

TRANSWESTERN NATIONAL NET LEASE | SALE-LEASEBACK GROUP

OFFERING MEMORANDUM

FAMILY DOLLAR TREE COMBINATION STORE

BRAND-NEW 2024 CONSTRUCTION WITH NEW, 10-YEAR LEASE

15494 HIGHWAY 171, RAGLEY, LOUISIANA

PRICING: \$1,320,000 / 8.75% CAP



Exclusively Offered By:

BILL BEHR

PRINCIPAL /// Fort Worth

DIRECTOR ///

National Net Lease / Sale Leaseback Group

t 817.259.3519

bill.behr@transwestern.com

GAVIN BEHR

SENIOR ASSOCIATE/// Fort Worth

t 817.259.3549

gavin.behr@transwestern.com

Broker of Record:

Louisiana

Bryan D. Burns, III

Transwestern Property Company SW GP, LLC

License #: 99564286



TRANSWESTERN®

National Net Lease | Sale Leaseback Group

777 Main Street | Suite 1500
Fort Worth, TX 76102

www.transwesternnetlease.com

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum ("COM") is provided by Transwestern Commercial Services Fort Worth, LLC ("TW"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of TW.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by TW for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. TW has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. A prospective purchaser must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon TW.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from TW relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to TW, all or any part of this COM or the Information; (3) upon request by TW at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless TW all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that TW shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

TABLE OF CONTENTS

04

EXECUTIVE SUMMARY

Investment Overview
Offering Summary
Property and Investment Highlights
Property / Lease Summary
Property Photos

08

TENANT OVERVIEW

Family Dollar Tree Overview
Family Dollar Overview

10

AERIALS & MAPS

Site Plan
Aerial Site Plan
Market Aerial
Regional Aerial

14

DEMOGRAPHIC OVERVIEW

Demographic Snapshot

INVESTMENT OVERVIEW

Transwestern National Net Lease I Sale Leaseback Group is pleased to present a 2024 newly constructed Family Dollar Tree combination store in Ragley, Louisiana. Family Dollar has executed a new, ten (10) year lease which commenced January 2024. Dollar Tree corporate has confirmed this brand-new store is NOT on the recently announced Family Dollar store closure list.

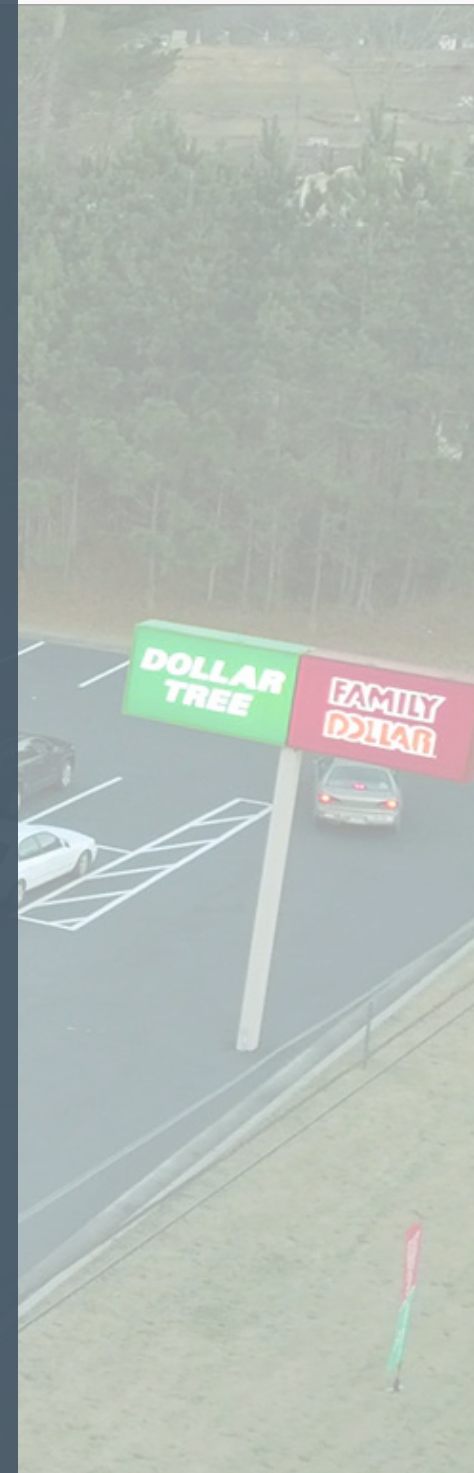
Ragley, Louisiana, located in Beauregard Parish, is twenty-three miles directly north of Lake Charles on US-Highway 171. The Property is situated at the northwest corner of Hoffpaur and US-Highway 171. The population of Beauregard Parish is 36,570 and Ragley's population is 4,300. The closest Family Dollar store is thirteen miles away while the nearest Dollar Tree is fifteen miles away.

