

OFFERING MEMORANDUM

# FAMILY DOLLAR TREE COMBINATION STORE

RECENTLY EXPANDED WITH NEW, 10-YEAR LEASE

139 MAPLE STREET, WISNER, LOUISIANA

PRICING: \$948,000 / 8.75% CAP



## Exclusively Offered By:

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## INVESTMENT OVERVIEW

Transwestern National Net Lease I Sale Leaseback Group is pleased to present a 2024 newly constructed Family Dollar Tree combination store in Ragley, Louisiana. Family Dollar has executed a new, ten (10) year lease which commenced January 2024. Dollar Tree corporate has confirmed this brand-new store is NOT on the recently announced Family Dollar store closure list.

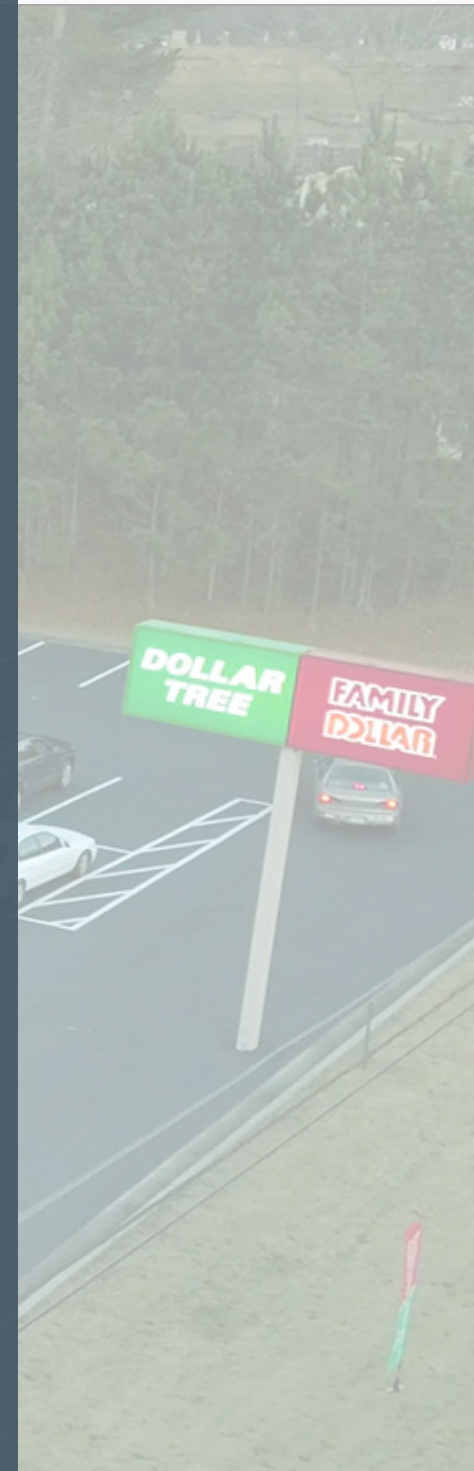
Ragley, Louisiana, located in Beauregard Parish, is twenty-three miles directly north of Lake Charles on US-Highway 171. The Property is situated at the northwest corner of Hoffpauir and US-Highway 171. The population of Beauregard Parish is 36,570 and Ragley's population is 4,300. The closest Family Dollar store is thirteen miles away while the nearest Dollar Tree is fifteen miles away.

In July 2025, Family Dollar became independently owned by two private equity firms: Brigade Capital Management and Macellum Capital Management at an acquisition cost of approximately \$1 billion. No longer being owned by Dollar Tree will allow the new corporate owners to focus strictly on enhancing and growing the Family Dollar brand of stores.

Family Dollar is headquartered in Chesapeake, VA.



