



FAMILY DOLLAR  **DOLLAR TREE**

6212 BATESVILLE BLVD | PLEASANT PLAINS, AR 72568

EXCLUSIVELY LISTED BY:



DANIEL GONZALEZ

Vice President & Associate Director

Direct +1 (305) 395-6972

Mobile +1 (561) 767-5582

daniel.gonzalez@matthews.com

License No. SL3463209 (FL)



PRINCETON DOUGLAS

Associate

Direct +1 (813) 725-2182

Mobile +1 (443) 529-7809

princeton.douglass@matthews.com

License No. SL3632851 (FL)

BROKER OF RECORD

Kyle Matthews

License No. PB00084217 (AR)

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- **New 2024 Construction** – ±10,500 SF prototype store on a ±2.0 AC parcel.
- **Corporate Backed lease guaranteed by Family Dollar Stores**
- **Long-Term Income** – 10-year original lease term with six (6) 5-year renewal options.
- **Attractive Yield** – Offered at \$1,346,471, reflecting an 8.50% capitalization rate.
- **Tenant Responsibility** – Double-net lease with minimal landlord responsibilities limited to roof, structure, and parking areas.

TENANT HIGHLIGHTS

- **High Visibility Location** – Prominent frontage along Batesville Blvd (AR-25), offering strong exposure in a high-traffic corridor.
- The company is among the few retailers that thrived during the COVID-19 pandemic, experiencing a significant surge in **same-store sales** and a marked increase in profitability.
- **Predictable Cash Flow** – Fixed rent escalations during option periods enhance income predictability.

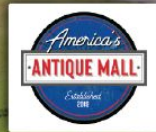




OZARK LIQUIDATION



ROCKIN D FARM & HARDWARE



TADPOLE'S CATFISH BARN

BATESVILLE BLVD #8100 VPD

BLACKLAND RD





 **MIDLAND HIGH SCHOOL**
2,577 STUDENTS

BATESVILLE BLVD ±8,100 VPD

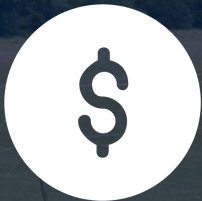
FAMILY DOLLAR
DOLLAR TREE
SUBJECT PROPERTY



BLACKLAND RD



FINANCIAL OVERVIEW



\$1,346,471
LIST PRICE



\$ 114,450
NOI



8.50%
CAP RATE

BUILDING INFO

ADDRESS	6212 Batesville Blvd, Pleasant Plains, AR 72568
YEAR BUILT	2024
GLA OF BUILDING	±10,500 SF
LOT SIZE	±2.00 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar Stores of Arkansas, LLC
Type of Ownership	Fee Simple
Lease Guarantor	Family Dollar Stores Inc.
Lease Type	NN
Roof and Structure	Landlord Responsibility
Interior/Taxes/Insurance	Tenant Responsibility
Original Lease Term	10.16 Years
Rent Commencement Date	1/18/2024
Lease Expiration Date	1/31/2034
Term Remaining on Lease	±8.6 Years
Increase	5% Increases in Options
Options	Six, 5-Year Options
ROFR	Yes

ANNUALIZED OPERATING DATA

	DATE	MONTHLY RENT	ANNUAL RENT
Original Term	Year 1-10	\$9,537.50	\$114,450.00
Option 1	Year 11-15	\$9,975.00	\$119,700.00
Option 2	Year 16-20	\$10,412.50	\$124,950.00
Option 3	Year 21-25	\$10,850.00	\$130,200.00
Option 4	Year 26-30	\$11,287.50	\$135,450.00
Option 5	Year 31-35	\$11,725.00	\$140,700.00
Option 6	Year 36-40	\$12,162.50	\$145,950.00

PORTFOLIO OVERVIEW

Sold Together OR Sold Separately



ADDRESS

189 Hwy 65 S,
Clinton, AR 72031

LIST PRICE

\$1,701,333

CAP RATE

7.50%



ADDRESS

1212 Main St,
Leachville, AR 74238

LIST PRICE

\$1,340,294

CAP RATE

8.50%



ADDRESS

6212 Batesville Blvd,
Pleasant Plains, AR

LIST PRICE

\$1,346,471

CAP RATE

8.50%



ADDRESS

5991 Highway 36 West
Rose Bud, AR 72137

LIST PRICE

\$1,340,294

CAP RATE

8.50%

TENANT OVERVIEW

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF LOCATIONS

±16,500



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,500 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. 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.

GEOGRAPHIC REACH

Dollar Tree's acquisition of Family Dollar has significantly expanded its reach and product offerings, benefiting communities across 8,000 neighborhoods. This merger has transformed the organization into a retail giant, boasting an impressive annual sales volume surpassing \$23 billion, thanks to a vast network of over ±16,000 stores spanning 48 states and five Canadian provinces. The merger has enabled Dollar Tree and Family Dollar to broaden their horizons, presenting a wider range of compelling merchandise assortments with greater value to a more diverse customer base.

STRATEGY

This unique "everything's a dollar" concept has made Dollar Tree a popular destination for budget-conscious consumers seeking affordable shopping options. The company's extensive network of stores and focus on affordability has established it as a key player in the retail industry, serving a diverse customer base.

