

Family Dollar

412 S Fort Hood St, Killeen, TX 76541



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with

State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This information has been secured from sources we believe to be reliable, but we make no representations of warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Seller and/or Buyer must verify the information and bear all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV. YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE. TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID #ZAB0060168

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$918,000



Cap Rate
7.00%



Price/SF
\$100.00

FINANCIAL

Listing Price	\$918,000
Down Payment	100% / \$918,000
NOI	\$64,260
Cap Rate	7.00%
Price/SF	\$100.00
Rent/SF	\$0.58

OPERATIONAL

Lease Type	Double Net
Guarantor	Corporate Guarantee
Lease Expiration	12/31/2026
Gross SF	9,180 SF
Rentable SF	9,180 SF
Lot Size	0.83 Acres (36,154 SF)
Occupancy	100%
Year Built	2005



FAMILY DOLLAR

412 S Fort Hood St, Killeen, TX 76541

INVESTMENT OVERVIEW

The subject property is a 9,180-square foot Family Dollar on 0.83 acres in Killeen, Texas. Killeen, Texas is located in Bell County just West of Temple, Texas and has a population of 159, 172 as of 2022. Killeen is known as a military "boom town" because of its rapid growth and high influx of soldiers.

Strong Sales Reported in 2023

20-Year Track Record at Location

Excellent Visibility and Access

Home to Fort Hood Military Base

SECTION 2

Property Information

TENANT PROFILES

REGIONAL MAP

LOCAL MAP

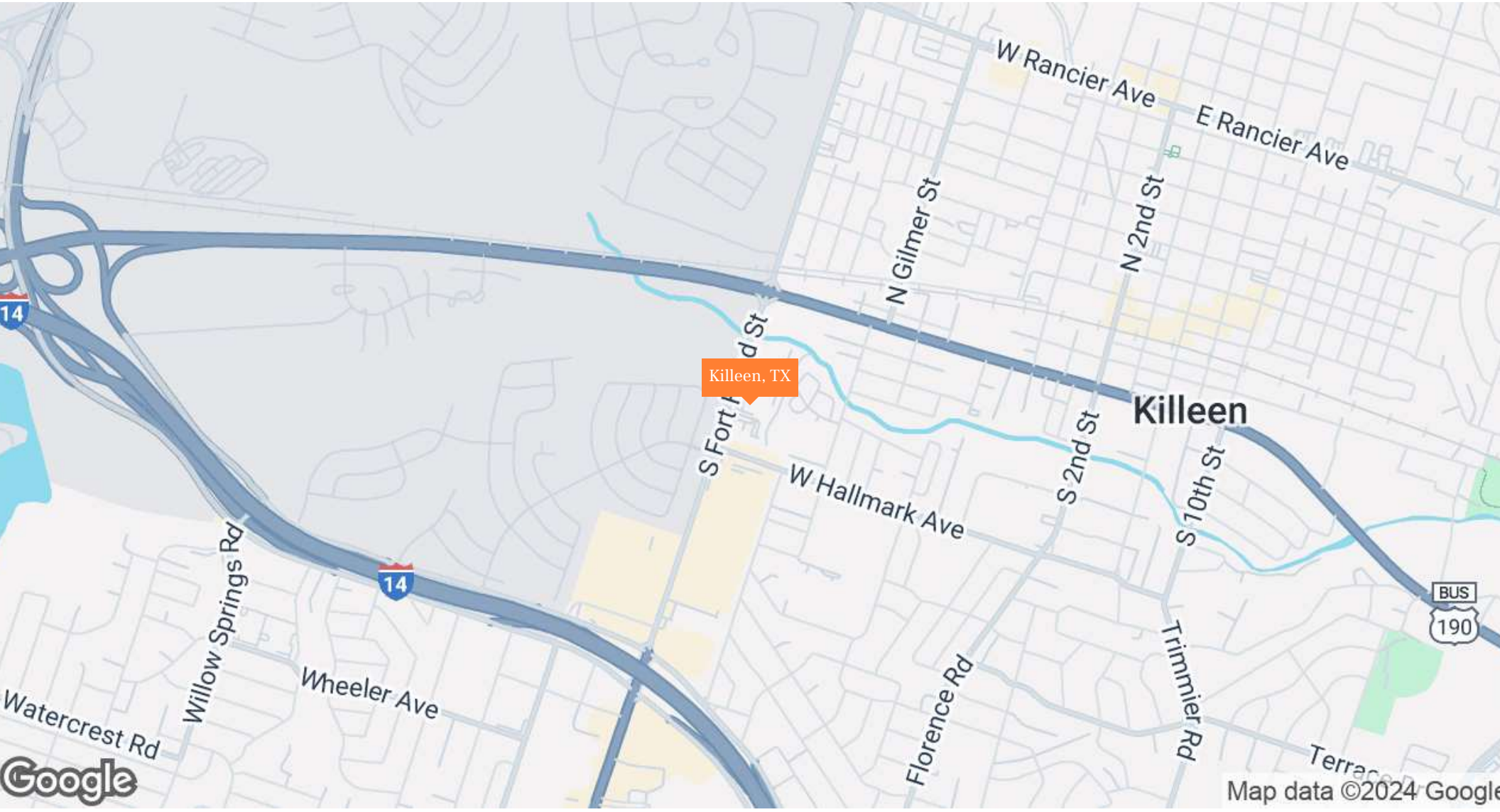
RETAILER MAP

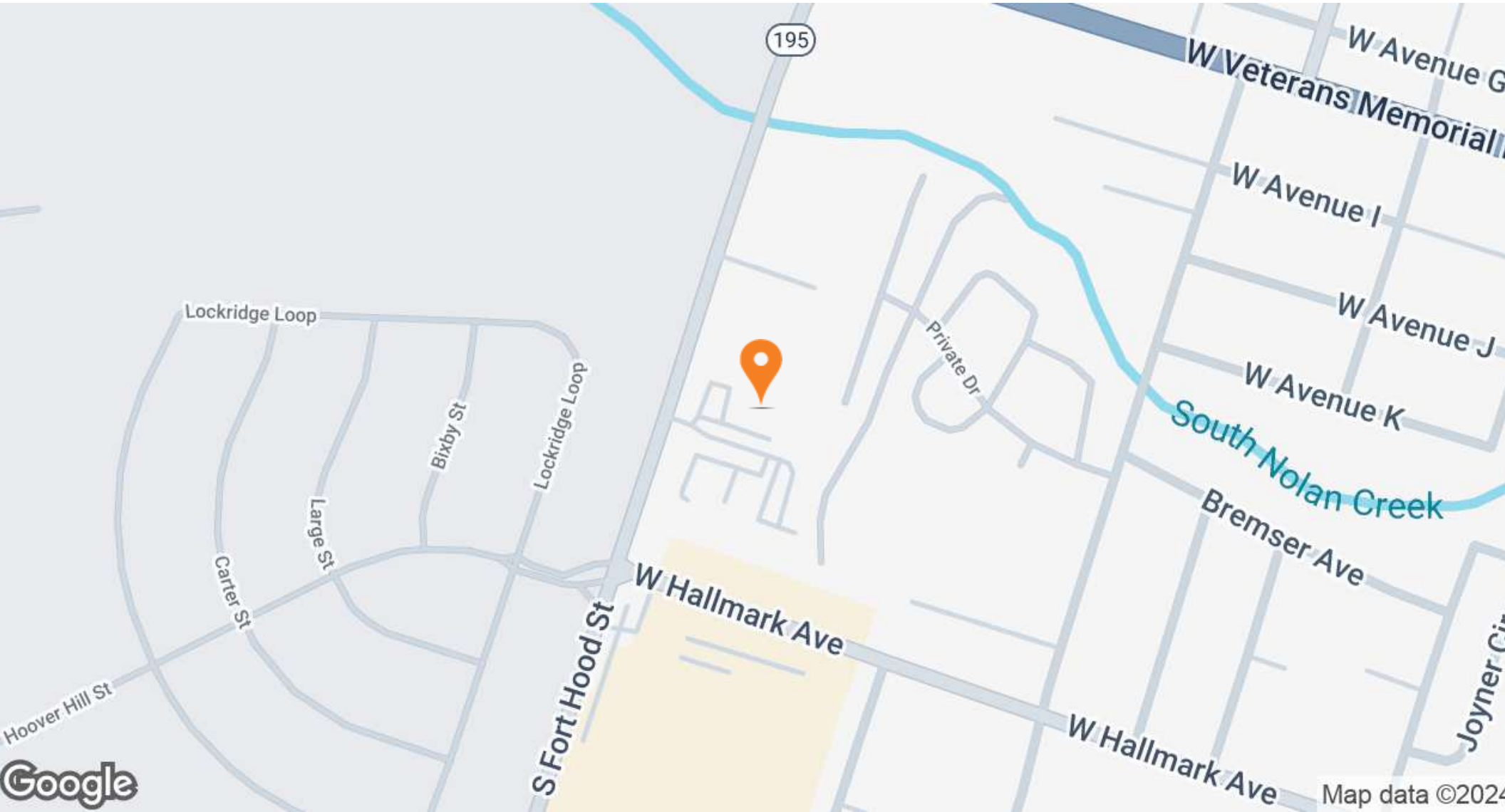
Marcus & Millichap



TENANT OVERVIEW

Company:	- Family Dollar
Founded:	- 1959
Locations:	- 8000+
Headquarters:	- Charlotte, North Carolina
Website:	- www.familydollar.com





SECTION 3

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap

Family Dollar // FINANCIAL DETAILS

THE OFFERING	
Price	\$918,000
Capitalization Rate	7.00%
Price/SF	\$100.22

PROPERTY DESCRIPTION	
Year Built / Renovated	2005/2012
Gross Leasable Area	9,160 SF
Type of Ownership	Fee Simple
Lot Size	0.83 Acres

LEASE SUMMARY	
Tenant	Family Dollar
Rent Increases	In Options
Guarantor	Corporate Guarantee
Lease Type	Double Net
Lease Commencement	01/07/2005
Lease Expiration	12/31/2026
Renewal Options	4 Five-Year Options
Term Remaining on Lease (Yrs)	4 Years
Landlord Responsibility	Roof & Structure
Tenant Responsibility	0

