



Family Dollar

7750 9th Avenue, Port Arthur, Texas 77642

Building Size: 8,320 SF Year Built: 2020



TABLE OF CONTENTS

- 04** INVESTMENT OVERVIEW
- 05** PRICING
- 06** RENT SCHEDULE
- 07** LEASE ABSTRACT
- 11** TENANT OVERVIEW
- 12** AMENITIES MAP
- 14** MARKET OVERVIEW

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Meet the Rest of Our Team!



INVESTMENT OVERVIEW



Family Dollar NNN

7750 9th Ave, Port Arthur, TX 77642

Asking Price	\$1,525,000
NOI	\$111,055
Cap Rate	7.28%
Price/SF	\$183
Year Built / Remodeled	2020
Gross Leasable Area (SF)	8,320
Occupancy	100%
Lot Size (AC)	2.00
Ownership (Fee Simple or Ground Lease)	Fee Simple
APN / Tax Parcel	062250-000-13905-00000
Zoning	LC
Drive Thru	No
Parking	26 + 2 Handicapp

As exclusive advisor, MMG Real Estate Advisors is pleased to present an investment opportunity, located at 7750 9th Ave, Port Arthur, TX, which offers a strong opportunity for long-term income generation, with an asking price of \$1,525,000. The property consists of 8,320 square feet of gross leasable area and is fully occupied by Family Dollar, a stable and reliable tenant. The asking price translates to a competitive price per square foot of \$183 and a cap rate of 7.28%, based on an annual Net Operating Income (NOI) of \$111,055. The long-term lease in place provides significant stability, making it an attractive option for investors seeking secure, passive income.

The lease agreement is structured as a NN+ (triple net) lease, with Family Dollar covering most operational costs, while the landlord is responsible for the roof, structure, and parking. The lease began on August 1, 2020, and is set to expire on September 30, 2028, with six additional 5-year renewal options. Each renewal period includes a 5% rent increase, ensuring consistent rental income over the next several decades. The lease term remaining is a robust 32 years, providing long-term income stability.

The property is situated on a 2-acre lot and is easily accessible, with 26 regular parking spaces plus 2 designated handicap spaces. Built and remodeled in 2020, the property is in excellent condition. Additionally, the zoning is LC (Local Commercial), which supports its retail use. The combination of an attractive cap rate, a reliable tenant, and a long-term lease structure makes this an excellent investment opportunity in the retail sector.



PRICING

Asking Price	NOI	Cap Rate	Price / SF
\$1,525,000	\$111,055	7.28%	\$183



FINANCIAL ANALYSIS | RENT SCHEDULE

Term	Lease Period	Annualized Rent	Rent PSF	Rent Change	CAP Rate
Primary	8/01/2020 - 9/30/2028	\$111,055	\$13.35		7.28%
Option 1	10/01/2028 - 9/30/2033	\$116,608	\$14.02	5.00%	7.65%
Option 2	10/01/2033 - 9/30/2038	\$122,438	\$14.72	5.00%	8.03%
Option 3	10/01/2038 - 9/30/2043	\$128,560	\$15.45	5.00%	8.43%
Option 4	10/01/2043 - 9/30/2048	\$134,988	\$16.22	5.00%	8.85%
Option 5	10/01/2048 - 9/30/2053	\$141,737	\$17.04	5.00%	9.29%
Option 6	10/01/2053 - 9/30/2038	\$148,824	\$17.89	5.00%	9.76%



LEASE ABSTRACT

Tenant	Family Dollar
Guarantor	Family Dollar
Lease Type (Gross/NNN/Abs.NNN)	NN+
Landlord Responsibilities	Roof, Structure & Parking
ROFR	None
Lease Commencement	8/1/2020
Lease Expiration	9/30/2028
Renewal Options (eg 4, 5-year)	6, 5-Year
Rent Increases	5% every 5 years
Lease Term Remaining	32 Years



INVESTMENT HIGHLIGHTS



National
Discount Retail
Tenant



High-Visibility
Location



Essential
Retail



Proximity to
Industrial &
Energy



Established
Retail Corridor



Income
Oriented Net-
Lease Profile

Investment Strategy



National Discount Retail Tenant With Necessity-Based Demand

The property is leased to Family Dollar. Its needs-driven format generates recurring visits and supports stable, recession-resistant occupancy.



