Top 30% in Store Sales Nationally per Placer.ai!

Rare Absolute NNN Lease - 8% Cap Rate!

ACTUAL LOCATION

OFFERING MEMORANDUM

RARE NNN LEASE | NET LEASE INVESTMENT OPPORTUNITY

8% CAP RATE | SHREVEPORT, LA

BULL REALTY
Asset & Occupancy Solutions

TCN WORLDWIDE REAL ESTATE SERVICES

VALUE PRICED NNN - 8% CAP RATE

ACTUAL LOCATION

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BULL REALTY Asset & Occupancy Solutions | TCN WORLDWIDE REAL ESTATE SERVICES

EXECUTIVE SUMMARY

FAMILY DOLLAR NNN LEASE

4923 MONKHOUSE DRIVE, SHREVEPORT, LA

$1,595,000 8% CAP RATE

INVESTMENT OFFERING

BEST VALUE NNN on the MARKET! This successful absolute NNN Family Dollar is offered at $1,595,000 or an extraordinary 8% cap rate. This upgraded, established store is located just off Interstate 20, near the Shreveport Regional Airport. Combined traffic counts are over 54,000 VPD.

Placer.ai ranks this location in the top 30% nationwide in store sales as compared to other Family Dollars along with 3.5% year-over-year growth in store sales!

Major hotel chains nearby include Best Western, Days Inn, Residence Inn, Economy Inn, and Super 8. Shreveport is also near Barksdale Air Force Base, the largest employer in the Shreveport-Bossier City MSA, which includes other major employers - LSU-Shreveport, Louisiana Tech, Southern University, Centenary College, and many national retailers and casinos.

This strong performing store has a five-mile population just under 90,000 and average household income over $65K. The remaining initial absolute NNN lease term is over 4 years with 6 five-year renewal options with 10% rent increases in each option period.

Family Dollar has over 7,000 locations throughout the U.S. This rare true NNN location is offered for $1,595,000 or an 8% cap rate.

INVESTMENT HIGHLIGHTS

- **RARE ABSOLUTE NNN LEASE:** Over 4 years remaining on the initial term with several options and increases.
- **PROVEN STORE PERFORMANCE:** In top 30% in store sales in US per Placer.ai.
- **STRATEGIC LOCATION:** Located just off the Interstate 20 ramp and close to the Shreveport Regional Airport with combined **traffic counts OVER 54K VPD**.
- **EXCELLENT CURB APPEAL:** Attractive upgraded ±8,320 SF store on ±1.12 acres.
- **MAJOR RETAIL CORRIDOR:** National brand hotels and retailers nearby.
- **LARGE METRO AREA:** Shreveport is the 3rd largest city in LA with a 5-mile population of just under 90,000 and average household income over $65K.
- **MAJOR AREA EMPLOYERS:** Barksdale AFB, the largest employer (over 9,000 employees), Ochsner, LSU and Willis-Knighton medical centers (13K employees), General Electric, Gaming industry venues, Casino, along with major universities.
- **STRONG CORPORATE GUARANTOR:** Family Dollar with over 7,000 stores nationwide.

BULL REALTY Asset & Occupancy Solutions | TCN WORLDWIDE REAL ESTATE SERVICES | FAMILY DOLLAR my family, my family dollar.

PROPERTY INFORMATION

4923 MONKHOUSE DRIVE, SHREVEPORT, LA 71109

PROPERTY OVERVIEW

ADDRESS:	4923 Monkhouse Drive, Shreveport, Louisiana 71109
COUNTY:	Caddo
BUILDING SIZE:	±8,320 SF
SITE SIZE:	±1.12 AC
YEAR BUILT:	2015
TYPE OF OWNERSHIP:	Fee Simple
TENANT NAME:	Family Dollar
LEASE TYPE:	NNN
ORIGINAL LEASE TERM:	15+ years
LEASE COMMENCEMENT:	08/05/2015
LEASE EXPIRATION:	03/31/2031
REMAINING LEASE TERM:	4.5 years
RENEWAL OPTIONS:	Six 5-year remaining
GUARANTOR:	Family Dollar Stores, Inc.
LANDLORD RESPONSIBILITIES:	None
TENANT RESPONSIBILITIES:	All repairs & maintenance, taxes, insurance and utilities
RIGHT OF FIRST REFUSAL:	Yes - 10 business days

