

# Dollar Tree

Pilot Point, TX

\$ | Price:  
\$1,783,575

% | Cap Rate:  
8.00%

## Offered Exclusively by



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## THE OFFERING

Northmarq, is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Dollar Tree property located in Pilot Point, Texas (the "Property"). The Property consists of an 15,854 square foot freestanding retail building on a 1.54-acre parcel of land. Dollar Tree is operating under a 10-year, net lease with limited landlord responsibilities. The lease also features 5, 5-year extension options with rent escalations at the beginning of each option term, offering investors a hedge against inflation.

## PROPERTY SYNOPSIS

**Dollar Tree** is the nation's largest and most successful single price point retailer, selling everything for \$1.25 or less. Dollar Tree targets customers within a broad range of Middle America with stores located primarily in suburban areas. As of January 2023, Dollar Tree, Inc. (NASDAQ: DLTR) reported a net income of \$1.61 billion. The combined organization has annual sales exceeding \$28 billion. The current market cap is \$31.41 billion. A Fortune 500 Company, Dollar Tree has served North America for thirty-seven years.

## INVESTMENT HIGHLIGHTS

- Brand New Long-Term Net Lease | 10-Year Primary Term
- 2023 Renovations to Existing Building – Low Price/SF @ \$138
- Investment Grade Guarantee from Best-in-Class Tenant
- Strong Access & Visibility | Commercial Corridor of Pilot Point
- Asset Located in Texas in the DFW MSA – Income Tax-Free
- Less than One Hour from DFW and Love Field Airports



Property Photo | Building Logo and Coloring has been edited