



FAMILY DOLLAR

Mt. Vernon, Texas

New Construction | East Texas Market | New 10 Year Term



FAMILY DOLLAR

315 SH-37
Mt. Vernon, TX 75457

OFFERING SUMMARY

Price	\$1,620,000
Cap Rate	7.75%
Net Operating Income	\$125,685
Year Built	2023
Gross Leasable Area	10,500 SF
Lot Size	0.87 Acres

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-10	10/8/2023	\$125,685	-
Option 1: 11-15	10/8/2034	\$130,935	4.18%
Option 2: 16-20	10/8/2039	\$136,185	4.01%
Option 3: 21-25	10/8/2044	\$141,435	3.86%
Option 4: 26-30	10/8/2049	\$146,805	3.80%
Option 5: 31-35	10/8/2054	\$151,935	3.49%
Option 6: 36-40	10/8/2059	\$157,185	3.46%

NET OPERATING INCOME **\$125,685**

LEASE SUMMARY

Lease Term	10 Years
Lease Commencement	10/8/2023
Lease Expiration	2/28/2034
Remaining Term	8+ Years
Lease Type	NN
Roof & Structure	Landlord
Increases	~4% Each Option
Options	6 x 5 Years



FAMILY DOLLAR

Family Dollar is a popular American discount retail chain known for offering everyday essentials at affordable prices. Founded in 1959, the company focuses on serving budget-conscious shoppers by providing a wide range of products, including groceries, household supplies, personal care items, and seasonal goods. Family Dollar stores are typically located in neighborhoods and communities, making them convenient for quick and accessible shopping. The brand emphasizes value and practicality, helping customers stretch their budgets while still meeting daily needs. Over the years, Family Dollar has grown significantly and remains a recognizable name in the discount retail industry, especially for families and individuals seeking low-cost, reliable shopping options.

COMPANY SUMMARY

Company	Family Dollar
Ownership	Public (NYSE: FDO)
Number of Locations	8,200+ Worldwide
Years in Business	66 Years
Headquarters	Chesapeake, VA
Website	www.familydollar.com



- 2023 Construction Build Dollar Tree with 9 Years of Initial Term with 6 (5 year) Options
- Ideal Location for Dollar Tree – 3,772 Residents within 10 Mile Population
- Minimal Landlord Responsibilities – Tenant Fully Responsible for HVAC Repairs and Replacement
- Concrete Parking Lot and New Building Yield Minimal Landlord Responsibilities
- Strong Corporate Guaranty by Investment Grade Tenant, Family Dollar. (\$FDO), With an S&P Credit Rating of BBB
- Excellent Visibility Along TX-37 – over 9,000 VPD with Easy Access from either Direction
- Surrounding Retailers include Brookshire's, McDonald's, Starbucks, Dollar General, Sonic, Golden Chick, and More

