

Dollar Tree

10,500 sf NN, 24,000+ 5 Mile Population, Excellent Demos!
3911 W OAK ST, Palestine, TX

The 
GOLDSTEIN
REAL ESTATE Group



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Dollar Tree, Palestine TX

Overview



The Goldstein Group is pleased to present this excellent, NN Dollar Tree store located at 3911 West Oak St, Palestine, Texas, roughly a 1.5 hour drive south of Dallas, TX.

The property is encumbered with a ten (10) year double net lease, leaving minimal landlord responsibilities. The lease contain Three (5) year options to renew, each with \$0.50 PSF rent increase. The lease is corporately guaranteed by Dollar

Tree Corporation which holds a credit rating of "BBB-" which is classified as investment grade.

This Dollar Tree is highly visible as it is strategically positioned on a corner of Oak St (which sees 12,600 vehicles per day). The building is located on a main artery feeding Palestine. The five mile population is nearly 24,000+ with the two mile average household income at \$55,282. These are ideal demographics for a Dollar Store. The five mile average home value exceeds \$100,000.

This investment will offer a new owner success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores.

INVESTMENT HIGHLIGHTS

- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- Three (5 Yr) Options | \$0.50 Rental Rate Increase
- Located on Main Artery feeding Palestine
- 12,600 Vehicles Per Day on Oak St
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- Five Mile Population of 24,000+
- Two Mile Average Household Income \$55,282
- **5 Year Kick-Out if Sales are Under \$1.2M**
 - **Year 1 sales trending over threshold**
 - **Sales calculated during year 4 of lease**

NOI: \$93,840.00 incl CAM
PRICE: \$1,400,000.00
Cap Rate: 6.70%

LEASE SUMMARY

Tenant: Dollar Tree
Lease Type: NN
Primary Lease Term: 10 Yr
Annual Rent: \$93,840.00
Rent PSF: \$8.93
Landlord Responsibilities: Yes
Taxes, Insurance & CAM: Tenant Responsibility
Roof, Structure & Parking: Landlord Responsibility
Lease Start Date: 4/15/2021
Lease Expiration Date: 4/14/2031
Lease Term Remaining: 6 Yr
Rent Bumps: In Options (\$0.50 P/Ft)
Renewal Options: 3 - (5 Years)
Lease Guarantor: Dollar Tree
Lease Guarantor Strength: BBB-
Tenant Website: DollarTree.com

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- Year Built: 1980
- Year Renovated: 2020
- Lot Size: 1 Acres+-
- Building Size: 10,500 SF
- Traffic Count: 12,600
- Roof Type: Standing Seam
- Zoning: Community
- Construction Style: Prototypical
- Parking Lot: Concrete
- HVAC Roof Mounted

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Founded: 1986
 Total Revenue: \$22.25 Billion
 Net Income: \$1.714 Billion
 Headquarters: Chesapeake, Virginia
 Website: www.DollarTree.com

TENANT HIGHLIGHTS

- \$20+ Billion Market Capital in 2019
- Same Store Sales Increases 1.4% in 2019
- Ranked #136 on Fortune 500
- Recently Opened it's 15,000th store in the USA
- Boasts a staggering revenue exceeding \$5.5 billion

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1/1/2021-1/1/2031	\$88,320	\$7,360.00	-	6.65%
Option 1	\$93,570	\$7,797.50	\$0.50	7.00%
Option 2	\$98,820	\$8,235.00	\$0.50	7.44%
Option 3	\$105,070	\$8,755.83	\$0.50	7.9%

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia.

A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million.

Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.

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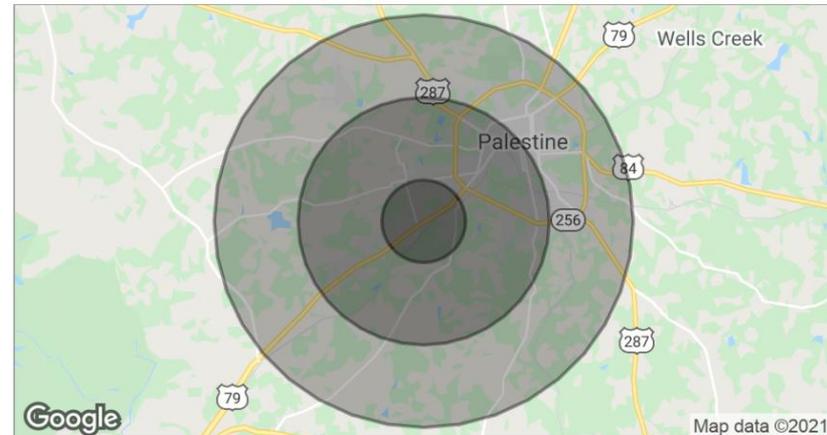
Market Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2020	5,953	24,047	38,496
Average Age	35.6	34.2	31.2
# Of Persons Per HH	3.4	3.0	3.0
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	2,136	8,615	12,177
Average HH Income	\$88,000	\$84,519	\$75,943
Median House Value	\$199,598	\$219,657	\$217,260
Businesses	207	1,159	1,325

