



FAMILY DOLLAR

SAN ELIZARIO, TX



CAPITAL PACIFIC

REPRESENTATIVE PHOTO



FAMILY DOLLAR

13254 CUADRILLA ROAD, SAN ELIZARIO, TX 79849



\$1,558,071

PRICE

7.00%

CAP

LEASEABLE SF

8,400 SF

LAND AREA

0.84 AC

LEASE TYPE

NN

LEASE EXPIRATION

1/14/2028

YEAR BUILT

2017

PARKING

42 Spaces

New 10-year lease.

Rare 7% rental increases in Year 5.

Six (6) five (5) year options.

Brand new construction, estimated to open January 2018.

Average household income exceeds \$42K within a 5-mile radius.



Investment Highlights

THE OFFERING provides an opportunity to acquire a brand new, currently under construction Family Dollar in San Elizario, TX, located 30 minutes from El Paso. The tenant will sign a new 10-year lease with six (6) five (5) year options.

THE SUBJECT PROPERTY is located along Socorro Road, the main road throughout the city. Located next to an elementary school and three minutes from the high school, the property has excellent visibility with a high traffic count of over 6,000 VPD.

BETWEEN 2000 AND 2010, San Elizario experienced a population growth of approximately 23% while still being an unincorporated area. By 2020, the city is expecting a growth rate of approximately 3-6%. As a result, the city has plans to develop the land to be used for agriculture, residential, commercial, institutional, and public services. Major developments, both local and regional, are also planned for Socorro Road.

IN 2015, FAMILY DOLLAR was acquired by Dollar Tree, Inc. The acquisition price for Family Dollar was \$9 billion in cash and Dollar Tree stock. The combined Dollar Tree-Family Dollar entity is now the largest discounter in North America with over 13,000 stores in 48 states and Canada with annual sales over \$20 billion. Both brands continue to operate separately.

Contact the team

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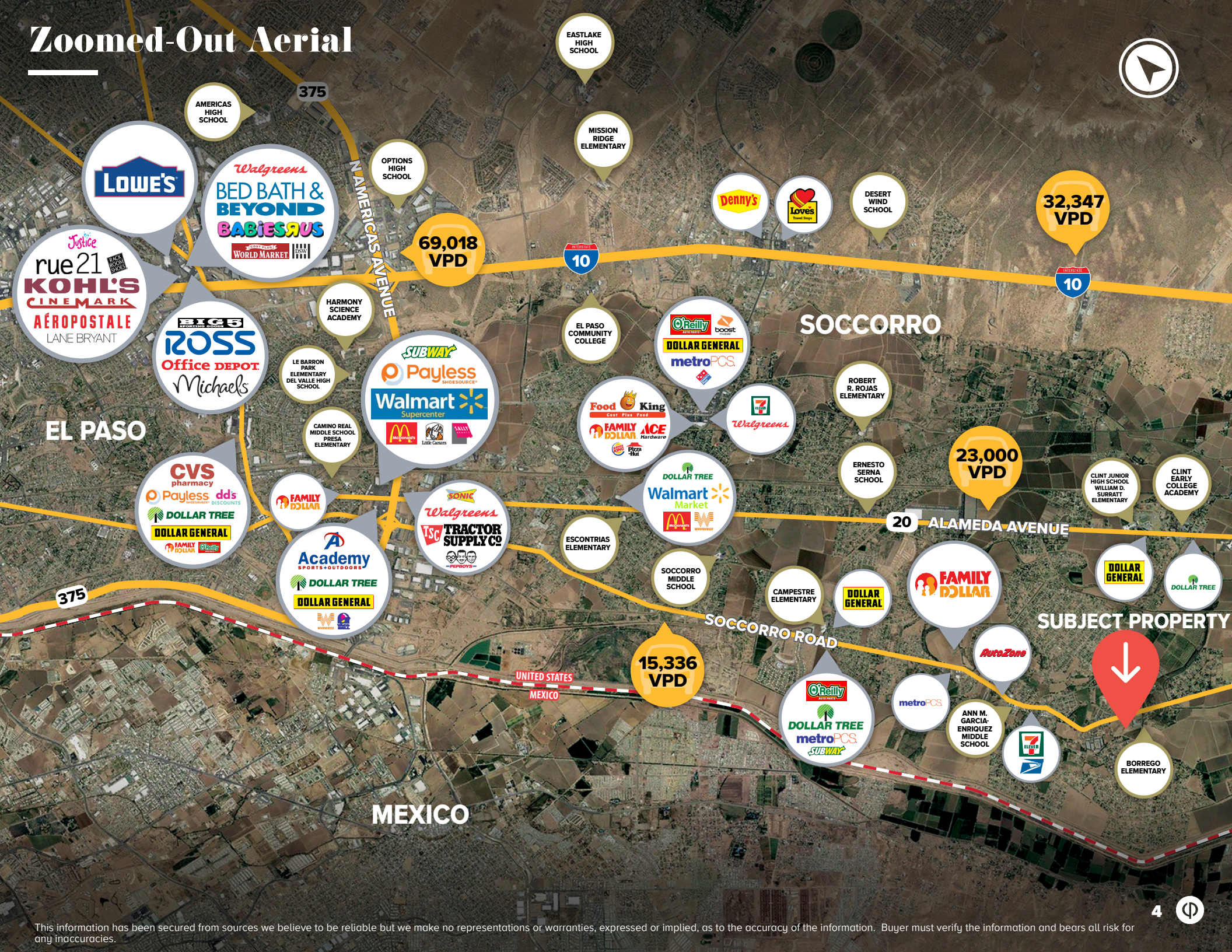
**IN CONJUNCTION WITH
TX LICENSED BROKER:**