POPULATION
WITHIN 10 MILE RADIUS

10,102

AVERAGE HOUSEHOLD
INCOME

\$91,160

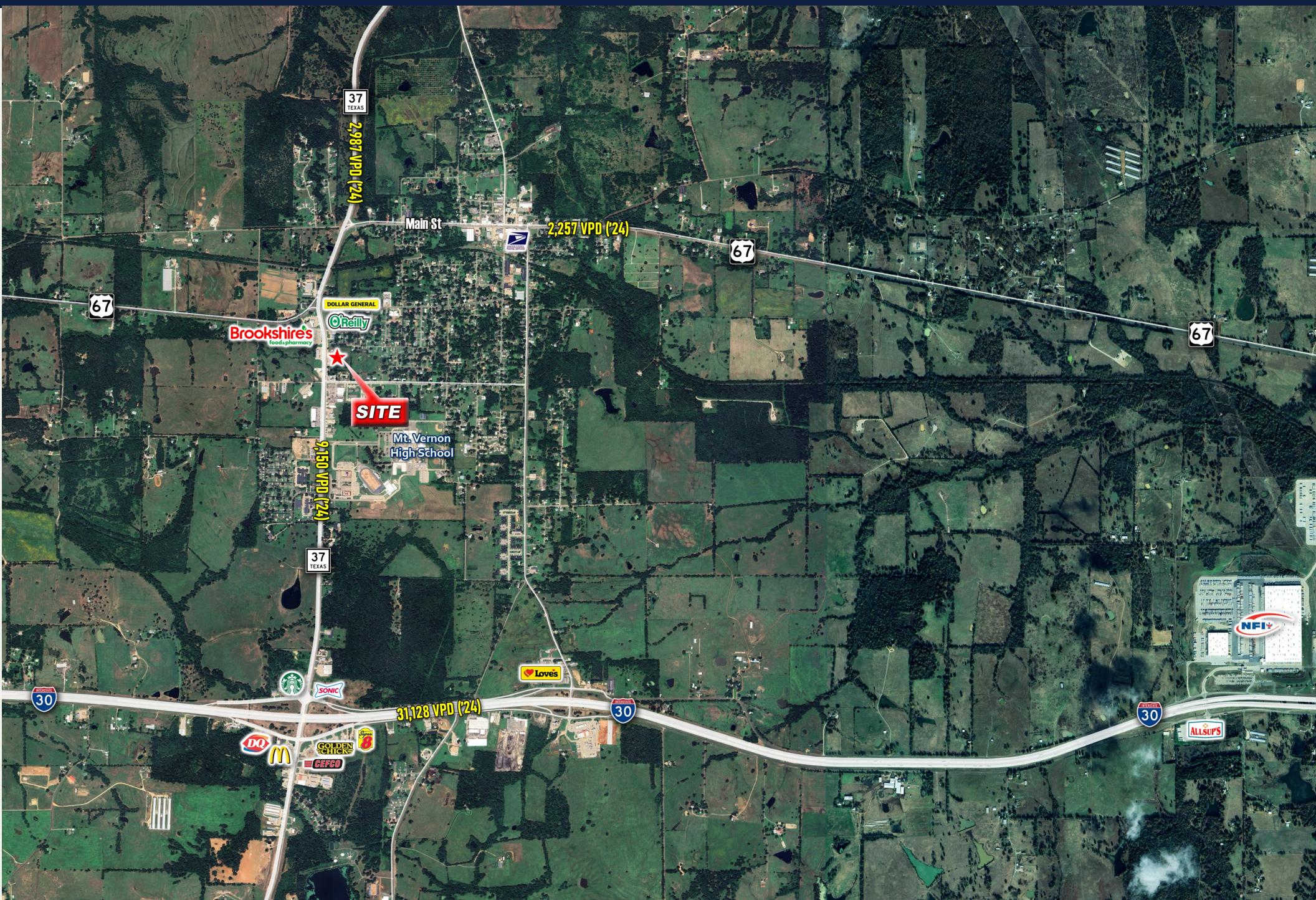
VEHICLES
PER DAY

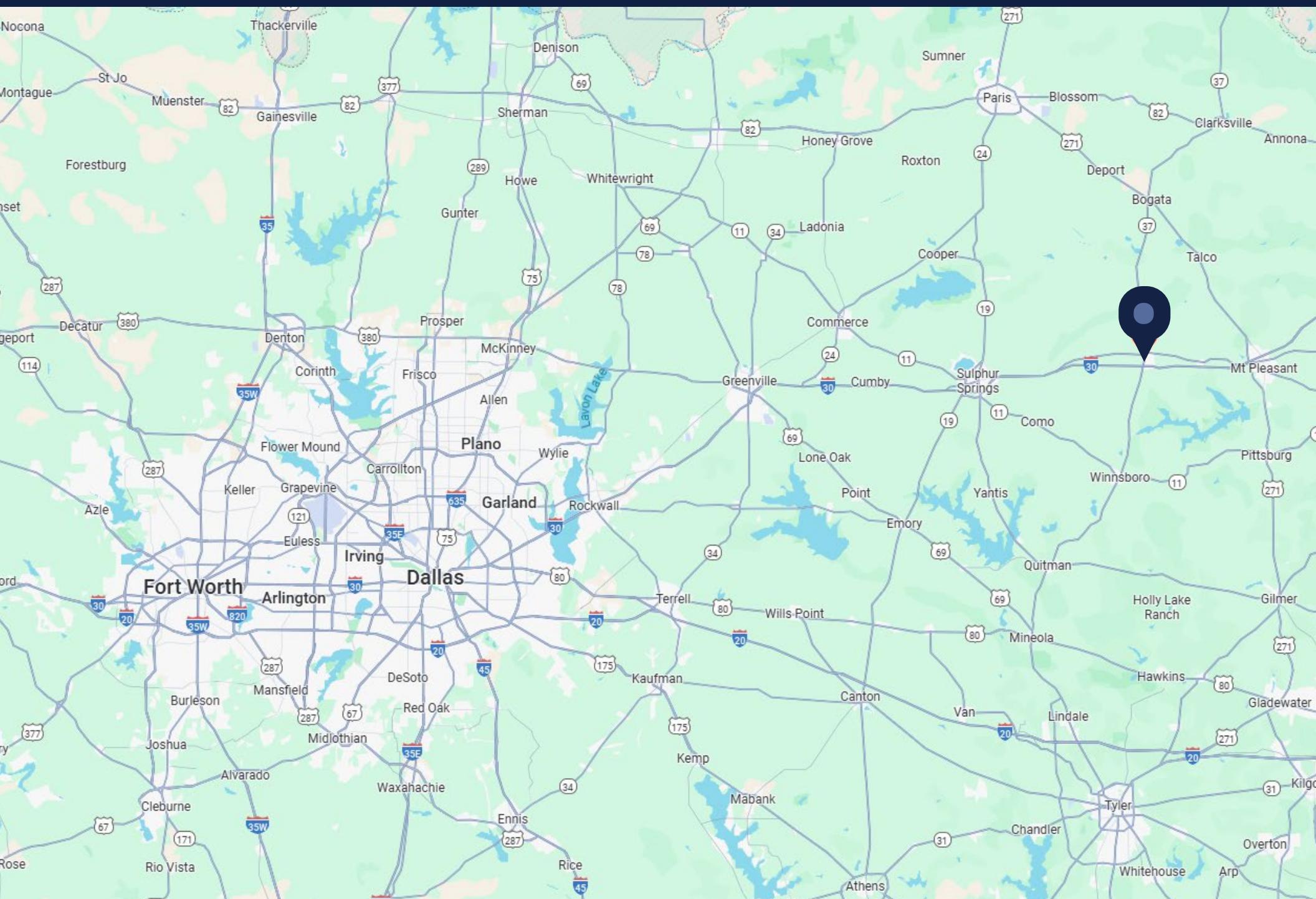
9,150



FAMILY DOLLAR









DALLAS, TX

OVERVIEW

Dallas encompasses half of the Dallas–Fort Worth Metroplex and is the third-largest city in Texas and the ninth-largest city in the United States. Dallas is home to the third-largest concentration of Fortune 500 companies in the country and is the largest economic center of the Dallas–Fort Worth metropolitan area. The Metroplex has strong submarket occupancy rates, is home to more shopping centers per capita, and has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. The city is the largest economic center of the 12-county Dallas–Fort Worth–Arlington metropolitan area, which had a population of 7,573,136 according to the U.S. Census Bureau's 2019 population estimates. From 2010 to 2019, the DFW Metroplex had the largest numerical population growth of any MSA in the United States.

The metropolitan economy is the fourth-largest and third-fastest growing in the United States, with a 2017 real GDP of \$535.5 billion. In 2018, Dallas had both the highest job growth rate and the most jobs added in the nation, and is the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more

than three million non-farm jobs. In the latest rankings released in 2018, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Cooperation and Development. The DFW Metroplex has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. As of 2020, the city of Dallas has 10 Fortune 500 companies, and the DFW region as a whole has 25.

Dallas is the best-ranked city on the Regulatory Climate Index thanks to its efficient local regulations. Entrepreneurs and small businesses can expect a welcoming business environment across all five areas of local regulation. Dallas scores above average across each meaningful measure of an interaction that a business has with a local government agency through procedure, time, and cost. These rankings reflect the city's continuing efforts to develop programs and initiatives to strengthen the business environment, provide access to capital, and encourage economic growth at the local level.

No. 1

Fastest Growing MSA in the U.S. from 2010 to 2019
(U.S. Census Bureau)

4th

Largest Metropolitan Area in the United States

5th

Fastest Growing Economy in the U.S.
(Forbes)

25

Fortune 500 Companies Call DFW Home

10k

Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Population	2,263	3,426	4,246
2024 Population	1,961	2,991	3,772
2028 Population Projection	2,006	3,064	3,879
Median Age	36.7	37.7	38.9
Bachelor's Degree or Higher	21%	22%	24%