ASKING PRICE
$1,595,000

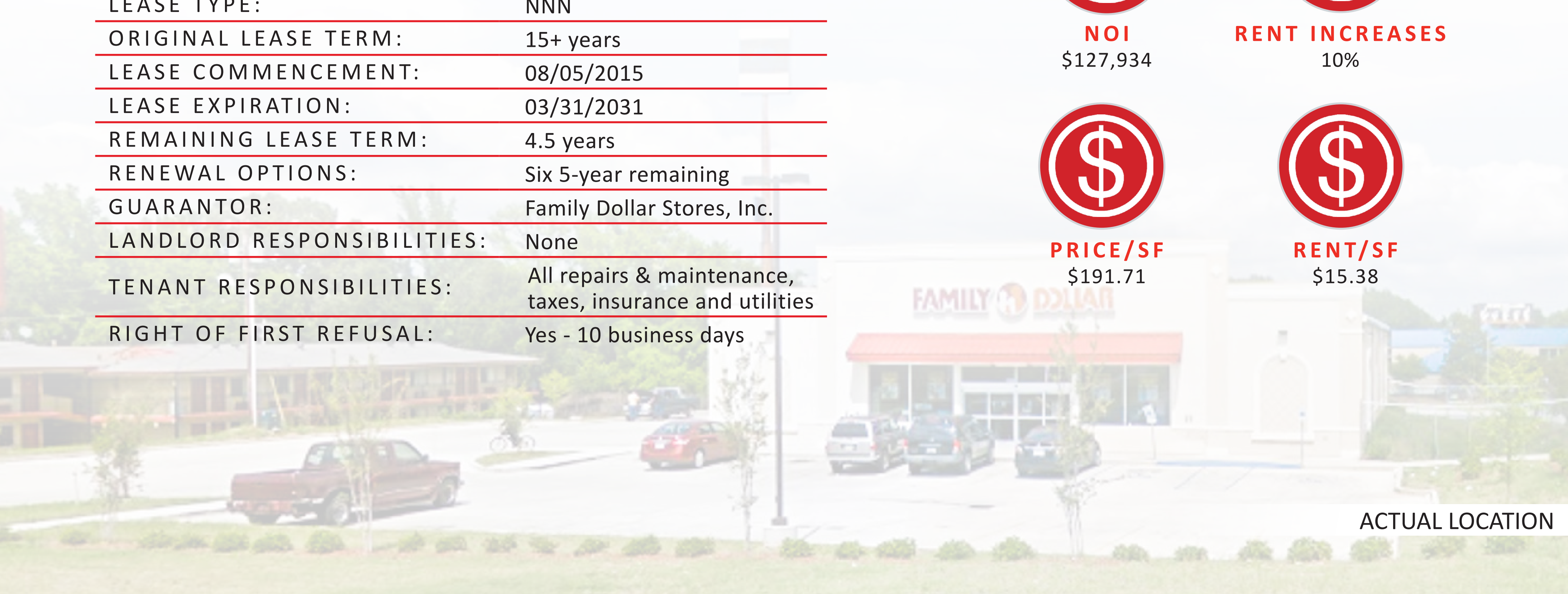
CAP RATE
8%

NOI
$127,934

RENT INCREASES
10%

PRICE/SF
$191.71

RENT/SF
$15.38



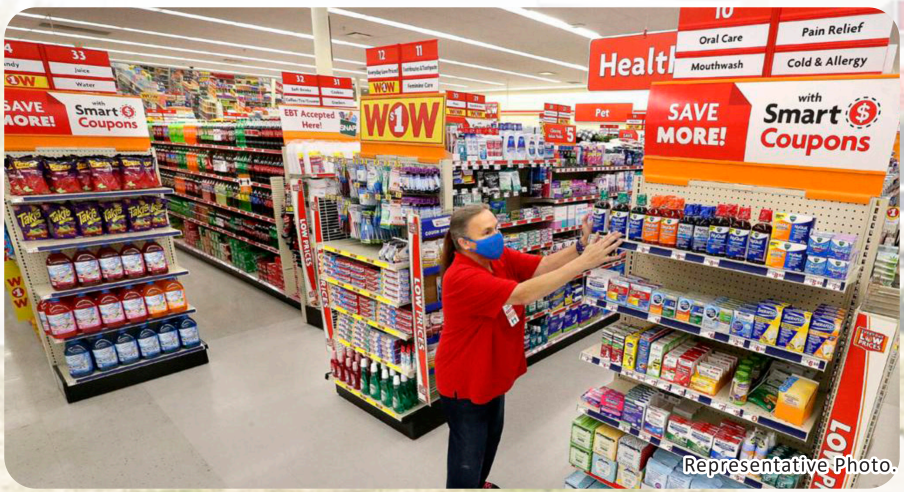
ACTUAL LOCATION

RENT SCHEDULE

4923 MONKHOUSE DRIVE, SHREVEPORT, LA 71109

SUMMARY OF LEASE TERMS

LEASE YEARS	STARTING DATE	ENDING DATE	ANNUAL RENT	RENT INCREASES	CAP RATE
Initial (Yrs 1-10)	8/5/2015	3/31/2026	$116,304	N/A	7.3%
Initial (Yrs 11-15)	4/1/2026	3/31/2031	$127,934	10%	8%
OPTIONS					
Option 1	4/1/2031	3/31/2036	$140,727	10%	8.8%
Option 2	4/1/2036	3/31/2041	$154,800	10%	9.7%
Option 3	4/1/2041	3/31/2046	$170,280	10%	10.7%
Option 4	4/1/2046	3/31/2051	$187,308	10%	11.7%
Option 5	4/1/2051	3/31/2056	$206,039	10%	12.9%
Option 6	4/1/2056	3/31/2061	$226,643	10%	14.2%