Palestine is a city in and the county seat of Anderson County in Texas. As of the 2010 census, the city population was 18,712. Palestine was named for Palestine, Illinois, by preacher Daniel Parker.

It is an up-and-coming smaller town that goes beyond a weekend focus for Dallas-Fort Worth dwellers and Houstonians. It offers a bustling industrial economic base and crossroads, with sophisticated jobs from NASA to logistics to manufacturing, with Trinity Valley Community College, healthcare facilities, five correctional facilities, recreational facilities, houses of worship, scenic trails etc.



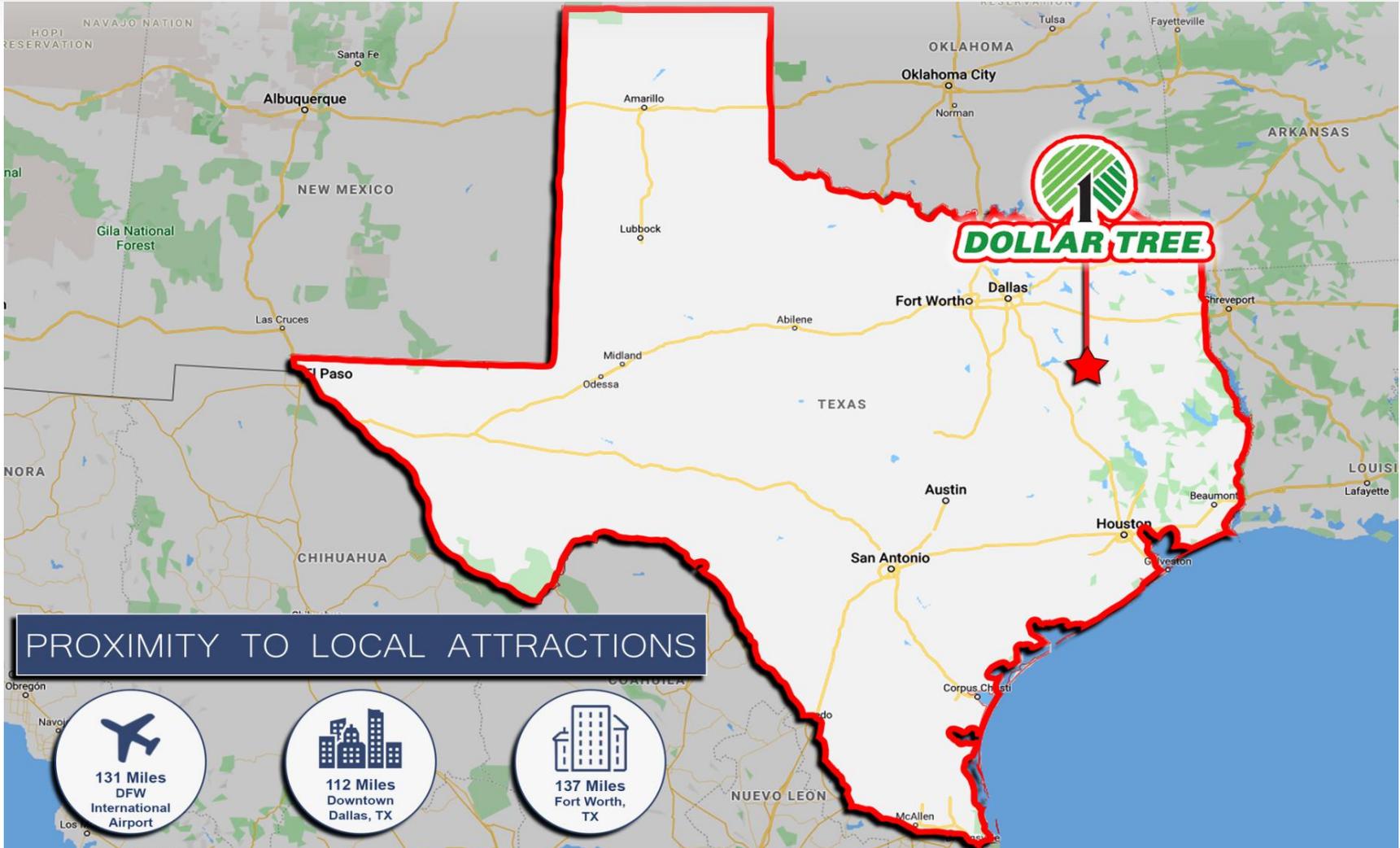
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Area Highlights – Palestine, TX