High-Visibility Location on a Primary Retail Arterial

Situated on 9th Avenue, a principal Port Arthur corridor, the site benefits from strong frontage, convenient access, and steady daily traffic connecting neighborhoods to employment centers and regional shopping destinations, supporting consistent store volumes.



Essential Retail in a Large Gulf Coast Trade Area

Port Arthur anchors the Beaumont-Port Arthur MSA, serving approximately 55,800 residents and drawing from Groves, Nederland, and Beaumont. Proximity to Interstate 10 enhances regional access, expanding the tenant's catchment and retail demand base.



Investment Strategy



Proximity to Major Industrial and Energy Employers

The area is supported by significant employers including Motiva Port Arthur Refinery, one of the nation's largest with 1,400+ employees, alongside manufacturing, construction, healthcare, and energy sectors that provide diversified income and steady consumer spending.



Established Retail Corridor With National Co-Tenants

Nearby grocery, discount, and convenience retailers create a dense retail ecosystem that drives cross-shopping. National brands, essential services, and everyday-use tenants reinforce the corridor's role as a primary neighborhood shopping destination.



Passive, Income-Oriented Net-Lease Profile

The asset delivers predictable rental income with minimal management within the necessity retail sector. Family Dollar's national presence, strong visibility, and integration into a resilient Gulf Coast market support durable cash flow and long-term stability.

TENANT OVERVIEW



Family Dollar is a national discount retail chain serving value-oriented shoppers across urban, suburban, and rural communities throughout the United States. Founded in 1959 and headquartered in Chesapeake, Virginia, the chain operates more than 7,600 stores nationwide, supported by a multi-state distribution network and tens of thousands of employees. Family Dollar stores typically occupy approximately 9,000 to 11,000 gross square feet, a format that accommodates a full assortment of consumables, household essentials, cleaning supplies, basic apparel, seasonal merchandise, and grocery items. This format fits well in single-tenant freestanding buildings or end-cap positions in neighborhood shopping centers, generating consistent, necessity-based traffic and serving as a reliable retail anchor for surrounding tenants.

Following a major portfolio optimization under its former parent Dollar Tree, Family Dollar completed a one-time restructuring and rightsizing effort that removed underperforming stores from the system. With that process now complete, the company entered a new era in July 2025 when it was acquired by Brigade Capital Management and Macellum Capital Management in a \$1 billion divestiture, creating a leaner, more efficient standalone retailer positioned for renewed operational strength. This transition brought fresh capital, a dedicated retail-turnaround leadership focus, and strategic initiatives to improve merchandising, store standards, and in-store technology. Early post-divestiture moves—such as expanded partnerships with last-mile providers like Uber Eats—signal a targeted effort to increase convenience, broaden customer reach, and modernize the brand's value-retail positioning.

For landlords and commercial real estate investors, today's Family Dollar is a significantly streamlined, recapitalized, and refocused national retailer anchored in essential-goods demand. With a stabilized store base, strong brand recognition, consistent day-to-day traffic patterns, and a revitalized strategic direction under private-equity ownership, Family Dollar now stands as a credit-enhanced, necessity-driven tenant capable of delivering long-term occupancy stability and reliable foot traffic to neighborhood and community retail centers.