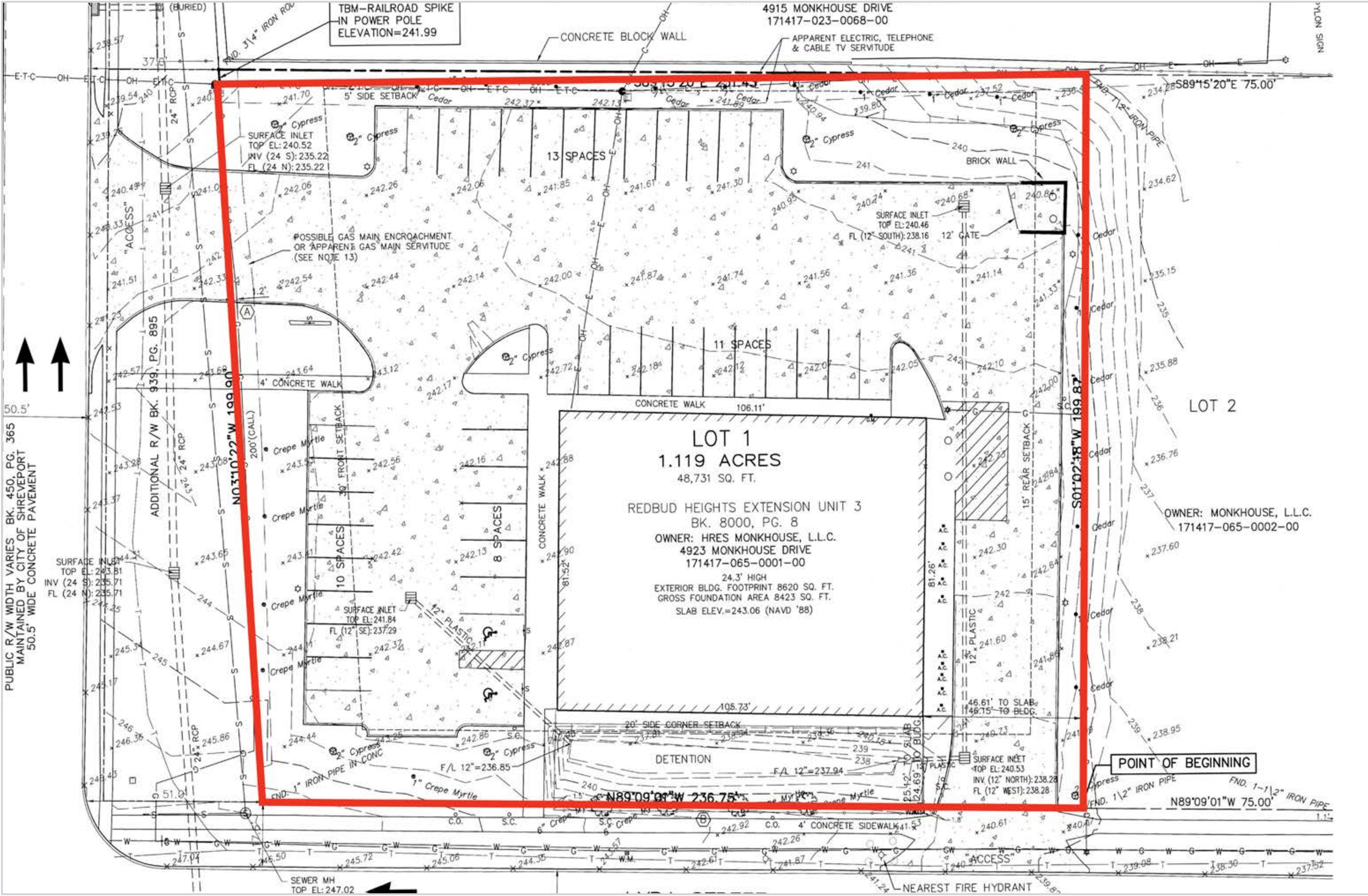


Representative Photo.

Representative Photo.

ACTUAL LOCATION

SITE MAP



TBM-RAILROAD SPIKE
IN POWER POLE
ELEVATION=241.99
4915 MONKHOUSE DRIVE
171417-023-0068-00
CONCRETE BLOCK WALL
APPARENT ELECTRIC, TELEPHONE & CABLE TV SERVITUDE
S89°15'20"E 75.00'
5' SIDE SETBACK
13 SPACES
SURFACE INLET
TOP EL: 240.52
INV (24 S): 235.22
FL (24 N): 235.22
BRICK WALL
POSSIBLE GAS MAIN ENCROACHMENT
OR APPARENT GAS MAIN SERVITUDE
(SEE NOTE 13)
SURFACE INLET
TOP EL: 240.46
FL (12" SOUTH): 238.16
12' GATE
11 SPACES
4' CONCRETE WALK
CONCRETE WALK
106.11'
LOT 1
1.119 ACRES
48,731 SQ. FT.
REDBUD HEIGHTS EXTENSION UNIT 3
BK. 8000, PG. 8
OWNER: HRES MONKHOUSE, L.L.C.
4923 MONKHOUSE DRIVE
171417-065-0001-00
24.3' HIGH
EXTERIOR BLDG. FOOTPRINT 8620 SQ. FT.
GROSS FOUNDATION AREA 8423 SQ. FT.