*\*Representative Photo*



*Actual Location*

## OFFERING SNAPSHOT

Property	Wisner, LA
Tenant	Family Dollar Stores of Louisiana, LLC
Guarantor	Corporate
Pricing / Cap Rate	\$948,000.00 / 8.75% cap
NOI – Current	\$82,950.00
Lease Expiration	7/31/2033
Lease Structure	Double Net
Landlord Responsibilities*	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC system for expansion area only.*
Tenant Responsibilities*	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.
*Refer to Lease for details	



\*Representative Photo

## PROPERTY & INVESTMENT HIGHLIGHTS

### 139 MAPLE STREET, WISNER, LOUISIANA

- As of July 2025, Family Dollar has become an independent company owned by two private equity firms: Brigade Capital Management and Macellum Capital Management
- Store has been expanded and rebranded as a new, Family Dollar Tree combination store
- Family Dollar/Dollar Tree combination stores experience a 20% increase in store sales
- Constructed in 2012 and newly expanded in 2023 to provide approximately 10,500 square feet
- Tenant has executed a new, ten (10) year lease which commenced July 2023 and expires July 31, 2033
- Typical Family Dollar double net lease structure with minimum landlord responsibilities (see lease for details)
- Annual NOI of \$82,950 is a very low annual rental rate of \$7.90 per square foot, providing an affordable and sustainable rent
- Five (5), 5-year renewal options with ten percent (10%) scheduled rent increases each

<b>Property</b>	Wisner, LA
<b>Tenant</b>	Family Dollar Stores of Louisiana, LLC
<b>Guarantor</b>	Corporate
<b>Property Address</b>	139 Maple Street, Wisner, Louisiana
<b>Projected Commencement Date</b>	7/27/2023
<b>Projected Lease Expiration Date</b>	7/31/2033
<b>Total Building Area</b>	10,500 square feet
<b>Total Land Area</b>	+ 1.076 acres
<b>Net Operating Income – Current Term</b>	\$82,950.00 through 7/31/2033
<b>Renewal Options (all five-year terms with 180 days' prior written notice)</b>	First - \$91,245.00 (10%) Second - \$100,275.00 (10%) Third - \$110,355.00 (10%) Fourth – \$121,380.00 (10%) Fifth - \$133,455.00 (10%)
<b>Lease Structure*</b>	Double Net*
<b>Real Estate Taxes</b>	Reimbursed by Tenant on a monthly basis
<b>Property Insurance</b>	Reimbursed by Tenant annually
<b>Landlord Responsibilities</b>	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC system for expansion area only.*
<b>Tenant Responsibilities</b>	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.
<b>Parent Company Ownership/Guarantor</b>	Brigade Capital Management and Macellum Capital Management
<b>Headquarters</b>	Chesapeake, VA
<b>Year Founded</b>	Family Dollar: 1959
<b>Website</b>	familydollar.com
*See Lease for details	



## FAMILY DOLLAR OVERVIEW

Leon Levine, the founder of Family Dollar, opened his first store in Charlotte, North Carolina in 1959 when he was 22-years old. His concept was simple: provide shoppers with a low-overhead, simple, straight-forward and consistently laid-out store that would provide customers a convenient “self-serve, cash-and-carry neighborhood discount store”. His simple retail formula worked as the store grew into a chain that now boasts more than 8,200 stores nationwide.

One of the nation’s fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

As shoppers enter their neighborhood Family Dollar, they’ll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Most stores are in single-tenant, freestanding buildings or located in shopping centers convenient to the Company’s customer base.



As of July 7, 2025, Family Dollar corporate was acquired by the private equity firms of Brigade Capital Management and Macellum Capital Management for approximately \$1 billion.