1959
FOUNDED

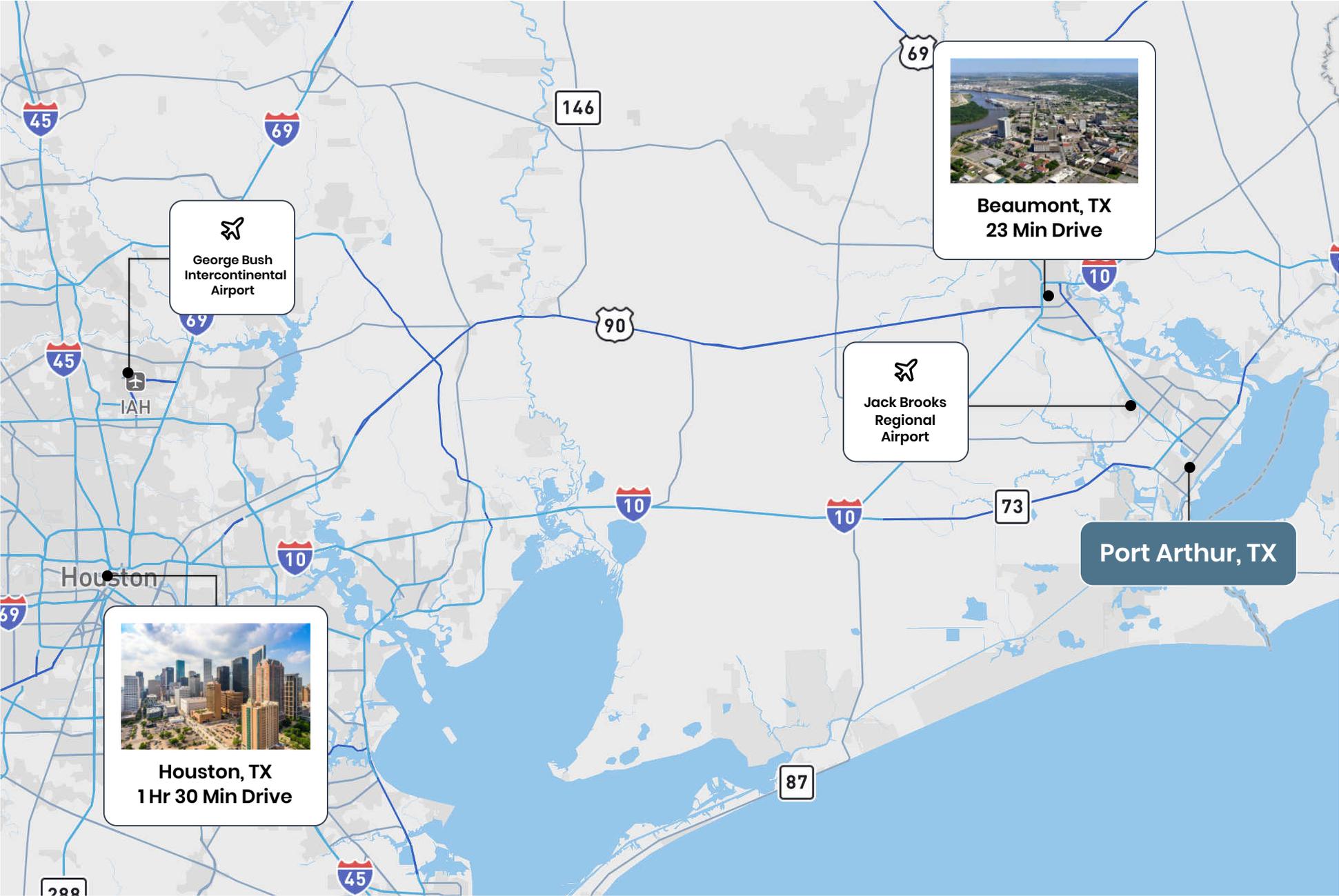
7,600+
NATIONWIDE STORES

9,000 – 11,000 GSF
STORE SIZE

AMENITIES MAP



TRANSPORTATION MAP



An aerial photograph of a suburban neighborhood, showing a mix of residential houses, commercial buildings, and parking lots. A large teal banner is overlaid across the center of the image, containing the text 'MARKET OVERVIEW'. The background shows a wide expanse of land with various structures and a distant industrial skyline under a cloudy sky.

MARKET OVERVIEW

PORT ARTHUR

Port Arthur sits at the center of the Beaumont–Port Arthur “Golden Triangle” industrial economy, where employment and household spending are heavily influenced by the region’s refining, petrochemical, and port logistics base. The metro is home to several large-scale industrial operators (including Motiva, Valero, and others) and benefits from direct access to the Gulf Coast shipping network, creating a durable foundation of everyday retail demand tied to local employment and contractor/shift-worker traffic.

From a demand-driver perspective, the area continues to see major multi-year infrastructure and energy investment that supports employment stability and regional throughput. Two of the most visible catalysts are Port Arthur LNG (Phase I currently under construction) and the ongoing Sabine–Neches Waterway deepening project, which is intended to improve vessel access and increase freight efficiency for the industrial corridor.

Within this backdrop, necessity-oriented retail (discount, value, convenience, quick-service, service retail) typically performs best—particularly in established, in-fill trade areas where daily-needs trips remain consistent. This profile aligns well with a Family Dollar use case, which is fundamentally driven by recurring household trips rather than discretionary destination shopping.