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$64,260	\$5,355	\$7.02	7.00%
Option 1	\$70,400	\$5,867	\$7.69	7.67%
Option 2	\$77,440	\$6,453	\$8.45	8.44%
Option 3	\$85,184	\$7,099	\$9.30	9.28%
Option 4	\$93,702	\$7,809	\$10.23	10.21%

FINANCIAL DETAILS // Family Dollar

CAP RATE	PRICE	PRICE/SF	INITIAL CASH-ON-CASH
7.40%	\$868,000	\$94.76	7.40%
7.20%	\$893,000	\$97.49	7.20%
7.00%	\$918,000	\$100.22	7.00%
6.81%	\$943,000	\$102.95	6.81%
6.64%	\$968,000	\$105.68	6.64%

OPERATING INFORMATION

Year 1 Net Operating Income	\$64,260
Rent/SF	\$7.02 /SF
Gross Leasable Area	9,160 SF

LEASE SUMMARY

Tenant:	Family Dollar
Guarantor:	Corporate Guarantee
Credit Rating:	BBB
Rent Commencement:	01/07/2005
Lease Expiration:	12/31/2026
Options:	Five Year Option Five Year Option Five Year Option Five Year Option
Lease Type:	Double Net
Base Rent:	\$7.02 /SF \$0.58 /SF/Month \$64,260 Annual Rent
Rent Increases:	In Options