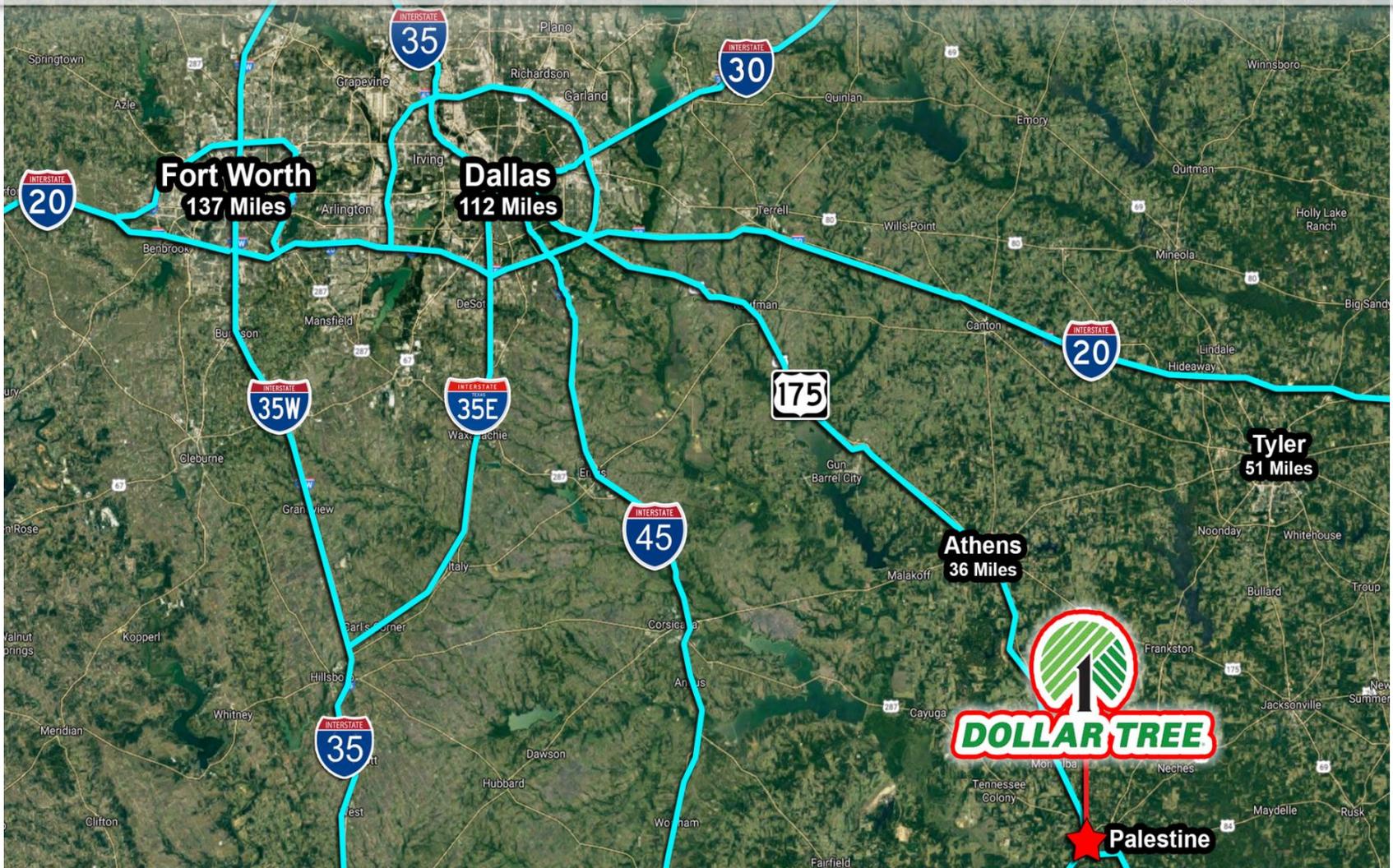
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Photos



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Contact Listing Agents

For more information or to schedule a property tour please do not hesitate to contact us at the numbers and/or email addresses below:

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