SLAB ELEV.=243.06 (NAVD '88)
LOT 2
OWNER: MONKHOUSE, L.L.C.
171417-065-0002-00
15' REAR SETBACK
S01°02'18"W 199.87'
N03°10'22"W 199.90'
30' FRONT SETBACK
10 SPACES
8 SPACES
ADDITIONAL R/W BK. 939, PG. 895
PUBLIC R/W WIDTH VARIES BK. 450, PG. 365
MAINTAINED BY CITY OF SHREVEPORT
50.5' WIDE CONCRETE PAVEMENT
SURFACE INLET
TOP EL: 243.81
INV (24 S): 235.71
FL (24 N): 235.71
SURFACE INLET
TOP EL: 241.84
FL (12" SE): 237.29
12" PLASTIC
105.73'
20' SIDE CORNER SETBACK
DETENTION
F/L 12"=236.85
F/L 12"=237.94
46.61' TO SLAB
46.15' TO BLDG.
SURFACE INLET
TOP EL: 240.53
INV. (12" NORTH): 238.28
FL (12" WEST): 238.28
POINT OF BEGINNING
FND. 1-1/2" IRON PIPE
FND. 1" IRON PIPE IN CONC
N89°09'01"W 236.75'
N89°09'01"W 75.00'
4' CONCRETE SIDEWALK
"ACCESS"
SEWER MH
TOP EL: 247.02
NEAREST FIRE HYDRANT