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

PRICE PER SF CHART

YEARS REMAINING CHART

SALE COMPS

SALE COMPS MAP



Family Dollar



Family Dollar - Dollar Tree Combo



Dollar Tree



Dollar Tree



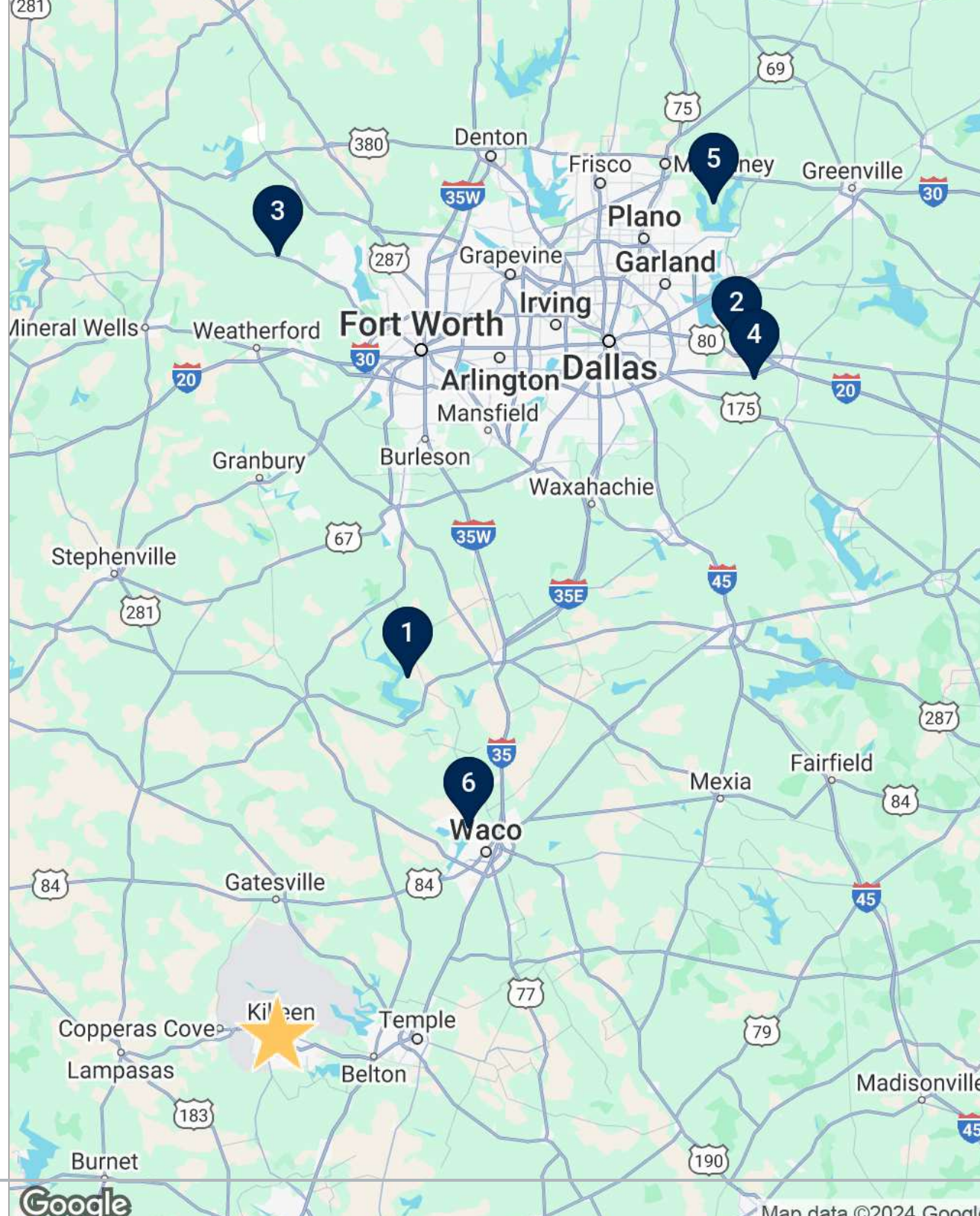
Dollar Tree - New 10 Yr - Dallas MSA










Dollar Tree - New 10 Yr - Dallas MSA



15 Year Abs Net Lease w/ Increases | 2024



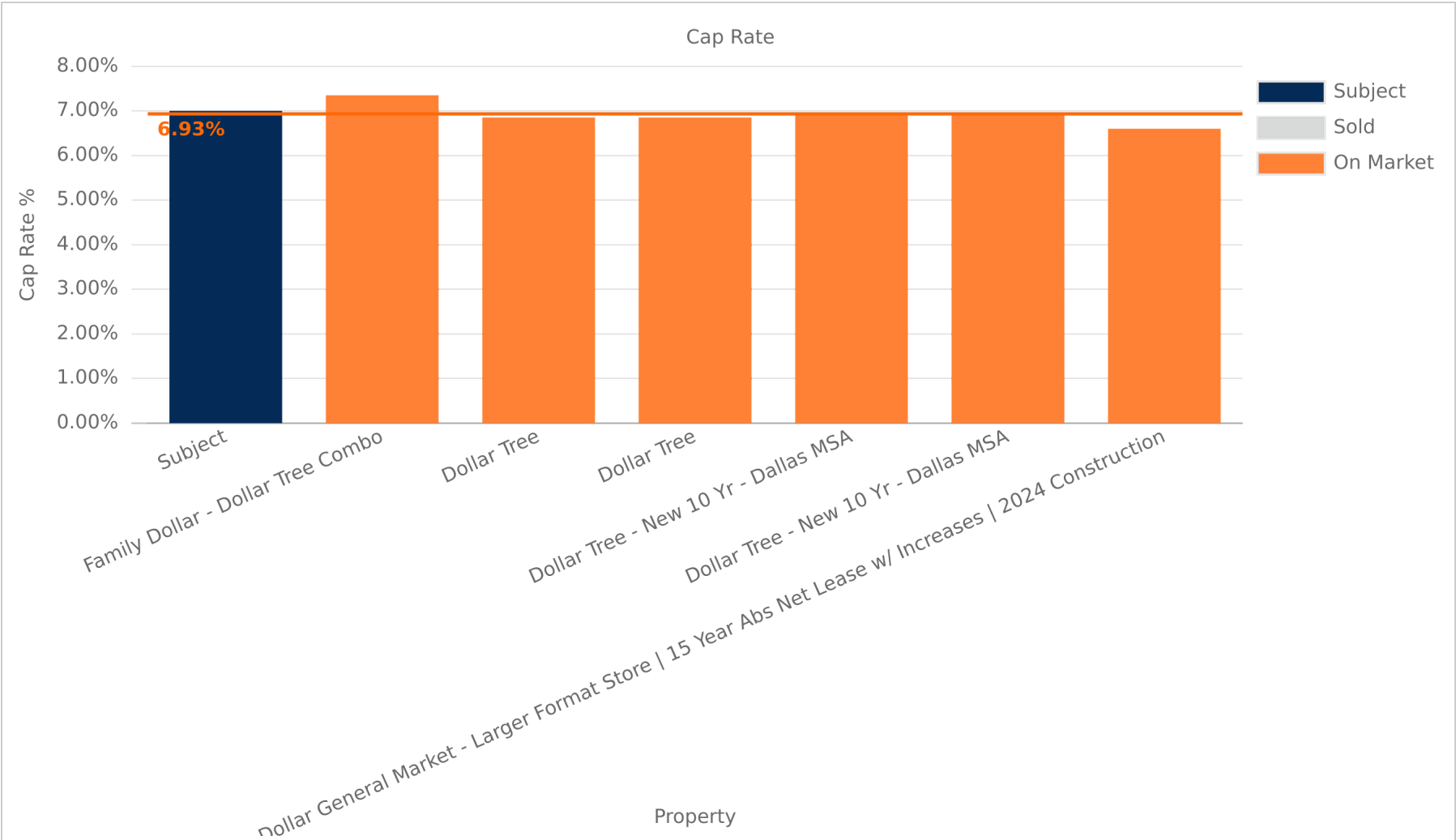
Family Dollar // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
	Family Dollar 412 S Fort Hood St Killeen, TX 76541	\$918,000	9,180 SF	7.00%	1	On Market
	SALE COMPARABLES	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
	Family Dollar - Dollar Tree Combo NEC FM 1713 & Tulip Lane Lake Whitney, TX 76692	\$1,500,000	10,500 SF	7.35%	-	On Market
	Dollar Tree SEC FM 548 & Reeder Lane Forney, TX 75126	\$2,613,000	10,000 SF	6.85%	-	On Market
	Dollar Tree 3320 W Hwy 199 Springtown, TX 76082	\$1,985,000	10,000 SF	7.00%	-	On Market
	Dollar Tree - New 10 Yr - Dallas MSA NEC FM 1641 & Helms Trail Talty, TX 75126	\$2,500,000	10,000 SF	6.90%	-	On Market
	Dollar Tree - New 10 Yr - Dallas MSA 5353 FM982 Princeton, TX 75407	\$2,754,000	10,000 SF	6.90%	-	On Market
						