In July 2025, Family Dollar became independently owned by two private equity firms: Brigade Capital Management and Macellum Capital Management at an acquisition cost of approximately \$1 billion. No longer being owned by Dollar Tree will allow the new corporate owners to focus strictly on enhancing and growing the Family Dollar brand of stores.

Family Dollar is headquartered in Chesapeake, VA.



**Representative Photo*



Actual Location

OFFERING SNAPSHOT

Property	Ragley, LA
Tenant	Family Dollar Stores of Louisiana, LLC
Guarantor	Corporate
Pricing / Cap Rate	\$1,320,000.00 / 8.75% cap
NOI – Current	\$115,500.00
Initial Lease Term	Ten (10) years
Lease Expiration	January 31, 2034
Renewal Options	Five (5), five (5)-year with \$0.50 PSF increases each
Lease Structure	Double Net*
Building Status	Brand new construction completed January 2024

*Refer to Lease for details



PROPERTY & INVESTMENT HIGHLIGHTS

15494 HIGHWAY 171, RAGLEY, LOUISIANA

- As of July 2025, Family Dollar has become an independent company owned by two private equity firms: Brigade Capital Management and Macellum Capital Management
- Brand-new 2024 ground-up construction Family Dollar Tree combination store
- Building size is approximately 10,500 square feet
- Construction is complete and lease commenced January 2024
- Standard Family Dollar double net lease structure with minimal landlord responsibilities (see lease for details)

Property	Ragley, LA
Tenant	Family Dollar Stores of Louisiana, LLC
Guarantor	Corporate
Property Address	15494 Highway 171, Ragley, LA
Commencement Date	January 2024
Projected Lease Expiration Date	January 31, 2034
Estimated Total Building Area	10,500 square feet
Approx. Land Area	1.94 acres
Net Operating Income – Current Term	\$115,500.00 through January 31, 2034
Renewal Options (all five-year terms with 180 days' prior written notice)	First - \$120,750.00 (\$0.50 PSF) Second - \$126,000.00 (\$0.50 PSF) Third - \$131,250.00 (\$0.50 PSF) Fourth - \$136,500.00 (\$0.50 PSF) Fifth - \$141,750.00 (\$0.50 PSF)
Lease Structure*	Double Net*
Real Estate Taxes	Reimbursed by Tenant on a monthly basis
Property Insurance	Reimbursed by Tenant on a monthly basis
Landlord Responsibilities	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC.
Tenant Responsibilities	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.
Parent Company Ownership/Guarantor	Brigade Capital Management and Macellum Capital Management
Headquarters	Chesapeake, VA
Year Founded	Family Dollar: 1959
Website	familydollar.com
<i>*See Lease for details</i>	

FAMILY DOLLAR OVERVIEW

Leon Levine, the founder of Family Dollar, opened his first store in Charlotte, North Carolina in 1959 when he was 22-years old. His concept was simple: provide shoppers with a low-overhead, simple, straight-forward and consistently laid-out store that would provide customers a convenient “self-serve, cash-and-carry neighborhood discount store”. His simple retail formula worked as the store grew into a chain that now boasts more than 8,200 stores nationwide.