IN THE AREA

SHREVEPORT, LOUISIANA

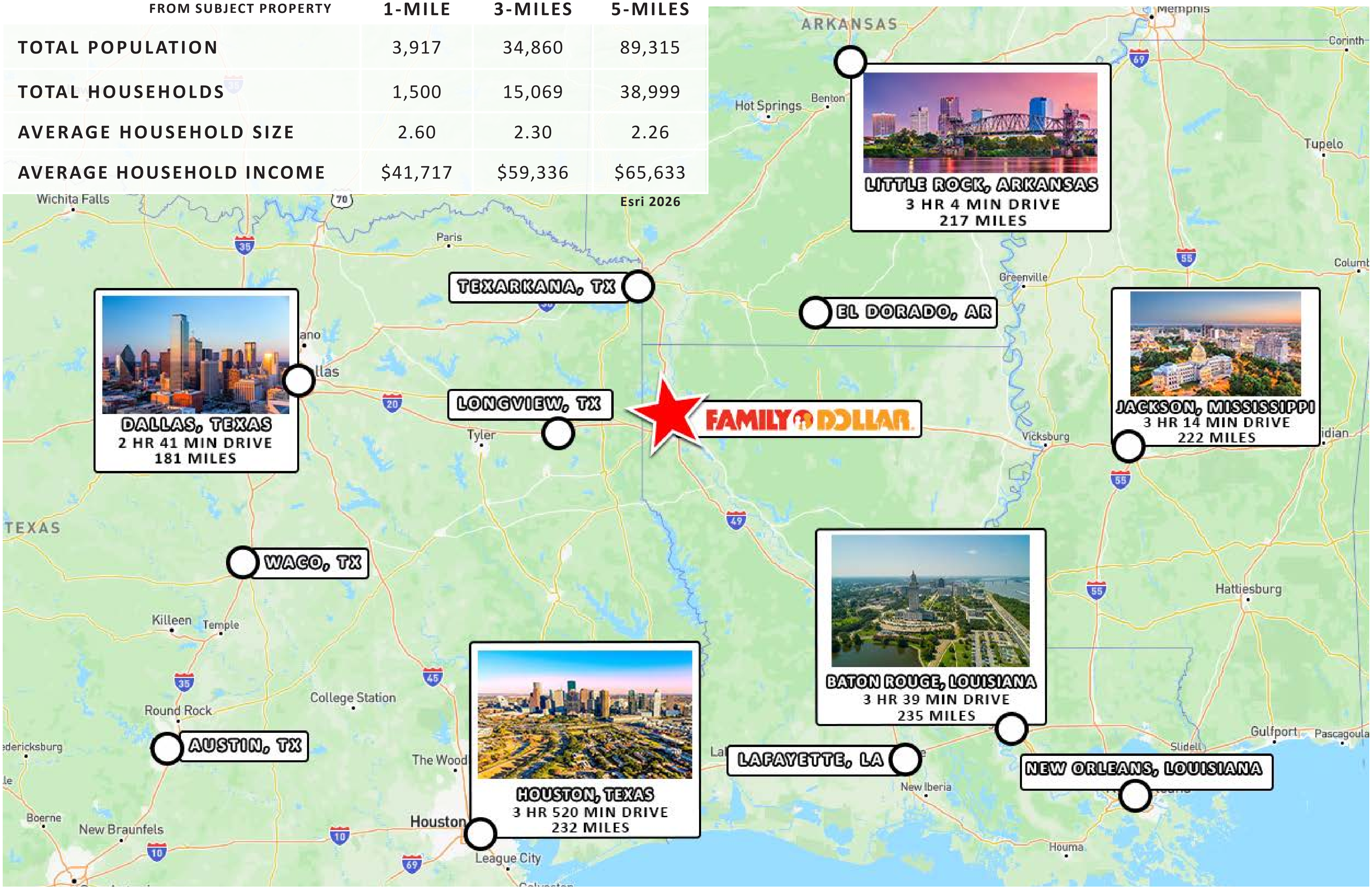
IN THE AREA

SHREVEPORT, LOUISIANA

REGIONAL MAP

FROM SUBJECT PROPERTY	1-MILE	3-MILES	5-MILES
TOTAL POPULATION	3,917	34,860	89,315
TOTAL HOUSEHOLDS	1,500	15,069	38,999
AVERAGE HOUSEHOLD SIZE	2.60	2.30	2.26
AVERAGE HOUSEHOLD INCOME	$41,717	$59,336	$65,633

Esri 2026



ABOUT THE AREA

SHREVEPORT, LOUISIANA

As one of Louisiana's largest cities, Shreveport is located on the banks of the Red River in the northwestern corner of the state. Due to its proximity to both Texas and Arkansas, Shreveport serves as the commercial and cultural center of the Ark-La-Tex region. The city lies at the junction of Interstates 20 and 49, providing exceptional roadway access for residents, businesses, and visitors, while Shreveport Regional Airport offers convenient commercial air service to destinations throughout the country.

In recent years, Shreveport has continued to diversify its economy while maintaining its position as a regional tourism destination. Riverfront casinos, entertainment venues, and historic attractions continue to draw visitors from across the region. Some of the area's most prominent gaming destinations include Bally's Shreveport Casino & Hotel, Boomtown Casino & Hotel, and Sam's Town Hotel & Casino, while nearby Margaritaville Resort Casino in Bossier City further strengthens the market's tourism appeal. Historic attractions such as the McNeill Street Pumping Station Museum also contribute to the city's unique cultural identity.

While Shreveport was once heavily dependent on the oil and gas industry, the Shreveport-Bossier City MSA has developed a more diverse economic base centered on defense, healthcare, education, manufacturing, and logistics. Barksdale Air Force Base remains one of the region's largest employers and is home to Air Force