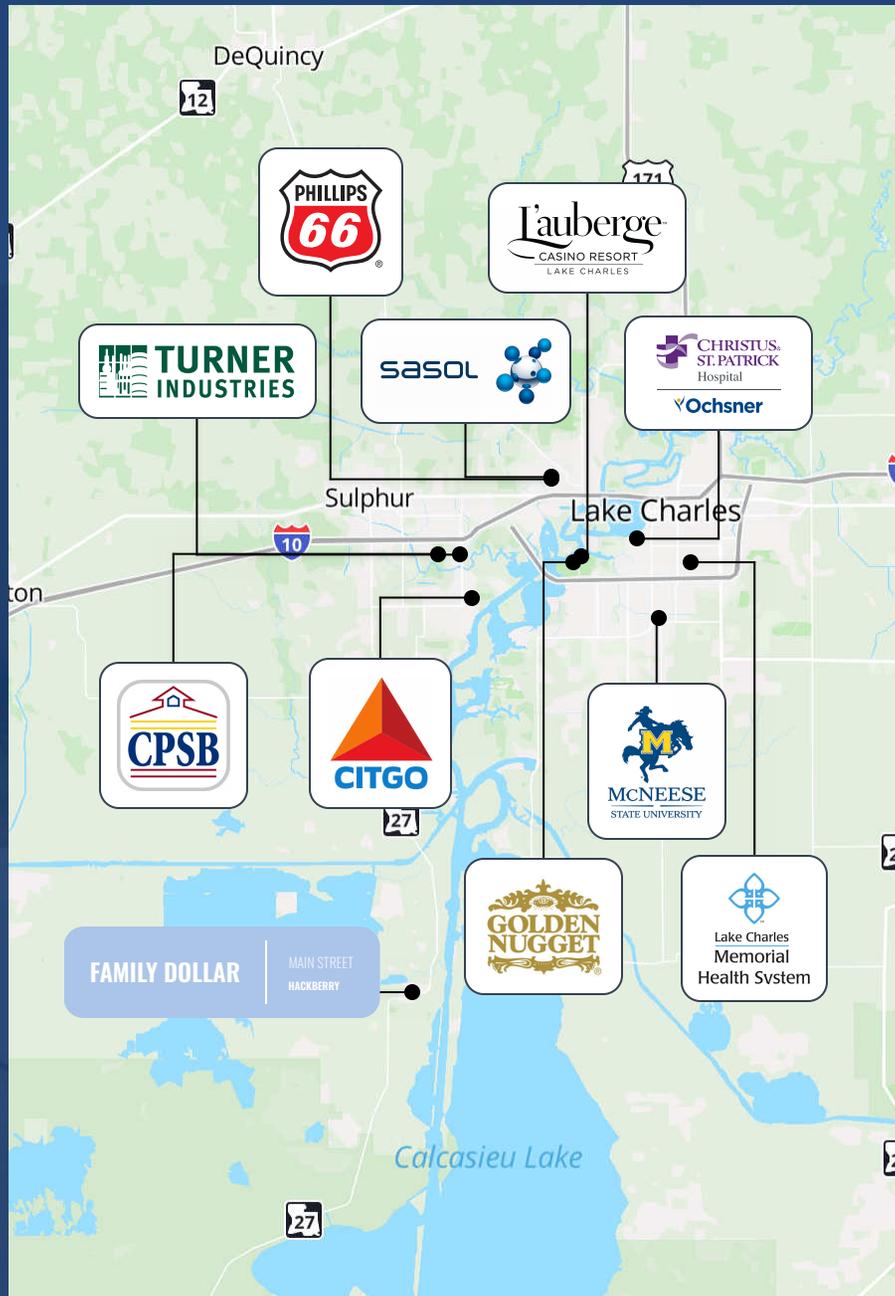
LEGION RD



AREA MAP



MAJOR EMPLOYERS



The area surrounding 612 Main Street, Hackberry, LA, is anchored by a robust industrial sector centered on the region's expanding LNG corridor. Prominent energy facilities, including the massive Cameron LNG terminal located less than one mile away, serve as the primary economic engines, employing a high-earning workforce and driving significant local investment. The region's economic landscape is further strengthened by the Venture Global CP2 LNG project and Sempra Infrastructure, which contribute to a surge in construction and operational employment. Complementing this industrial core, the immediate vicinity features essential community pillars such as the Hackberry Branch Library, the U.S. Post Office, and Hackberry High School, which centralize daily activity along the corridor. The site's direct frontage on Main Street (LA-27), a designated All-American Road, ensures critical connectivity to Lake Charles and facilitates the flow of industrial traffic. These combined drivers create a resilient economic environment, supported by substantial capital expenditures and a captive consumer base.

Employer	Industry	Employees	Distance
Calcasieu Parish School Board	Education	4,700	18.2 mi
Golden Nugget Lake Charles	Entertainment	2,000	25.1 mi
L'Auberge Casino Resort Lake Charles	Entertainment	2,000	25.5 mi
Lake Charles Memorial Health System	Healthcare	2,000	28.8 mi
CHRISTUS Ochsner St. Patrick Hospital	Healthcare	1,500	27.6 mi
Citgo Petroleum Corporation	Energy	1,000	18.0 mi
Turner Industries	Construction	1,000	19.1 mi
McNeese State University	Education	800	28.6 mi
Sasol	Chemicals	750	24.4 mi
Phillips 66	Energy	730	24.4 mi



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