U.S. Armed Forces	0	0	0
POPULATION BY RACE			
White	1,310	2,061	2,710
Black	232	323	334
American Indian/Alaskan Native	12	18	24
Asian	11	19	24
Hawaiian & Pacific Islander	0	1	1
Two or More Races	396	569	680
Hispanic Origin	356	506	607
HOUSING			
Median Home Value	\$130,747	\$144,980	\$161,635
Median Year Built	1980	1984	1986

Demographic data © CoStar 2025

	1 Mile	3 Mile	5 Mile
HOUSEHOLDS:			
2020 Households	855	1,302	1,618
2024 Households	727	1,119	1,418
2029 Household Projection	737	1,137	1,447
Annual Growth 2023-2028	0.30%	0.30%	0.40%
Owner Occupied	418	693	955
Renter Occupied	318	444	492
Avg Household Size	2.6	2.6	2.6
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$20.5M	\$33.6M	\$45M
INCOME			
Avg Household Income	\$73,532	\$82,908	\$91,160
Median Household Income	\$54,622	\$58,614	\$60,937
< \$25,000	129	169	184
\$25,000 - 50,000	210	320	404
\$50,000 - 75,000	143	215	256
\$75,000 - 100,000	68	107	139
\$100,000 - 125,000	85	133	173
\$125,000 - 150,000	22	35	50
\$150,000 - 200,000	42	62	66
\$200,000+	28	80	146

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Summit RE and it should not be made available to any other person or entity without the written consent of Summit RE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Summit RE.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Summit RE 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, PCBs or asbestos, the compliance with local, 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 offering memorandum has been obtained from sources we believe to be reliable; however, Summit RE has not verified, and will not verify, any of the information contained herein, nor has Summit RE 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT SUMMIT RE AGENT FOR MORE DETAILS.

Summit RE hereby advises all prospective purchasers of commercial property as follows:

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

As the Buyer of a commercial 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. Summit RE 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 commercial 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 commercial 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 tenants 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 tenants 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 leases, including the likelihood of locating replacement tenants if any of the current tenants should default or abandon the property, and the lease terms that Buyer may be able to negotiate with any potential replacement tenants 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 Summit RE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Exclusively Listed