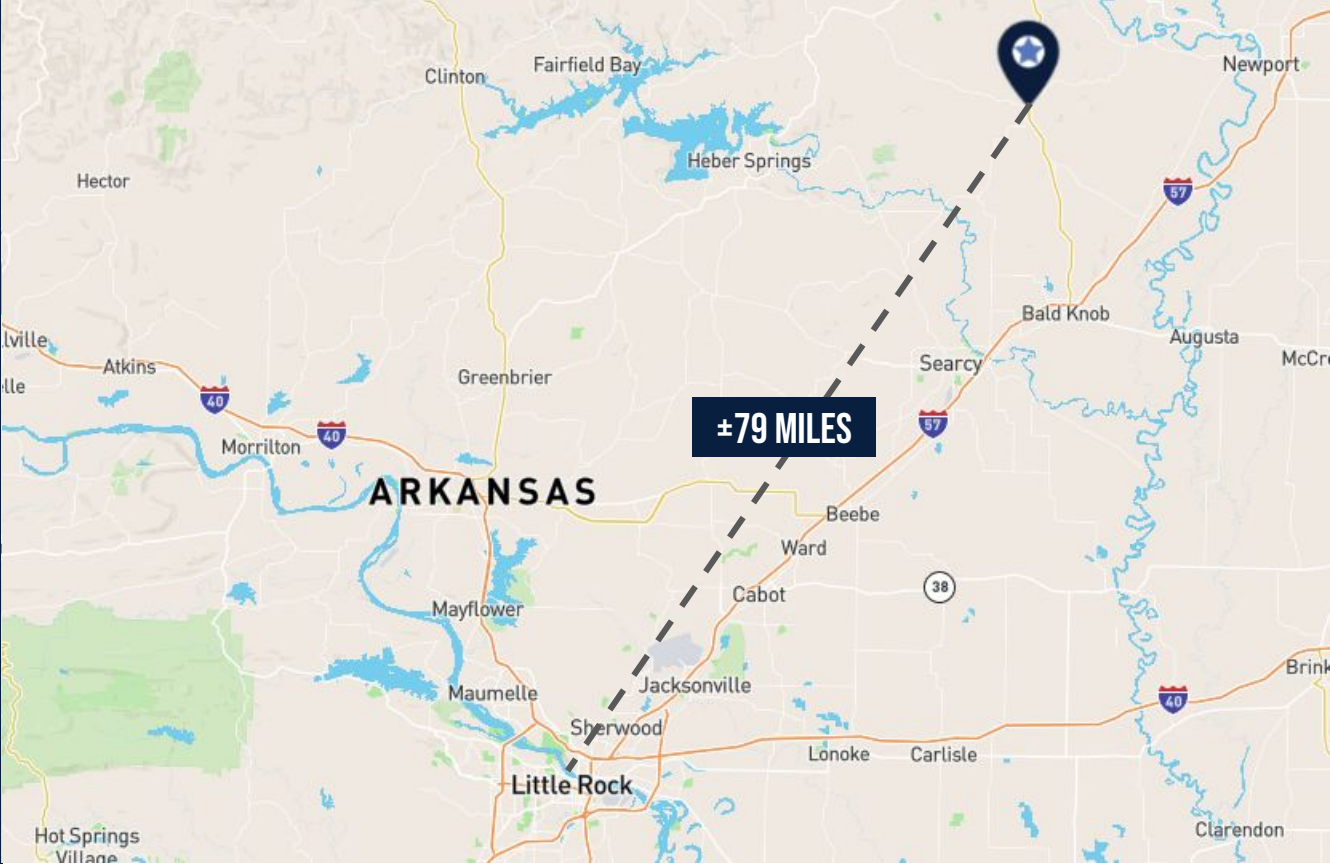
MARKET OVERVIEW

PLEASANT PLAINS, AR

Pleasant Plains, Arkansas and its surrounding area have experienced notable demographic momentum in recent years. The town’s population has seen a significant increase, accompanied by a rise in median household income—indicating growing consumer purchasing power within a compact, close-knit community. A strong homeownership rate and rising property values reflect residential stability and support consistent demand for neighborhood retail offerings.

Traffic flows through the town predominantly via U.S. Highway 167 and State Highways 157 and 87, which intersect near the town center. These key roadways facilitate strong vehicle exposure and accessibility, making the location highly suitable for a value-focused retail anchor serving both local residents and regional pass-through traffic.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	1,382	2,262	9,238
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	536	882	3,621
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$79,617	\$79,206	\$79,590



LITTLE ROCK, AR MSA





LITTLE ROCK, AR MSA

Little Rock, Arkansas sits on the banks of the Arkansas River in Pulaski County. And with a population of nearly 200,000 people, it's the largest city in Arkansas. Little Rock is a major cultural, economic, government and transportation center within Arkansas and the South. The list of focal points around the city includes the Clinton Presidential Center & Park, neighboring world headquarters of Heifer International with its Heifer Village, and the Central Arkansas Nature Center.

The city includes cultural institutions such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. The Arkansas Repertory Theatre is the state's largest nonprofit professional theatre company. A member of the League of Resident Theatres (LORT D), The Rep has produced more than 300 productions, including 40 world premieres, in its historic building located in downtown Little Rock.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6212 Batesville Blvd, Pleasant Plains, AR, 72568** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services.™ The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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