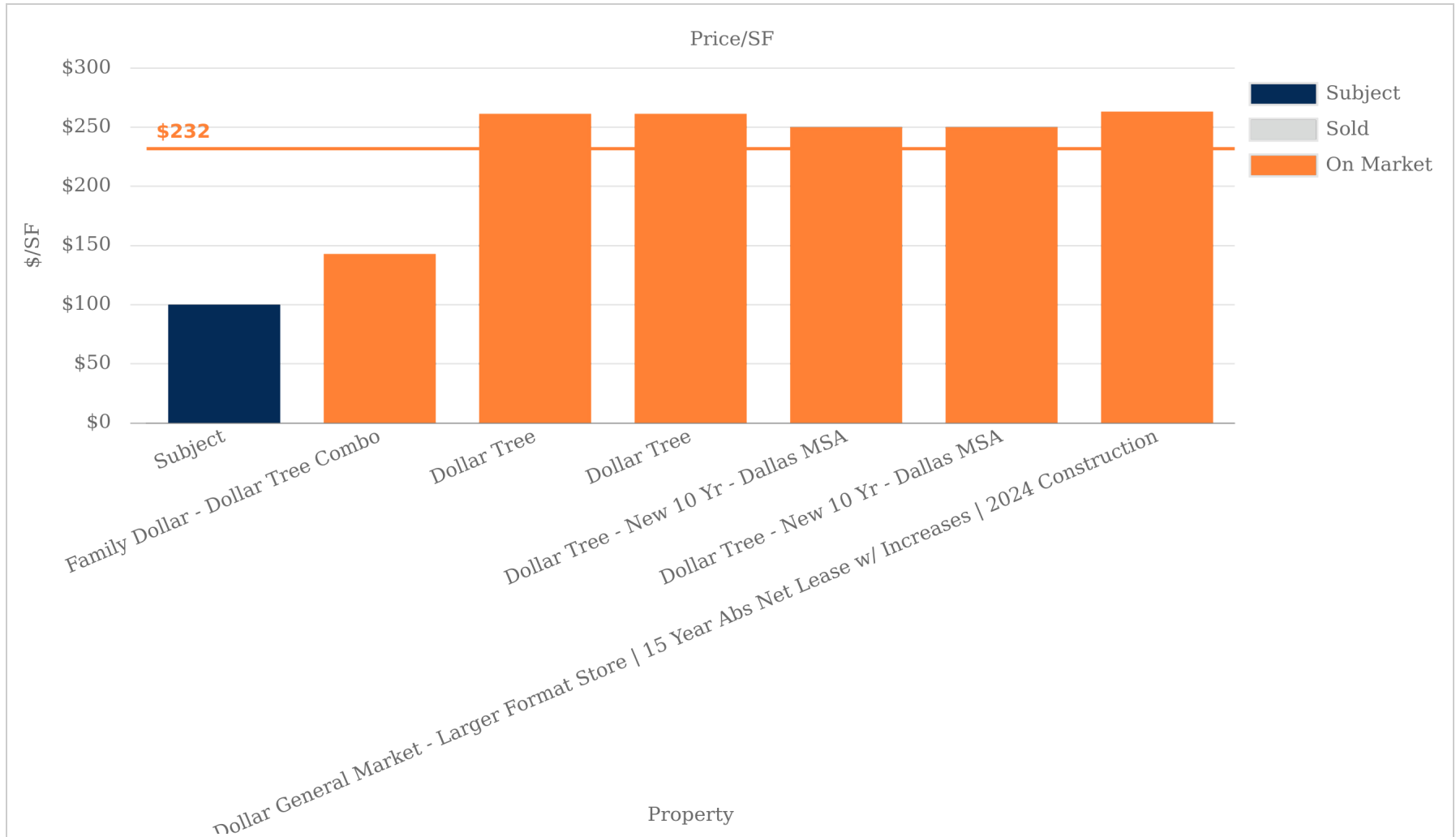
SALE COMPS SUMMARY // Family Dollar

SUBJECT PROPERTY	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
Dollar General Market - Larger Format Store 15 Year Abs Net Lease w/ Increases 2024 Construction 6824 Rock Creek Rd Waco, TX 76708	\$2,800,000	10,640 SF	6.60%	-	On Market
AVERAGES	\$2,358,667	10,190 SF	6.93%	-	-