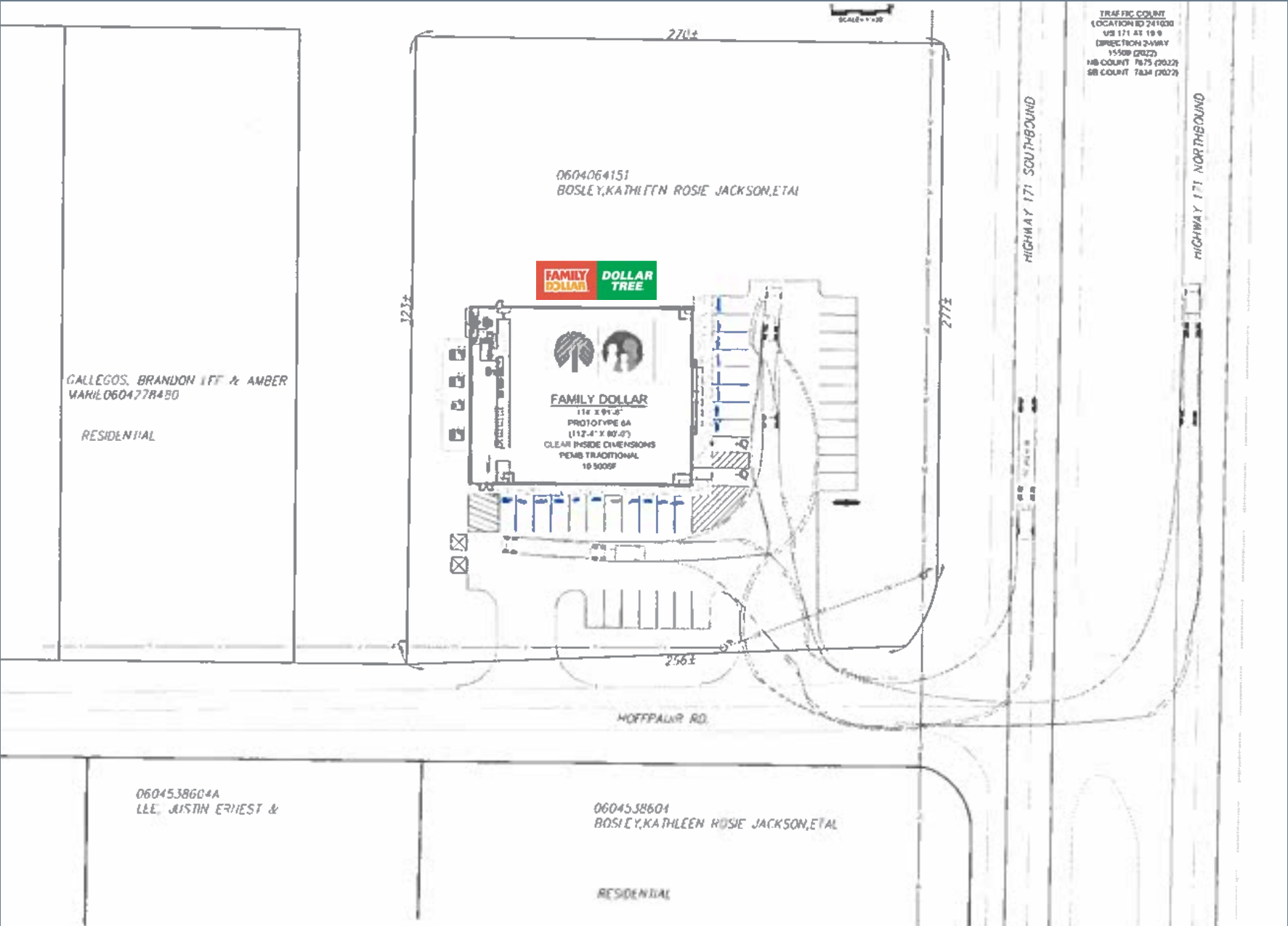
One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Most stores are in single-tenant, freestanding buildings or located in shopping centers convenient to the Company's customer base.



