

FAMILY DOLLAR

PEARLAND (HOUSTON MSA), TEXAS

Located in one Texas's Fastest Growing Cities
\$130K AHHI | 5% Rent Increases Every 5 Years



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- » **CORPORATE BACKED LONG TERM LEASE**
Family Dollar, Inc signed a new 10.5 year lease, which commenced in September 2019
- » **ATTRACTIVE RENT INCREASES**
Lease features 5% rent increases every 5 years, providing a hedge against inflation
- » **INVESTMENT-GRADE TENANT (NASDAQ: DLTR | BBB)**
Leased to Family Dollar, Inc a subsidiary of Dollar Tree, with annual revenue exceeding \$30 billion in 2023
- » **PRIME VISIBILITY ON PEARLAND SITES ROAD**
Excellent exposure with nearly 10,000 vehicles daily from Pearland Sites and Hasting Cannon Roads
- » **PROMINENT RETAIL LOCATION NEAR H-E-B AND LOWE'S HOME IMPROVEMENT**
Additional traffic generators in the immediate area include Kroger, T.J. Maxx, Hobby Lobby, L.A Fitness, ALDI, Walgreens and Starbucks
- » **HIGH-DENSITY, AFFLUENT AREA**
With over 95,000 residents within 5 miles and average household incomes exceeding \$130,000, this location boasts strong demographics for retail
- » **BOOMING RESIDENTIAL AREA**
Located near the growing Massey Oaks community, with 1,000+ new homes under construction, set to boost foot traffic and business opportunities

FAMILY DOLLAR

\$1,298,253
PRICE

7.50%
CAP RATE

FAMILY DOLLAR, INC (CORP)
LEASE GUARANTOR

5% EVERY 5 YEARS
RENT INCREASES

2019
YEAR BUILT

1.37 ACRES
LOT SIZE