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Zoomed-Out Aerial



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Submarket Retail Business Summary

REPRESENTATIVE PHOTO

SURROUNDING RETAILERS

- Walmart Neighborhood Market
- AutoZone
- T-Mobile
- Dollar Tree
- Little Caesars Pizza
- Family Dollar
- McDonald's
- Church's Chicken
- Whataburger
- 7-Eleven
- O'Reilly Auto Parts
- Subway
- Popeyes Louisiana Kitchen
- Cricket Wireless



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| TOTAL | 1-MILE | 3-MILES | 5-MILES |
|--------------------|--------|---------|---------|
| Businesses | 29 | 178 | 315 |
| Employees | 235 | 1,706 | 2,787 |
| Daytime Population | 7,447 | 25,746 | 40,964 |

KEY

- 1-MILE
- 3-MILES
- 5-MILES

Income & Expense

REPRESENTATIVE PHOTO

| | | |
|------------------------------------|------------------------|--------------------|
| PRICE | | \$1,558,071 |
| Price Per Square Foot: | | \$185.48 |
| Capitalization Rate: | | 7.00% |
| Total Rentable Area (SF): | | 8,400 |
| Lot Size (AC): | | 0.84 |
| STABILIZED INCOME | PER SQUARE FOOT | |
| Scheduled Rent | \$13.08 | \$109,905 |
| Effective Gross Income | \$13.08 | \$109,905 |
| LESS | PER SQUARE FOOT | |
| Taxes | NNN | \$0.00 |
| Insurance | NNN | \$0.00 |
| Roof & Structure Reserve (\$.10) | | (\$840.00) |
| Total Operating Expenses | NNN | (\$840.00) |
| EQUALS NET OPERATING INCOME | | \$109,065 |



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Rent Roll

| TENANT INFO | | LEASE TERMS | | RENT SUMMARY | | | | | |
|----------------|--------------|----------------|----------|------------------|----------------|------------------|-----------------|----------------|---------|
| TENANT NAME | SQ. FT. | PERCENT OF GLA | | CURRENT RENT | MONTHLY RENT | YEARLY RENT | MONTHLY RENT/FT | YEAR RENT/FT | |
| Family Dollar | 8,400 | 01/15/18 | 01/14/23 | \$109,905 | \$9,159 | \$109,905 | \$1.09 | \$13.08 | |
| | | 01/15/23 | 01/14/28 | | \$9,800 | \$117,598 | \$1.17 | \$14.00 | |
| | | Option 1 | 01/15/28 | 01/14/33 | | \$10,290 | \$123,478 | \$1.22 | \$14.70 |
| | | Option 2 | 01/15/33 | 01/14/38 | | \$10,804 | \$129,652 | \$1.29 | \$15.43 |
| | | Option 3 | 01/15/38 | 01/14/43 | | \$11,345 | \$136,135 | \$1.35 | \$16.21 |
| | | Option 4 | 01/15/43 | 01/14/48 | | \$11,912 | \$142,942 | \$1.42 | \$17.02 |
| | | Option 5 | 01/15/48 | 01/14/53 | | \$12,507 | \$150,089 | \$1.49 | \$17.87 |
| | | Option 6 | 01/15/53 | 01/14/58 | | \$13,133 | \$157,593 | \$1.56 | \$18.76 |
| TOTALS: | 8,400 | | | \$109,905 | \$9,159 | \$109,905 | \$1.09 | \$13.08 | |