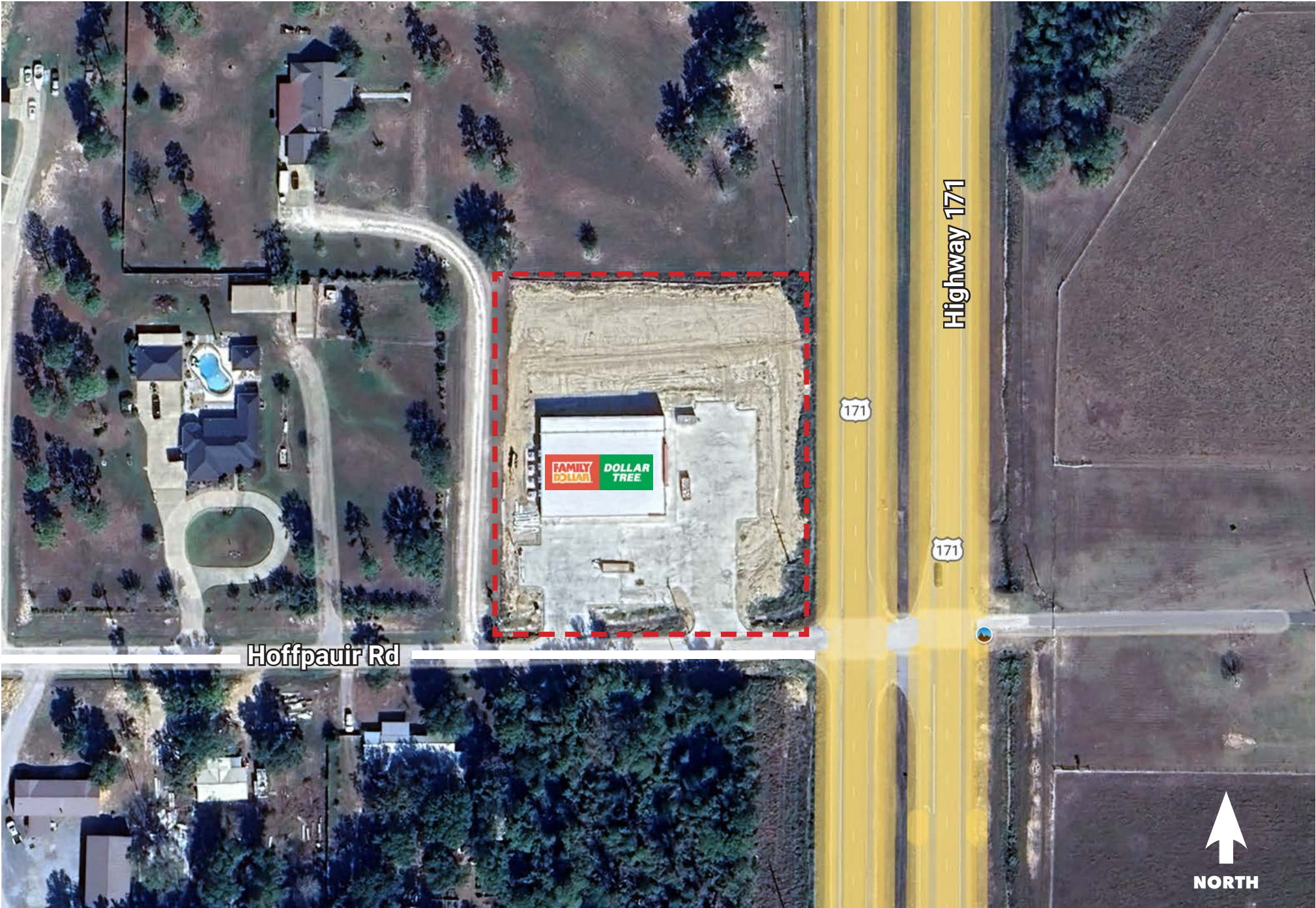
As of July 7, 2025, Family Dollar corporate was acquired by the private equity firms of Brigade Capital Management and Macellum Capital Management for approximately \$1 billion.