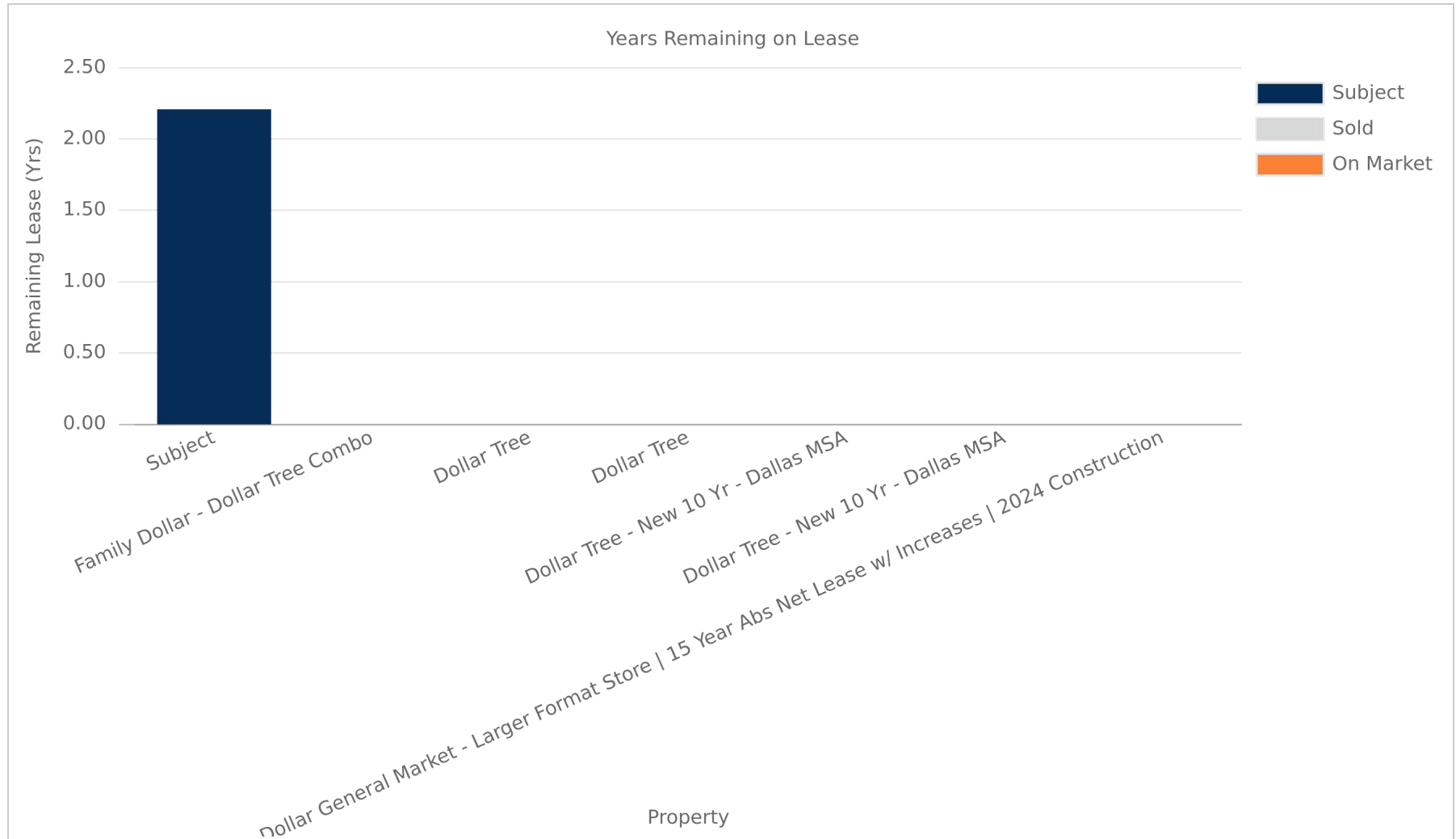
Family Dollar // CAP RATE CHART



PRICE PER SF CHART // Family Dollar



Family Dollar // YEARS REMAINING CHART



SALE COMPS // Family Dollar



Family Dollar

412 S Fort Hood St, Killeen, TX 76541

Listing Price:	\$918,000
Cap Rate:	7.00%
Lease Expiration:	12/31/2026
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	9,180 SF
Price/SF:	\$100.00
Lot Size:	0.83 Acres
Year Built:	2005



Family Dollar - Dollar Tree Combo

NEC FM 1713 & Tulip Lane Lake Whitney, TX 76692

Listing Price:	\$1,500,000
Cap Rate:	7.35%
Years Remaining On Lease:	-
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	10,500 SF
Price/SF:	\$142.86
Lot Size:	-
Year Built:	2023



2 Dollar Tree
SEC FM 548 & Reeder Lane Forney, TX 75126

Listing Price:	\$2,613,000
Cap Rate:	6.85%
Years Remaining On Lease:	-
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	10,000 SF
Price/SF:	\$261.30
Lot Size:	-
Year Built:	2024



3 Dollar Tree
3320 W Hwy 199 Springtown, TX 76082

Listing Price:	\$1,985,000
Cap Rate:	7.00%
Years Remaining On Lease:	-
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	10,000 SF
Price/SF:	\$198.50
Lot Size:	-
Year Built:	2024

SALE COMPS // Family Dollar



4 Dollar Tree - New 10 Yr - Dallas MSA
NEC FM 1641 & Helms Trail Talty, TX 75126

Listing Price:	\$2,500,000
Cap Rate:	6.90%
Years Remaining On Lease:	-
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	10,000 SF
Price/SF:	\$250.00
Lot Size:	-
Year Built:	2024