Global Strike Command, Eighth Air Force, and the 2nd Bomb Wing. Along with expanding healthcare systems, higher education institutions, and advanced manufacturing operations, Barksdale continues to provide significant economic impact and employment, strengthening the long-term stability of the regional economy.

EDUCATION

Shreveport offers a strong educational network anchored by quality public and private schools, along with several institutions of higher education that support workforce development throughout the region. The Shreveport-Bossier City MSA is home to LSU Health Shreveport, the only academic medical center in northern Louisiana, as well as Northwestern State University's College of Nursing and School of Allied Health and Northwest Louisiana Technical Community College, which help provide the region with a skilled workforce. Also located in Shreveport are Southern University at Shreveport (SUSLA), Centenary College of Louisiana, Louisiana Baptist University and Theological Seminary, and Ayers Career College.

AIRPORTS

Shreveport is served by two airports. The larger of the two, Shreveport Regional Airport (SHV), is served by Allegiant Air, American, Delta and United Shreveport Downtown Airport (DTN). The smaller airport is located north of the Downtown Business District along the Red River. It is a general aviation/private airport but was originally Shreveport's commercial airport until 1952.

HEALTHCARE

Shreveport-Bossier City is home to an extensive healthcare network anchored by several major medical centers, including Willis-Knighton Health System, CHRISTUS Shreveport-Bossier Health System, Ochsner LSU Health Shreveport – Academic Medical Center, Overton Brooks VA Medical Center, and Shriners Children's Shreveport, providing advanced medical care and serving as major employers throughout the region.