Lease Abstract

PREMISE & TERM

| | |
|--------------------------|----------------------------------|
| TENANT | Family Dollar |
| BUILDING SF | 8,400 SF |
| LEASE TYPE | NN |
| TERM | 10 Years |
| GRAND OPENING | January 15, 2018 |
| RENT COMMENCEMENT | 60 Day's Following Grand Opening |
| EXPIRATION | January 14, 2028 (Estimated) |
| OPTIONS | Six 5-Year Options |

RENT

BASE RENT

| DATE RANGE | MONTHLY RENT | ANNUAL RENT |
|-----------------------|--------------|-------------|
| 1/15/2018 - 1/14/2023 | \$9,159 | \$109,905 |
| 1/15/2023 - 1/14/2028 | \$9,800 | \$117,598 |

OPTION RENTS (ESTIMATED)

| DATE RANGE | MONTHLY RENT | ANNUAL RENT |
|---------------------------|--------------|-------------|
| #1. 1/15/2028 - 1/14/2033 | \$10,290 | \$123,478 |
| #2. 1/15/2033 - 1/14/2038 | \$10,804 | \$129,652 |
| #3. 1/15/2038 - 1/14/2043 | \$11,345 | \$136,135 |
| #4. 1/15/2043 - 1/14/2048 | \$11,912 | \$142,942 |
| #5. 1/15/2048 - 1/14/2053 | \$12,507 | \$150,089 |
| #6. 1/15/2053 - 1/14/2058 | \$13,133 | \$157,593 |

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EXPENSES

TAXES

Landlord pays the taxes, which the Tenant will reimburse the Landlord for the real estate taxes within 45 days after receipt of the statement.

INSURANCE

Tenant is responsible.

UTILITIES

Tenant is responsible for direct payment of all utilities to the appropriate billing authority.

TENANT'S OBLIGATIONS

Tenant is responsible for all maintenance and repair to the entirety of the Premises, including all interior and exterior, structural and nonstructural repairs and replacement.

LANDLORD'S OBLIGATIONS

Roof and structure. Resurfacing the parking lot and parking lot repairs that exceed \$1,000 per year.



