

**OFFERING MEMORANDUM
SEPTEMBER 2022**

FAMILY DOLLAR/DOLLAR TREE

225 E. LOOP 255
TEAGUE, TX

STIRLING
INVESTMENT ADVISORS





OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	10,500 SF
Lot Size:	1.22 Acres
Number of Units:	1
Price / SF:	\$152.38
Cap Rate:	6.56%
NOI:	\$105,000
Year Built:	2010
Zoning:	C1

PROPERTY OVERVIEW

Double Net (NN) freestanding Family Dollar/Dollar Tree combination store in Teague TX. The building is currently being expanded to 10,500 SF in conjunction with signing new ten-year (10-year) lease to accommodate the new co-branded Family Dollar/Dollar Tree stores. These new combination stores are informally known as Family Dollar Tree, and have a 20% increase in store sales compared to non-combination stores. At \$10.00 per square foot, this property offers a low annual rental rate providing long-term affordable and sustainable rent.

PROPERTY HIGHLIGHTS

- Store being expanded and rebranded as a new, combination Family Dollar/Dollar Tree Store
- Family Dollar/Dollar Tree combination stores have a 20% increase in-store sales
- Net Net (NN) lease for newly expanded Family Dollar/Dollar Tree combination store
- New 10-year lease commences 05/01/2023
- Annual NOI of \$105,000 and low annual rental rate of \$10.00 per square foot, provide affordable and sustainable tenant rent
- Five (5-year) renewal options with \$0.50 per square foot scheduled rental increases

225 E. Loop 255, Teague, TX 75860
Rent Summary

Tenant	Leasable Square Footage	Rent Schedule	Lease Commencement	Lease Expiration	Annual Base Rent	Monthly Base Rent	Rent PSF
Family Dollar	10,500	Primary Term	5/1/2023	4/30/2033	\$105,000.00	\$8,750.00	\$10.00
		Option 1	5/1/2033	4/30/2038	\$110,250.00	\$9,187.50	\$10.50
		Option 2	5/1/2038	4/30/2043	\$115,500.00	\$9,625.00	\$11.00
		Option 3	5/1/2043	4/30/2048	\$120,750.00	\$10,062.50	\$11.50
		Option 4	5/1/2048	4/30/2053	\$126,000.00	\$10,500.00	\$12.00

Pricing Summary

Net Operating Income:	\$105,000
In-Place Cap Rate:	6.56%
Price:	\$1,600,000
Price PSF:	\$152.38
Deal Type:	Roof & Structure

(1) Lease terms include three (3) months of free rent.