5 Dollar Tree - New 10 Yr - Dallas MSA
5353 FM982 Princeton, TX 75407

Listing Price:	\$2,754,000
Cap Rate:	6.90%
Years Remaining On Lease:	-
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	10,000 SF
Price/SF:	\$275.40
Lot Size:	-
Year Built:	2024



6 Dollar General Market - Larger Format Store | 15 Year Abs Net Lease W/ Increases | 2024 Construction
 6824 Rock Creek Rd Waco, TX 76708

Listing Price:	\$2,800,000
Cap Rate:	6.60%
Years Remaining On Lease:	-
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	10,640 SF
Price/SF:	\$263.16
Lot Size:	-
Year Built:	2024



SECTION 5

Market Overview

MARKET OVERVIEW

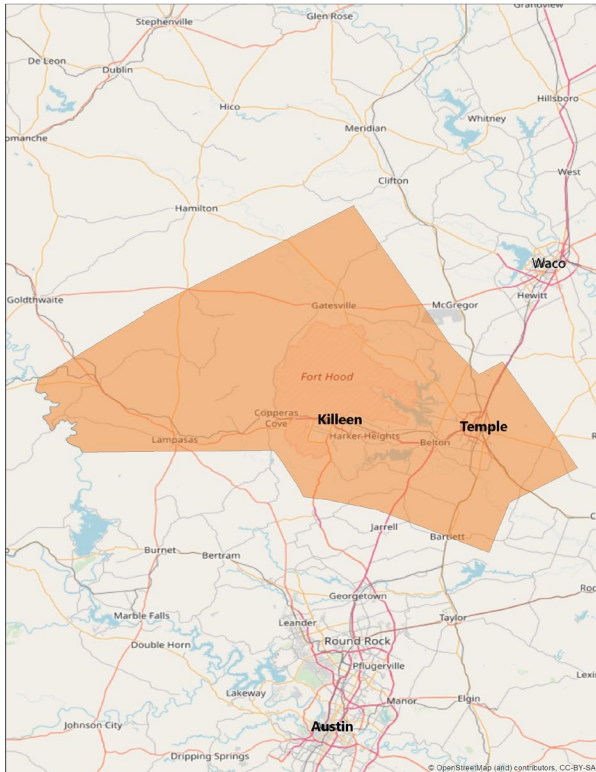
DEMOGRAPHICS

Marcus & Millichap

MARKET OVERVIEW // Family Dollar

TEMPLE-KILLEEN

Situated roughly 70 miles north of Austin and 130 miles south of Dallas-Fort Worth, the Temple-Killeen metro encompasses Bell, Lampasas and Coryell counties. Killeen is the largest city in the metro, with over 146,000 residents, followed by Temple, with about 83,000. Fort Hood, one of the nation's most notable military bases, is in Killeen. Military personnel make up a large portion of the population in the area and are the reason for the median age being well below the national average.



METRO HIGHLIGHTS



DISTRIBUTION INDUSTRY

Temple-Killeen's location between Austin and Dallas-Fort Worth and access to Interstate 35 is efficient for the distribution of goods.



FORT HOOD

Fort Hood is one of the country's top military installations. It houses more than 65,000 military personnel and family members.



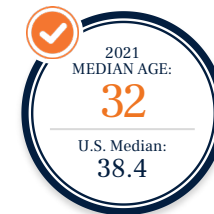
POPULATION GROWTH

The metro is projected to grow at a rate that doubles the national average and should add roughly 35,000 new residents over the next five years.

ECONOMY

- In addition to distribution and Fort Hood, other economic drivers include health and life sciences; security and intelligence; education; and advanced manufacturing.
- The metro is well known for its medical sector. Baylor Scott & White Medical Center, Seton Medical Center and the Central Texas Veterans Healthcare System are a few of the facilities.
- The Temple-Killeen area is home to Central Texas University and has a branch of the Texas A&M University system as well. Between the universities and the public schools, the sector is a top employer for the metro.
- Manufacturers represent transportation equipment, fabricated metal, machinery, computers and electronic products.