Source: City of Port Arthur

SUBMARKET FUNDAMENTALS

DOWNTOWN PORT ARTHUR RETAIL SNAPSHOT: STEADY RENTS IN A LOW-NEW-SUPPLY ENVIRONMENT

At 15.9%, vacancy sits modestly above the submarket's five-year average of 15.4% and the 10-year average of 12.4%, with vacancy forecast to end 2026 at 16.9%. The submarket currently has roughly 220,000 SF available, equating to an 18.7% availability rate, which provides a healthy amount of choice and flexibility for incoming tenants looking for well-located space.

Importantly, Downtown Port Arthur remains a low-supply-growth retail environment, with no retail space under construction as of Q1 2026 and no development activity over the past decade. Total inventory is approximately 1.2 million SF, keeping the market relatively contained and limiting the risk of incremental supply weighing on leasing conditions.

Market rents average \$14.20/SF, with rents up 1.2% year over year, closely tracking the broader Beaumont market (+1.3%). While rent growth is running below longer-term averages, the submarket is still posting positive rent momentum, with annual growth forecast to end 2026 at 1.5%—signaling a market that is positioned for gradual improvement as leasing activity absorbs existing space.



BUILDING INVENTORY

111
1.2M SF



ASKING RENT

\$14.15
PER SF - UP 1.3% YOY



OCCUPANCY RATE

84.1%



AVAILABLE SPACE

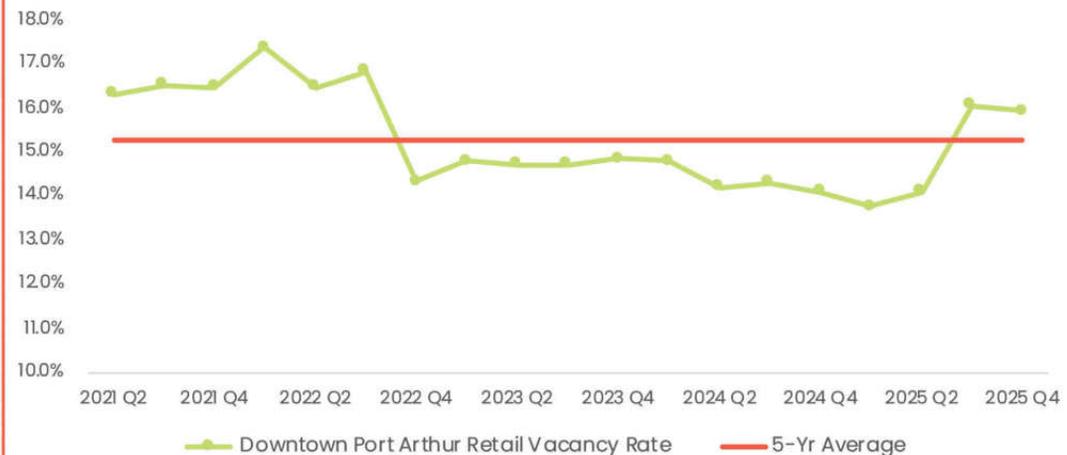
216K SF



T4Q LEASING ACTIVITY

3.4K SF

Downtown Port Arthur Retail Vacancy Rate



Source: CoStar

The subject trade area supports a solid base of everyday retail demand, anchored by a stable residential footprint and modest projected growth. Within a 5-mile radius, the area contains approximately 101,263 residents across 38,225 households, with population expected to increase slightly to 102,057 by 2030. The immediate 1-mile ring is more urban and value-oriented, with 10,883 residents and a lower median household income of \$41,590, including a meaningful concentration of households earning below \$25,000 (roughly 38%).

As the trade area expands outward, incomes strengthen materially—median household income rises to \$70,586 within 3 miles and \$65,953 within 5 miles—providing a broader customer base with greater spending capacity while still maintaining strong price sensitivity. Household income growth trends are constructive, with median income projected to rise 26% in the 1-mile ring and roughly 12–13% in the 3–5-mile rings by 2030. The workforce profile is balanced, with a mix of white-collar employment (48–55%), blue collar jobs (23–32%), and service-sector roles, aligning well with a discount-oriented retailer that benefits from consistent, needs-based purchasing behavior.