Representative Photo

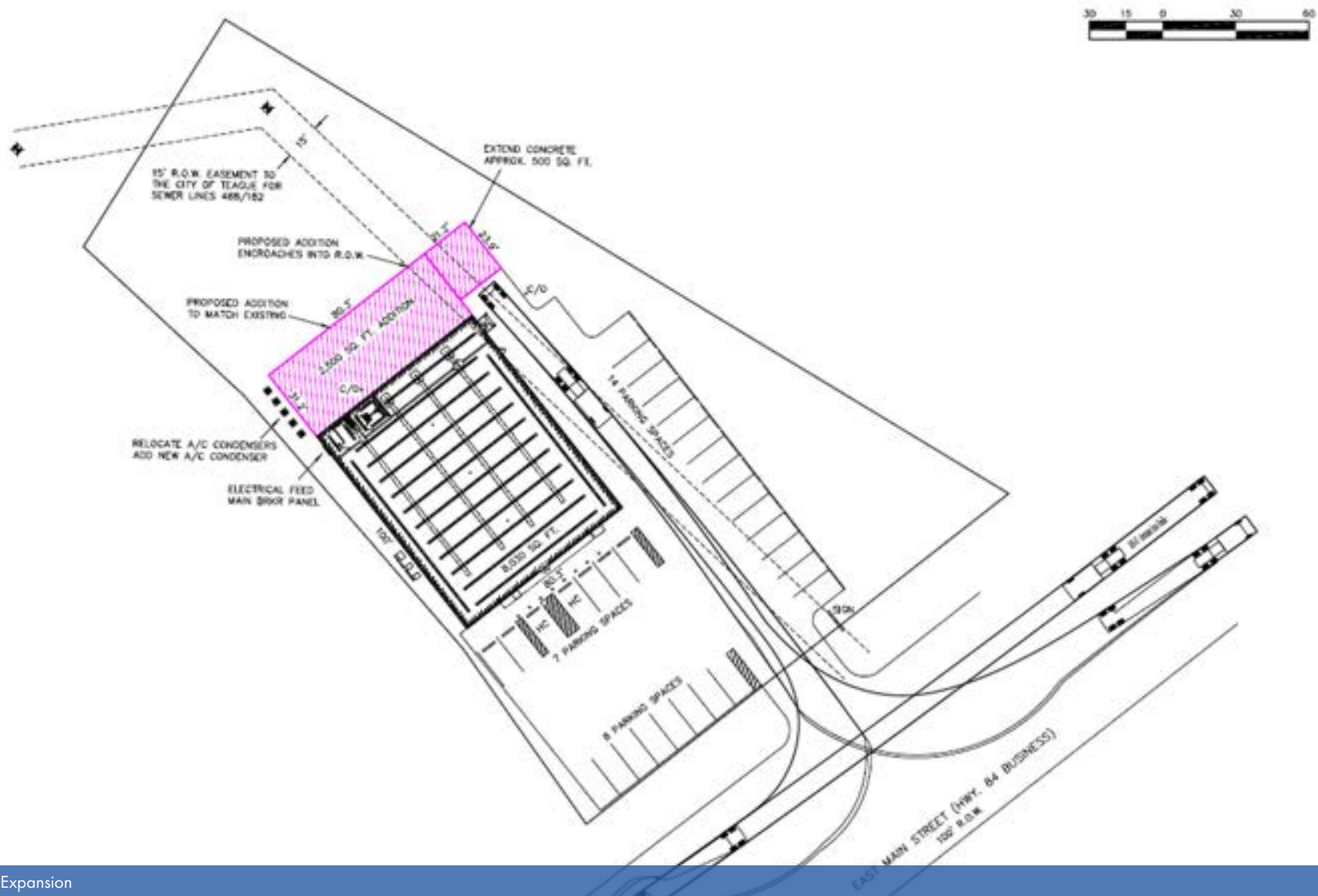
ABOUT FAMILY DOLLAR/DOLLAR TREE COMBINATION STORES

Two great stores coming together, Family Dollar, ready to meet your family's needs, alongside Dollar Tree, with its thrilling offerings in seasonal, party and crafting, to help you celebrate life's occasions. The combination of these two trusted stores brings Family Dollar's widely recognized great value to customers while offering the "thrill of the hunt" and incredible finds from Dollar Tree. Two great stores, one big deal! No matter what you are looking for, from summer barbeque essentials, to fall décor, or school crafts and holiday gifts, the combo store will be exciting to visit.

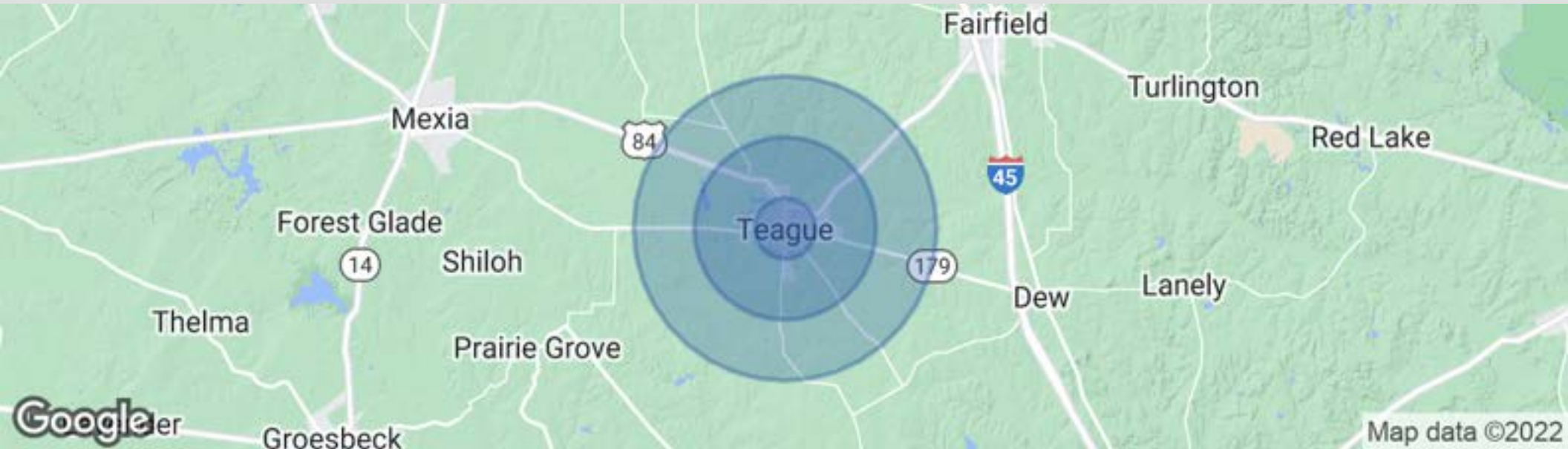
Family Dollar and Dollar Tree are starting a new chapter for their business, and for small towns throughout America. There are more than 400 combo stores now open with many more coming soon in more than 3,000 markets. Historically small towns have had very limited retail operations. Shoppers often travel long distances to meet all of their shopping needs. Building on the success of both brands, Family Dollar and Dollar Tree have created a format to meet the needs of smaller communities with the new store combinations. These new combination stores are informally known as Family Dollar Tree, which boasts a 20% increase in store sales compared to non-combination stores.

