



# FAMILY DOLLAR - DOLLAR TREE COMBO STORE

180 US-181, TAFT, TX 78390

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**IK** The Kase Group  
Real Estate Investment Services

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# PROPERTY INFORMATION

## SECTION 1



## PROPERTY HIGHLIGHTS

- New 10 Year Net Leased Family Dollar
- Brand New Hybrid Store Concept
- Minimal Landlord Obligations
- Corporate Guarantee
- Tax Free Income State
- New Construction
- Well Positioned along Highway 181
- Direct access into Corpus Christi

## PROPERTY DESCRIPTION

This is an opportunity to purchase a new 10-year net-leased Family Dollar in Taft, Texas. The lease calls for minimal landlord obligations. This building features the latest dual-branded format, offering both Family Dollar and Dollar Tree merchandise. The lease includes six 5-year renewal options with \$0.50/SF rent increases in each option period. The asset benefits from excellent visibility along Highway 181 with direct access into Corpus Christi.

## LOCATION DESCRIPTION

Located centrally in San Patricio County, Taft is part of the Corpus Christi Metropolitan Area. Taft is home to just over 3,000 residents. Often referred to as the "The Friendliest, Cotton-Pickin' Town in Texas", Taft is not only rich in cotton, but also gas and oil resources.

## OFFERING SUMMARY

Sale Price:	\$1,641,938
Building Size:	10,500 SF
NOI:	\$131,355.00
Cap Rate:	8.00%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,446	1,568	11,581
Total Population	4,175	4,505	32,792
Average HH Income	\$70,497	\$73,708	\$90,474



# FINANCIAL ANALYSIS

## SECTION 2

## INVESTMENT OVERVIEW

Price	\$1,641,938
CAP Rate	8.00%
Net Operating Income	\$131,355
Lease Term	10 Years
Lease End	2/28/2034
Options	Six, 5-Year
Increases	\$.50/SF Increases in Each Option



# DEMOGRAPHICS

## SECTION 3

# DEMOGRAPHICS MAP & REPORT

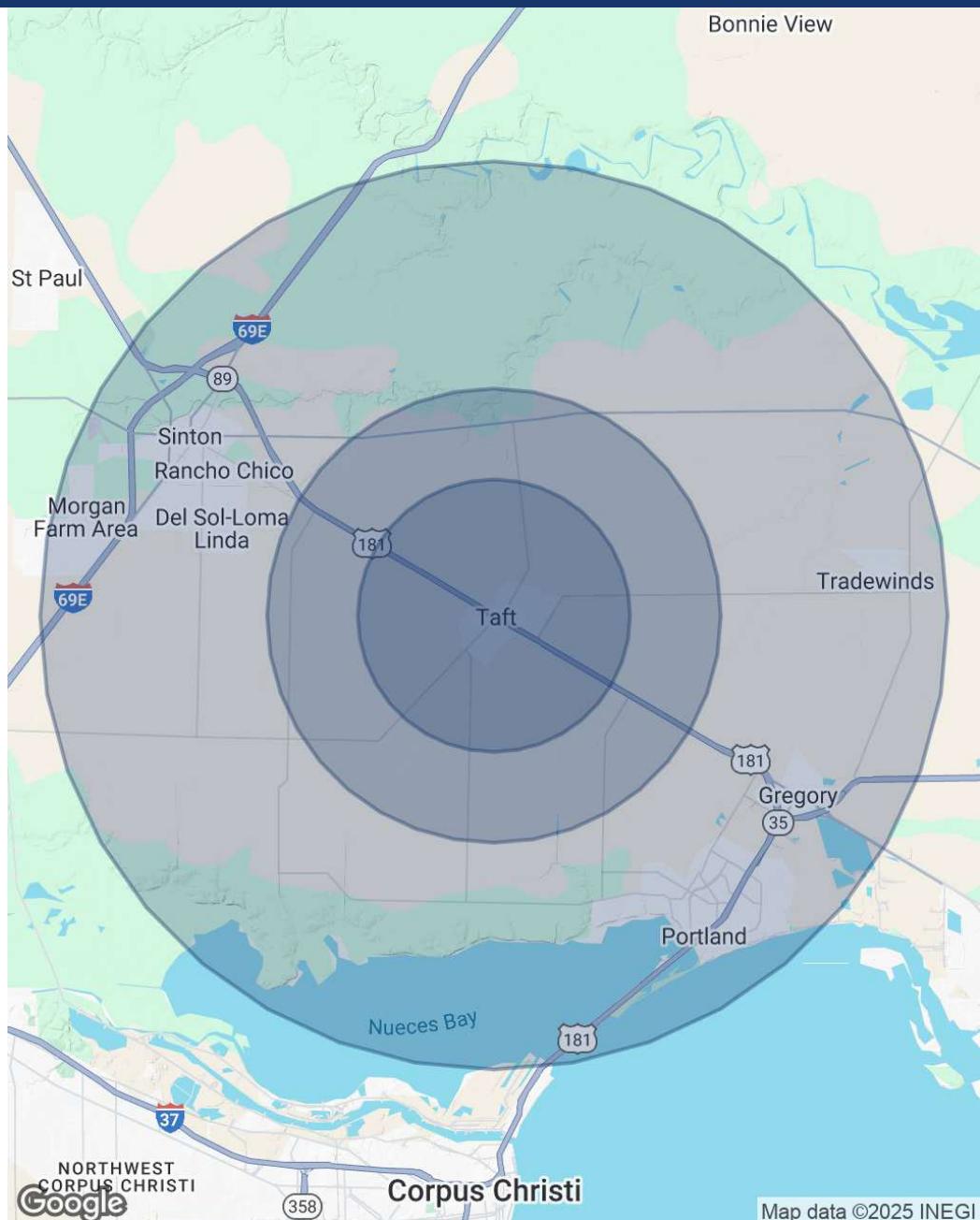
180 US-181  
TAFT, TX 78390

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,175	4,505	32,792
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,446	1,568	11,581
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$70,497	\$73,708	\$90,474
Average House Value	\$268,928	\$265,889	\$229,811

\* Demographic data derived from 2020 ACS - US Census





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