AIR FORCE BASE

Barksdale Air Force Base (Barksdale AFB) is a major United States Air Force installation located in Bossier Parish, adjacent to Bossier City in northwest Louisiana. The installation occupies more than 22,000 acres along Interstate 20 and is one of the region's largest employers, with more than 9,000 military and civilian personnel.

Barksdale is home to the 2nd Bomb Wing (2 BW), the Air Force's oldest bomb wing, and Air Force Global Strike Command (AFGSC). Equipped with approximately 44 B-52H Stratofortress bombers, the 2nd Bomb Wing provides global strike capabilities while supporting combat readiness and training for Air Force Global Strike Command and Air Force Reserve Command B-52 aircrews.

TENANT PROFILE

FAMILY DOLLAR

Family Dollar is a top choice for value-conscious shoppers seeking everyday items for the entire family in convenient neighborhood locations. As one of the nation's fastest-growing retailers, Family Dollar offers a wide range of products including household cleaners, name brand foods, health and beauty aids, toys, apparel, and home fashions, all at everyday low prices. While many items are available for $1 or less, most products are priced below $10, ensuring budget-friendly shopping.

Family Dollar has over 7,500 stores across 49 states. Once a part of Dollar Tree, as of July 7, 2025, the Family Dollar and Family Dollar/Dollar Tree brand stores were sold to private equity firms, Brigade Capital Management and Macellum Capital Management, who also own many other discount retailers including Kohl's, Big Lots, Bed Bath & Beyond and more. (Full Link to this Press Release is HERE). An earlier PRESS RELEASE from May 19, 2025 indicated that Family Dollar's new head will be Duncan MacNaughton, who was the company's previous President and COO.

For more information, please visit www.familydollar.com

STRATEGY

Family Dollar provides a diverse mix of merchandise for the entire family. With an expanded selection of refrigerated and frozen foods, health and beauty items, home décor, and seasonal products, Family Dollar ensures the lowest possible prices on both name brand and quality private-brand merchandise that customers need and use every day.

FAMILY DOLLAR
my family, my family dollar.

FOUNDED IN
1959

 # OF LOCATIONS
7,000+

BROKER PROFILES

NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
Nancy@BullRealty.com
404-876-1640 x118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the **Commercial Real Estate Show**, a national weekly commercial real estate podcast hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.

ADAM WILLHITE

V.P. Net Lease Investment Group
Adam@BullRealty.com
404-876-1640 x119

Adam adds value for clients with single tenant net lease acquisitions, dispositions, 1031 exchanges and consulting. As a member of the prestigious ACBR Million Dollar Club, Adam utilizes Bull Realty's advanced marketing, research and database technology, delivering industry-leading client experience and results.

Prior to pursuing his passion of real estate and joining Bull Realty, Adam worked in the field of physician recruitment where he received multiple awards as his firm's 18-time top producer of the year.

Adam graduated with a BS from Kennesaw State University and is a longtime resident of downtown Atlanta. Adam is also active in dog rescue and volunteering to help preserve historic Atlanta landmarks.

ABOUT BULL REALTY

28
YEARS IN BUSINESS

LICENSED IN
8
SOUTHEAST STATES

ATL
HEADQUARTERED

SERVICES
Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE
Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW
The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at **www.CREshow.com.**

JOIN OUR TEAM
Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:
https://www.bullrealty.com

OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

BULL REALTY
Asset & Occupancy Solutions
TCN WORLDWIDE REAL ESTATE SERVICES

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:
Receiving Party will receive confidential information regarding property referred to as 4923 Monkhouse Drive, Shreveport, LA. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:
Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law
This Agreement shall be governed and construed in accordance with the laws of the State of Louisiana.
If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _______ day of _______________, 20__.

Receiving Party ____

Signature ____

Printed Name ____

Title____

Company Name ____

Address ____

Email ____

Phone ____

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LA License #0995682852

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.