2025 Households by Income

	1 mile	3 miles	5 miles
Household Income Base	4,808	19,268	38,225
<\$15,000	29.6%	12.1%	11.9%
\$15,000 – \$24,999	8.1%	6.3%	7.4%
\$25,000 – \$34,999	5.5%	7.2%	7.2%
\$35,000 – \$49,999	9.8%	10.5%	11.1%
\$50,000 – \$74,999	14.9%	16.3%	17.7%
\$75,000 – \$99,999	9.5%	11.7%	13.2%
\$100,000 – \$149,999	12.9%	18.3%	16.5%
\$150,000 – \$199,999	2.9%	9.9%	9.3%
\$200,000+	6.9%	7.6%	5.8%
Average Household Income	\$69,159	\$93,592	\$86,866

Median Age

	1 mile	3 miles	5 miles
2025	37.1	38.2	37.5

Population

	1 mile	3 miles	5 miles
2025	10,883	48,161	101,263
2030	11,168	48,723	102,057
Annual Rate	0.52%	0.23%	0.16%

Median HHI

	1 mile	3 miles	5 miles
2025	\$41,590	\$70,586	\$65,953
2030	\$52,453	\$79,018	\$74,645
Change	26.1%	11.9%	13.2%

Employment Segmentation

	1 mile	3 miles	5 miles
White Collar	46.4%	54.7%	48.2%
Services	30.9%	19.0%	19.9%
Blue Collar	22.7%	26.3%	31.9%



PORT ARTHUR LNG: MAJOR JOB-GENERATING ENERGY INVESTMENT UNDERWAY

Port Arthur LNG is a major natural gas liquefaction and export terminal being developed in Jefferson County, Texas, positioned along the Sabine–Neches Ship Channel to connect U.S. natural gas supply with global LNG demand. The project is being delivered in phases, with Phase 1 currently under construction as a joint venture between Sempra Infrastructure and ConocoPhillips and supported by long-term offtake agreements. From an investment standpoint, Phase 1 is estimated at roughly **\$13 billion in total capex**, and the Phase 2 expansion has been reported as an approximately **\$14 billion investment**, reinforcing the project’s scale and long-term commitment to the Gulf Coast. Importantly from an economic impact standpoint, Phase 1 is expected to create **6,000 construction jobs** at peak and approximately **200 permanent jobs**, while Phase 2 is projected to add another **2,000 construction jobs** and **50 permanent roles**.



MAJOR INFRASTRUCTURE UPGRADE SUPPORTING PORT-DRIVEN GROWTH

The Sabine–Neches Waterway Channel Improvement Project is a large-scale navigation upgrade led by the Sabine–Neches Navigation District to deepen the ship channel from 40-ft to its congressionally authorized 48-ft, allowing larger vessels and improved cargo efficiency for the Ports of Port Arthur, Beaumont, Sabine Pass, and the broader industrial corridor. The project has recently secured meaningful funding momentum, including a **\$357 million** Ship Channel Improvement Revolving Fund loan and additional federal support through recent USACE work plans—reinforcing its role as a long-term competitiveness driver for one of the nation’s most important energy and logistics gateways.



Sources: Port Arthur LNG, Sabine-Neches Navigation District

PORT ARTHUR MAJOR EMPLOYERS

COMPANY	JOBS
1 Port Arthur Independent School District	1,340
2 Motiva Enterprises	1,300
3 Valero Refining	825
4 City of Port Arthur	800
5 Wal-Mart Supercenters	650
6 The Medical Center of Southeast	560
7 Echo Maintenance	500
8 BASF TOTAL Petrochemicals	500

Employee counts referenced in this document are derived from publicly available sources, including news articles, company websites, and government records. These figures are estimates and subject to fluctuations based on hiring trends, business operations, and economic conditions.

2 MOTIVA

7 ECHO
Echo Maintenance

5 Walmart

8 BASF
We create chemistry
TotalEnergies

6 Medical Center of Southeast Texas
A Member of HSA

1 PAISD

3 Valero

4 PORT ARTHUR TEXAS

Source: Port Arthur, TX Annual Financial Review

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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DISCLAIMER AND CONFIDENTIALITY AGREEMENT

All interested buyers are hereby advised that the ownership of Family Dollar is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by MMG Real Estate Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of MMG Real Estate Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process. MMG Real Estate Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potentially affect the property, and MMG Real Estate Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. MMG Real Estate Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

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