OFFERING MEMORANDUM

Family Dollar in Beaumont, TX

2845 SOUTH 11TH ST, BEAUMONT, TX 77701

ESTD. 2010

nCommercial Property Group

CHICAGO, IL

Non-Endorsement & Disclaimer Notice

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from InCommercial Property Group and should not be made available to any other person or entity without the written consent of InCommercial Property Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. InCommercial Property Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, InCommercial Property Group has not verified, and will not verify, any of the information contained herein, nor has InCommercial Property Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. InCommercial Property Group and/or its affiliates have an ownership interest in this property.

© 2021 InCommercial Property Group. All rights reserved.

NON-ENDORSEMENT NOTICE

InCommercial Property Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of InCommercial Property Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of InCommercial Property Group, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT INCOMMERCIAL BROKER FOR MORE DETAILS.

Exclusively Listed By

MICHAEL MINTZ

Vice President, Brokerage
(847) 648-1717
mmintz@incommercialre.com

WWW.INCOMMERCIALRE.COM

Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to offer the opportunity to acquire a Family Dollar in Beaumont, TX. The 8,000 SF single tenant building sits on 0.72 acres and is located along S 11th St. Priced at $575,458 with a 7.88% cap rate, the NN lease runs through Dec. 31, 2024. The site great visibility, access, and plenty of surface parking spaces. Family Dollar was acquired by Dollar Tree in 2015 and is now considered to be one of the nation's largest small-box discount retailers. Operating over 15,000 stores in approx. 48 States the Fortune 200 company has a ± $18 Billion market cap. The Company currently holds an S&P credit rating of BBB- (Investment Grade Credit).

INVESTMENT HIGHLIGHTS

- 8,000 SF Building size
- Lot size: 0.72 Acres
- Year building constructed: 2000
- Lease structure: NN (LL Resposibilities: roof, structure, and parking lot (with monthly tenant contribution))
- Lease commencement date: 1/10/2000
- Lease expiration date: 12/31/24
- Major upgrades to roof and parking lot within the last year
- Family Dollar has extended 3 times at this location showing their commitment to the property
- Lease has % rent clause with additional income to Landlord
- Renewal options: one 5-year option
- Corporate guarantee

$575,458
PRICE

$45,346
RENTAL INCOME

7.88%
CAP RATE

ESTD. 2010

nCommercial
Property Group

CHICAGO, IL

ESTD. 2010

inCommercial
Property Group

CHICAGO, IL

Market Overview

AREA HIGHLIGHTS

Beaumont, Texas is located on Interstate 10, just 90 miles east of Houston and 25 miles from the Louisiana border. It sits along the banks of the Neches River and is accessible by car, air, rail or even water. Beaumont is home to Lamar University - a national Carnegie Doctoral Research university, as well as astonishing biodiversity and historical significance. In Beaumont, history was made with the first major oil discovery that changed the world forever. Travelers come from long distances to enjoy Southeast Texas' outdoor opportunities including fishing, hunting, birding and paddling.

Tenant Overview

FAMILY DOLLAR

FAMILY DOLLAR
(NYSE: DLTR)

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.

The average size of a Family Dollar store is approx. 7,000 SF, 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.

Dollar Tree, a Fortune 200 company, acquired Family Dollar in January of 2015. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates. Dollar Tree is an investment grade rated company with a Standard & Poor's rating of BBB-. The Company is publicly traded on the New York Stock Exchange (Symbol: DLTR) and has a market cap of ± $18 Billion.

WWW.INCOMMERCIALRE.COM