Leon Levine, 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, straightforward, convenient "self-serve, cash and carry neighborhood discount store". The retail formula worked and the store grew into a chain that now boasts more than 8,200 stores nationwide. In 2015, Family Dollar Stores, Inc. was acquired by Dollar Tree, Inc. resulting in a newly combined company with estimated sales in 2021 exceeding \$26.3 billion annually, and 16,000 stores in 48 states, and 5 Canadian provinces, making them one of the nations fastest growing retailers.





Site Plan with Expansion



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,388	3,447	4,616
Average Age	33.9	34.0	36.8
Average Age (Male)	30.2	30.4	34.3
Average Age (Female)	37.4	37.5	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	693	1,633	1,949
# of Persons per HH	2.0	2.1	2.4
Average HH Income	\$52,806	\$48,413	\$50,168
Average House Value	\$90,454	\$93,652	\$106,189

* Demographic data derived from 2020 ACS - US Census

/ COMPANY OVERVIEW /

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values—presenting both problems and opportunities in the market.

Stirling Investment Advisors has the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, and private equity firms, totaling more than \$1.64 billion in commercial volume in the last five years.

SERVICES



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Medical, Industrial



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1031 Tax Deferred
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STIRLING
INVESTMENT ADVISORS

**OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
WE ARE COMMITTED TO PROVIDING THE
BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.**



JUSTIN LANGLOIS, CCIM

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PROFESSIONAL BACKGROUND

Justin Langlois, CCIM serves as Regional Vice President with Stirling Properties in Baton Rouge, Louisiana. He specializes in the sale and acquisition of investment properties, primarily in retail, office, and multifamily. His skill set includes commercial real estate sales and leasing, landlord and tenant representation, sublease representation, REO and bank foreclosures, sale/leaseback, lease negotiation, real estate investment analysis, and financial feasibility, as well as site selection.

Justin has been actively involved in the commercial real estate industry for over a decade. He previously served as Managing Director with SVN | Graham, Langlois & Legendre commercial real estate firm in Baton Rouge, which he founded with partners Ben Graham and Steve Legendre. He earned the prestigious CCIM designation in 2010.

Justin is a member of the board of directors for the Baton Rouge Growth Coalition and serves as secretary for the organization. He also supports various nonprofits and community groups including The Chapel on the Campus (LSU), Campus Crusade for Christ (CRU), Mary Bird Perkins – Investors Collective, and Volunteers of America.

Justin is married to Dodi Langlois and they have four beautiful children. He is the proud father of three daughters, Harper, Eliza and Remy, and a son, Max. Born and raised in Baton Rouge, Justin graduated from Louisiana State University Lab School (1999) and earned a B.A. in English from Millsaps College (2003) in Jackson, MS.

Stirling Properties

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PROFESSIONAL BACKGROUND

Griffin Lennox joined Stirling Properties in 2015 as a Financial Analyst on the Investment Sales & Acquisitions Team. Since then, Mr. Lennox has become a licensed member of Stirling's Investment Advisors group with experience in the acquisition and disposition of commercial assets across multiple product types.

Mr. Lennox is also responsible for identifying and underwriting investment opportunities for clients of Stirling's Investment Advisors. He is certified in ARGUS Enterprise, a real estate evaluation software used in the global real estate market. He also works closely with Stirling's development team assisting in financing and refinancing efforts.

He is a member of the Urban Land Institute (ULI) Louisiana Management Team and the International Council of Shopping Centers (ICSC), where he serves on the ICSC Next Gen Planning Committee for New Orleans. Mr. Lennox is also pursuing his Certified Commercial Investment Member (CCIM) designation.

A native of North Carolina, Mr. Lennox graduated from Louisiana State University's (LSU) E.J. Ourso College of Business with a Bachelor's degree in Business Administration and Management with concentrations in Real Estate Finance and Communications.

Stirling Properties

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