DEMOGRAPHICS



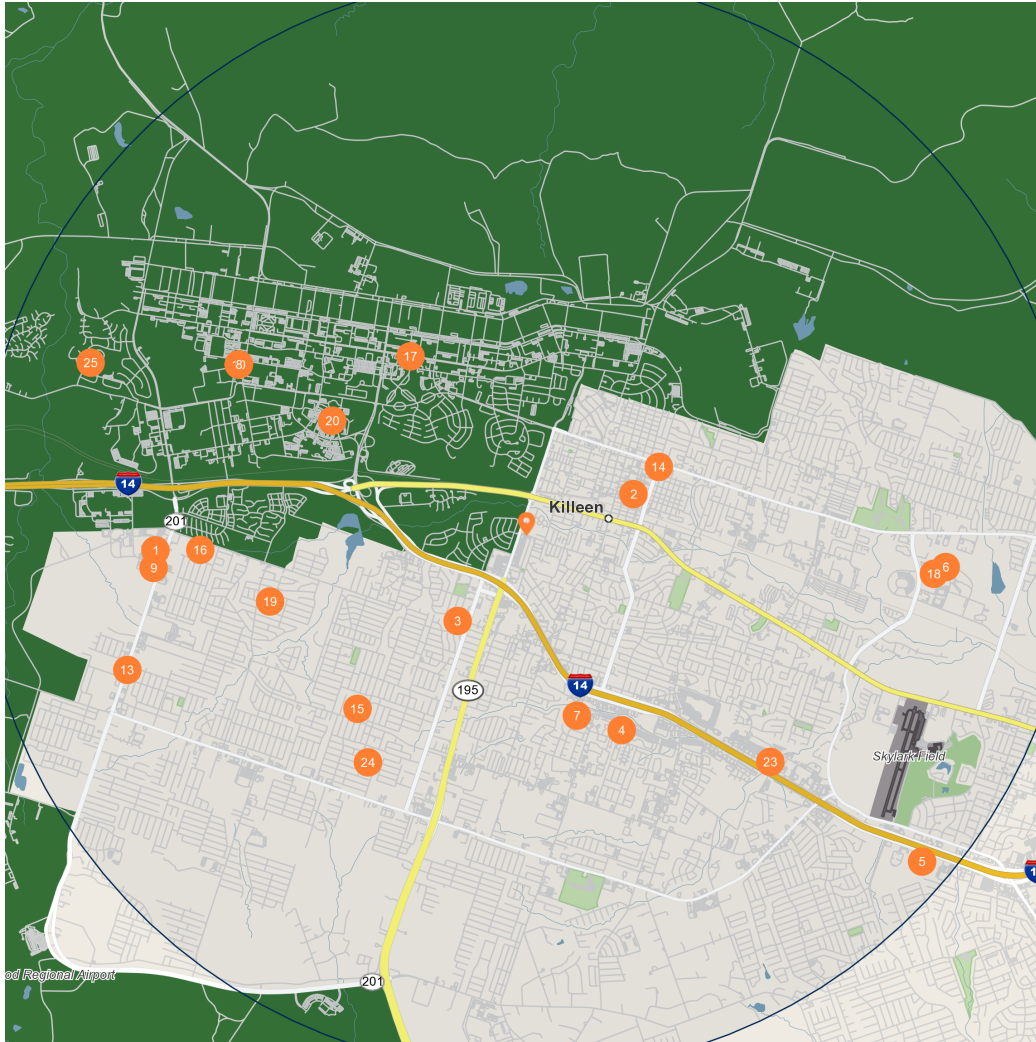
* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



	1 Mile	3 Miles	5 Miles
POPULATION			
2027 Projection	12,117	90,677	171,209
2022 Estimate	11,903	88,871	163,834
2010 Census	11,390	83,908	147,380
2000 Census	8,868	64,920	101,797
HOUSEHOLD INCOME			
Average	\$41,642	\$52,030	\$58,800
Median	\$32,841	\$40,235	\$46,020
Per Capita	\$16,996	\$19,921	\$21,709
HOUSEHOLDS			
2027 Projection	4,986	33,729	62,230
2022 Estimate	4,846	32,663	58,917
2010 Census	4,441	29,964	51,583
2000 Census	3,752	23,786	36,198
HOUSING			
Median Home Value	\$95,548	\$112,173	\$144,244
EMPLOYMENT			
2022 Daytime Population	13,222	109,893	171,279
2022 Unemployment	4.73%	4.52%	4.32%
Average Time Traveled (Minutes)	21	22	23
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	31.30%	29.25%	26.93%
Some College (13-15)	30.43%	32.77%	33.04%
Associate Degree Only	9.45%	11.81%	12.98%
Bachelor's Degree Only	9.47%	11.61%	13.44%
Graduate Degree	3.96%	4.42%	5.26%

DEMOGRAPHICS // Family Dollar



Major Employers		Employees
1	Metroplex Adventist Hosp Inc-Metroplex Hospital	745
2	Solution One Industries Inc	620
3	Central Texas College	450
4	Walmart Inc-Walmart	405
5	Hh/Killeen Health System LLC-Seton Medical Ctr Harker Hts	400
6	Lockheed Martin Corporation-Lockheed Martin	392
7	H E Butt Grocery Company-H-E-B Food Store 581	270
8	United States Dept of Army-In Company M 158 Aviation	270
9	Baylor Scott & White Health	233
10	Air Force US Dept of	229
11	US Dept of Air Force-Ninth Air Support Operations	229
12	Air Force US Dept-of-Third Weather Squadron	229
13	Hanger Prsthctics Orthotics Inc-Hanger Clinic	229
14	Killeen Independent School Dst-Killeen Support Services Ctr	228
15	Killeen Independent School Dst-Palo Alto Middle School	228
16	Place Properties LP	208
17	U S O Technology	203
18	First Cmnty Services-Texas Inc-F C S	200
19	Killeen Independent School Dst-Live Oak Ridge Middle School	183
20	United States Dept of Army-Eternal Army Medical Center	180
21	United States Dept of Army-US Army Hq Texcom	180
22	Killeen Independent School Dst-Hay Branch Elementary School	176
23	Autos Etc Ltd-Automax Hyndai Ssuki Vlkswagen	175
24	Employment and Training ADM-Edison Job Corps Center	172
25	Fort Hood Family Housing LP	170