SITE PLAN | RAGLEY, LA

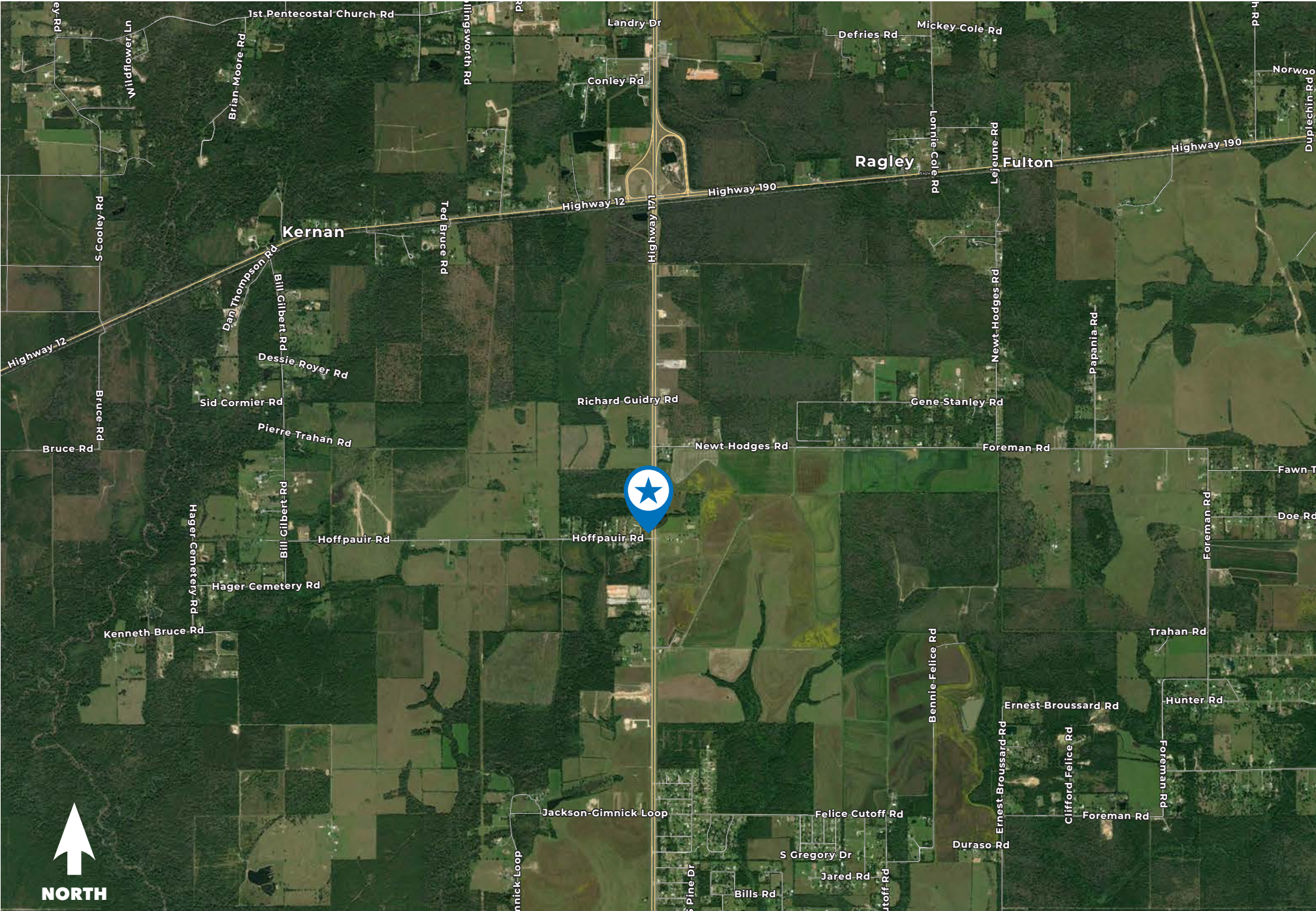


NORTH

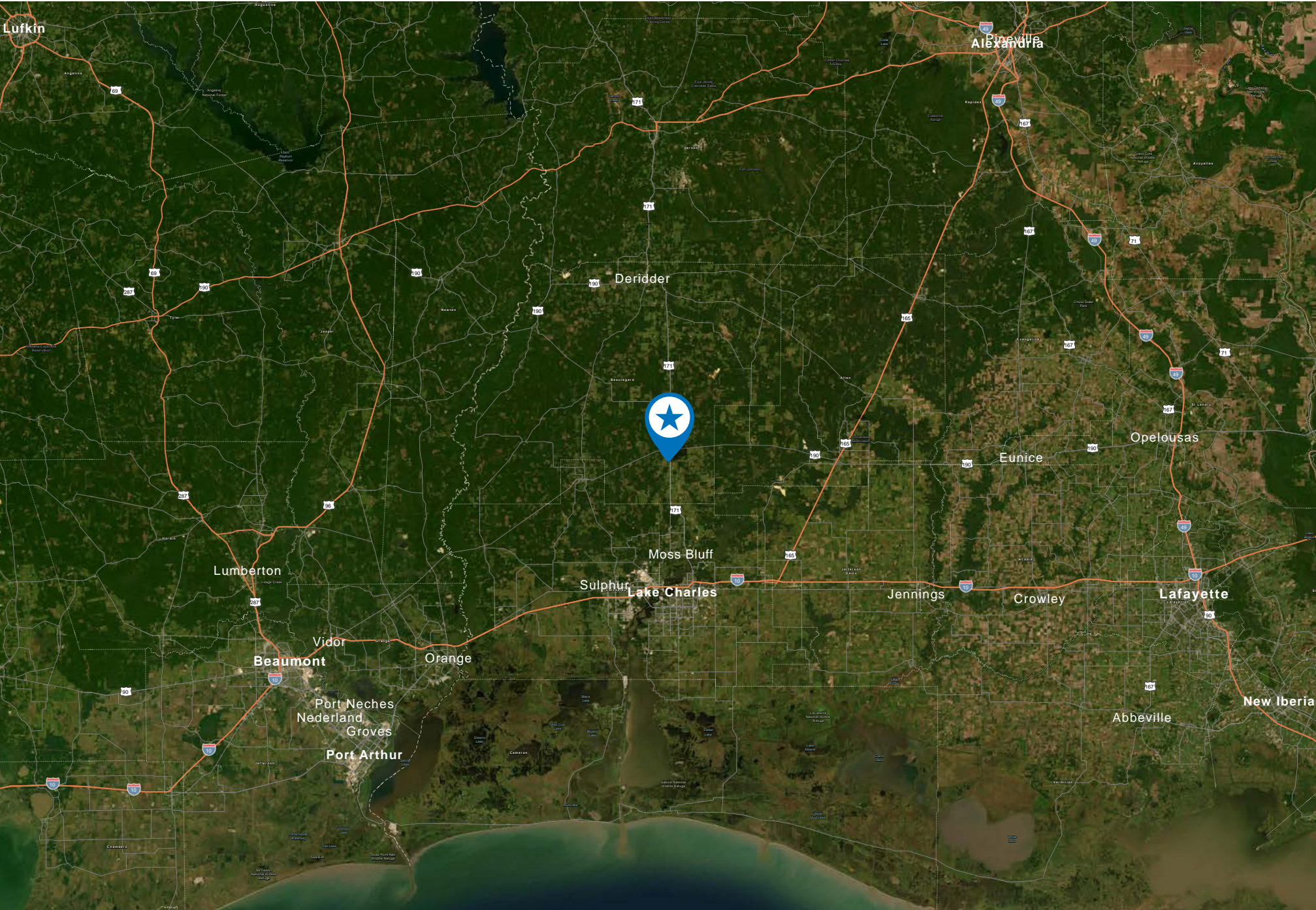
AERIAL SITE PLAN | RAGLEY, LA



MARKET AERIAL | RAGLEY, LA



REGIONAL AERIAL | **RAGLEY, LA**



DEMOGRAPHIC SNAPSHOT - RAGLEY, LA

POPULATION

5 miles

10 miles

15 miles

2020 Census Population

4,396

10,702

40,846

2023 Population

4,661

11,092

42,145

2028 Projected Population

4,940

11,530

43,045

HOUSEHOLDS

5 miles

10 miles

15 miles

2020 Census Households

1,527

3,849

14,564

2023 Households

1,628

4,002

15,059

2028 Projected Households

1,738

4,195

15,496

2023 Estimated Average Household Size

2.86

2.73

2.75

ESTIMATED HOUSEHOLD INCOME

5 miles

10 miles

15 miles

2023 Average Household Income

\$90,199

\$88,711

\$103,866

2023 Median Household Income

\$59,615

\$64,724

\$77,796

2023 Per Capita Income

\$32,085

\$31,655

\$37,598

2023 Median Age

38.5

38.3

38.6

TRAFFIC COUNTS

VPD

State Rte 12

13,136

US 190 @ US Hwy 171

4,121



Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service— the Transwestern Experience. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 35 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling \$8.6 billion.

BILL BEHR

Director

National Net Lease / Sale Leaseback Group

817.259.3519

bill.behr@transwestern.com

GAVIN BEHR

Senior Associate

817.259.3549

gavin.behr@transwestern.com

BROKER OF RECORD:

Louisiana:

BRYAN D. BURNS, III

Transwestern Property Company SW GP, LLC

License #: 99564286