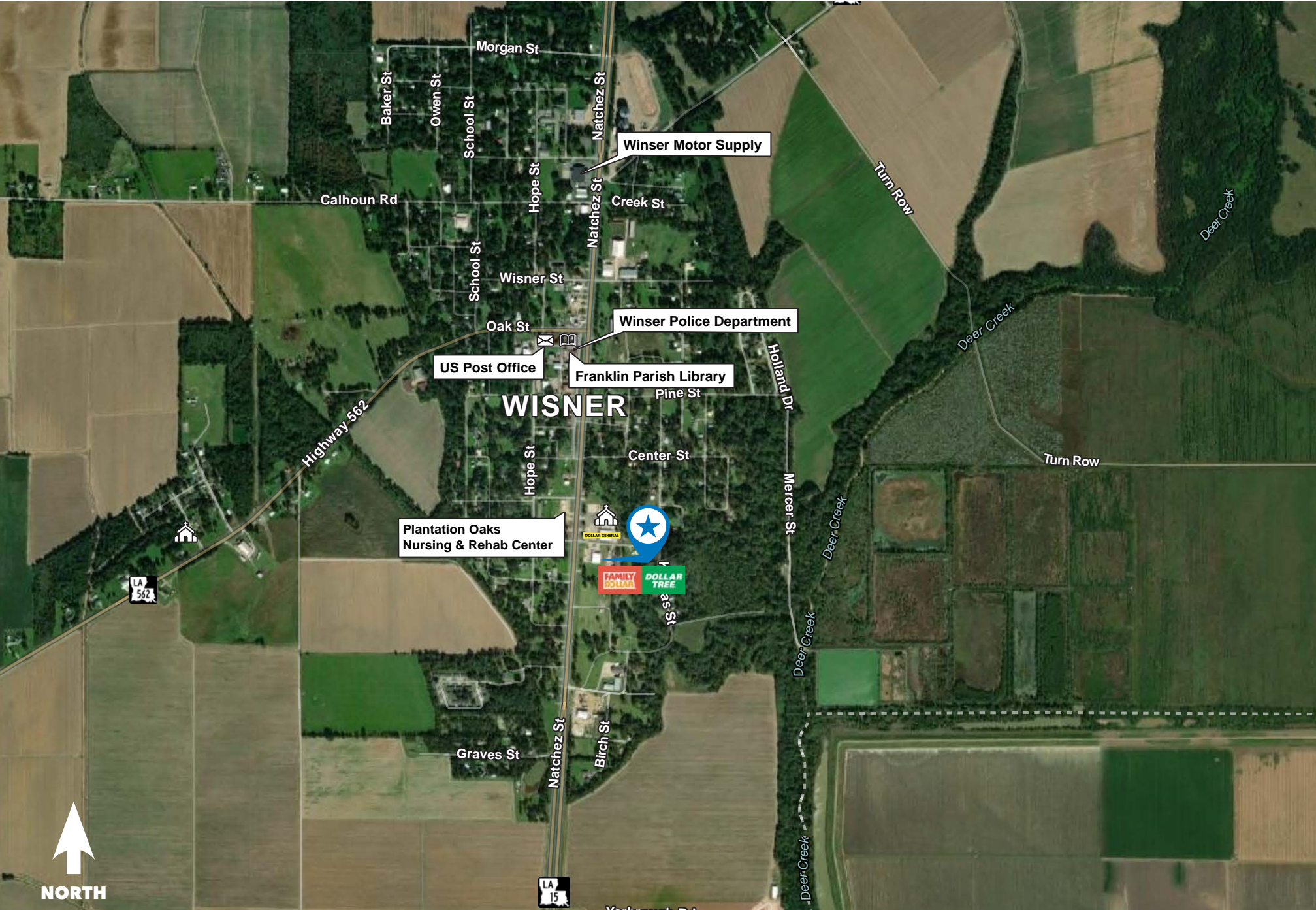


AERIAL SITE PLAN | WISNER, LA



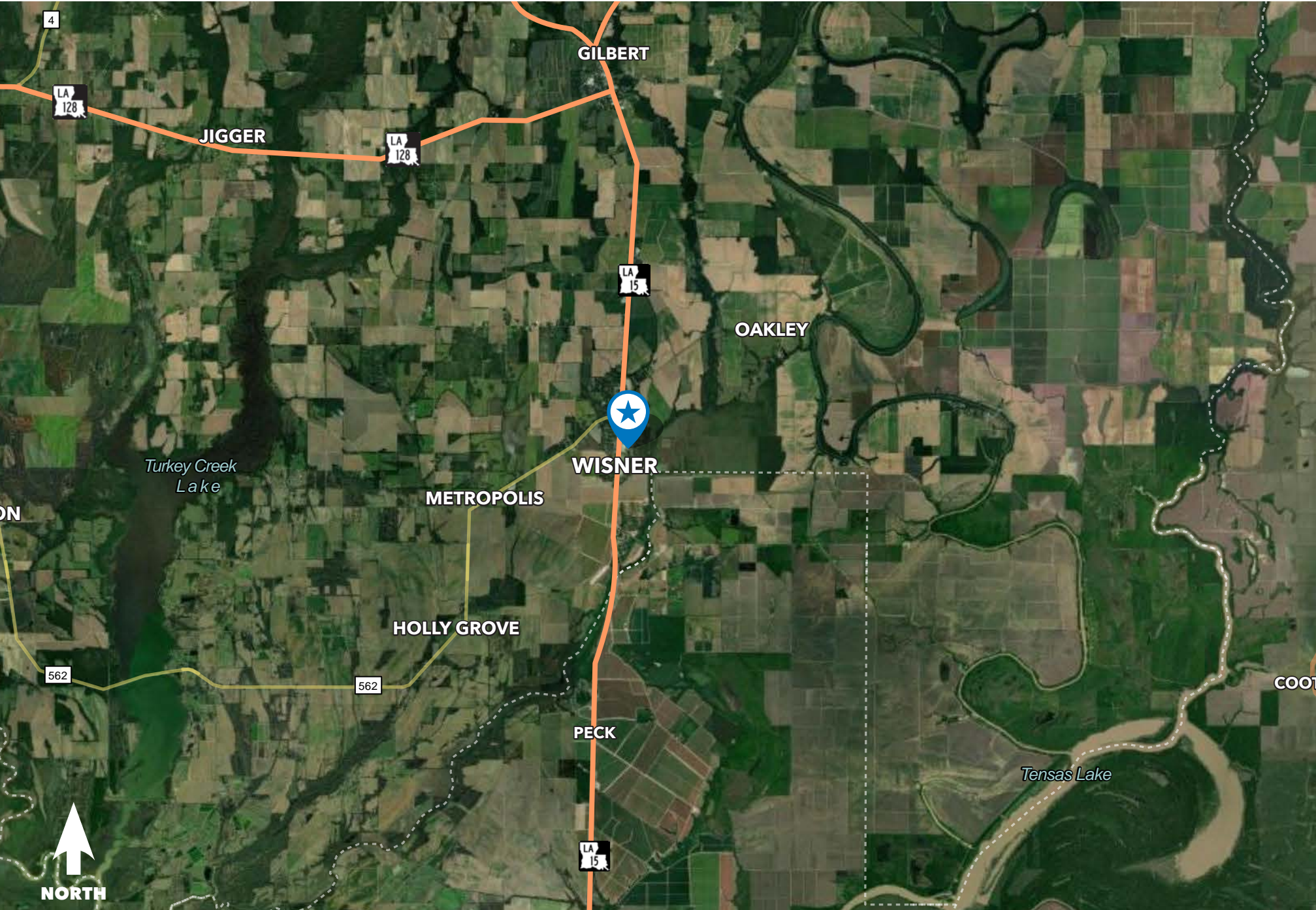


MARKET AERIAL | WISNER, LA





REGIONAL AERIAL | WISNER, LA



## DEMOGRAPHIC SNAPSHOT - WISNER, LA

## POPULATION

5 miles

10 miles

15 miles

2010 Census Population

2,705

6,349

16,881

2022 Population

2,299

5,653

15,796

2027 Projected Population

2,296

5,645

15,584

## HOUSEHOLDS

5 miles

10 miles

15 miles

2010 Census Households

1,020

2,611

6,447

2022 Households

913

2,424

6,113

2027 Projected Households

912

2,400

6,046

2022 Estimated Average Household Size

2.42

2.26

2.51

## ESTIMATED HOUSEHOLD INCOME

5 miles

10 miles

15 miles

2022 Average Household Income

\$57,613

\$60,156

\$55,616

2022 Median Household Income

\$36,468

\$39,995

\$35,961

2022 Per Capita Income

\$24,157

\$24,689

\$21,629

2022 Median Age

46.1

44.3

40.9

## TRAFFIC COUNTS

VPD

6,667





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Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling \$8.6 billion.

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