Site Plan



8,400
RENTABLE SF



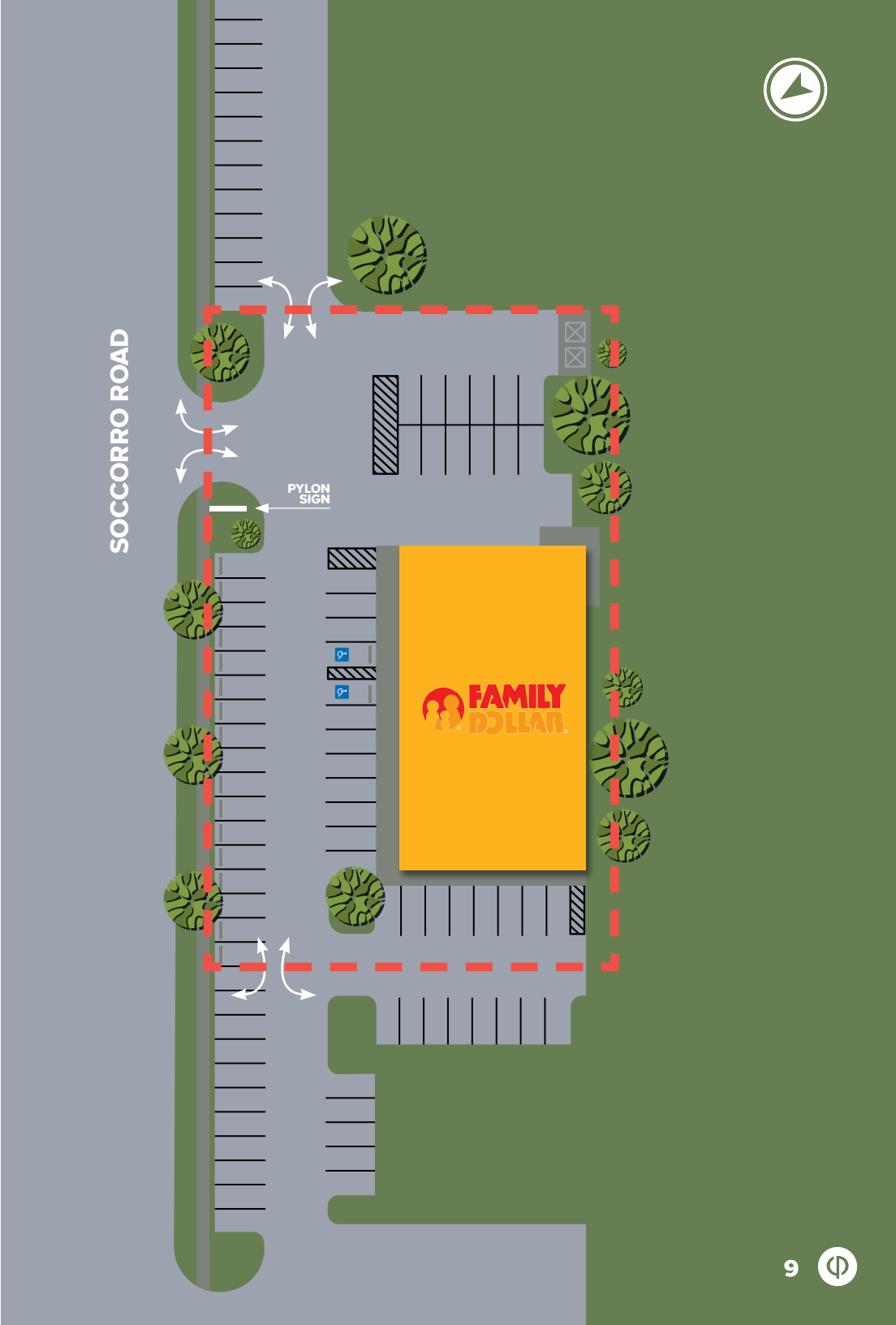
0.84
ACRES



42
SPACES



REPRESENTATIVE PHOTO



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Tenant Overview



ABOUT FAMILY DOLLAR

With over 8,100 stores in 46 states and the District of Columbia, Family Dollar is the nation's second largest dollar store. The company also operates nine distribution centers that are each over 900,000 SF.

Family Dollar targets shopping for a family earning less than \$40,000 a year. Consumables (food, health, beauty aids, and household items) account for about two-thirds of sales. Family Dollar also sells apparel, shoes, and linens.

Family Dollar stores are low-format and are located in low and middle-income rural and urban areas. Most goods and groceries (national brands, Family Dollar private labels, and unbranded items) are sold at a variety of discounted prices, the majority of which are under \$10.

For fiscal 2016, net sales were \$19 billion and net income was \$565 million.

In July 2015, Family Dollar was acquired by Dollar Tree, Inc. The acquisition price for Family Dollar was \$9 billion in cash and Dollar Tree stock. The combined Dollar Tree-Family Dollar entity is now the largest discounter in North America with over 13,000 stores in 48 states and Canada with annual sales over \$219 billion. Both brands will continue to operate separately.

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8,100


LOCATIONS IN 46
STATES AND THE
DISTRICT OF COLUMBIA

Demographics

POPULATION

|  | 1-MILE | 3-MILES | 5-MILES |
|--|--------|---------|---------|
| 2010 | 6,203 | 21,437 | 34,657 |
| 2017 | 7,447 | 25,746 | 40,964 |
| 2022 | 8,200 | 28,540 | 45,132 |

2017 HH INCOME

|  | 1-MILE | 3-MILES | 5-MILES |
|--|----------|----------|----------|
| Average | \$35,706 | \$39,284 | \$42,810 |
| Median | \$27,386 | \$29,121 | \$30,678 |

TOP EMPLOYERS IN EL PASO COUNTY

| EMPLOYER | # OF EMPLOYEES |
|-------------------------------------|----------------|
| Fort Bliss | 47,316 |
| El Paso Independent School District | 8,380 |
| City of El Paso | 5,484 |
| T&T Staff Management L.P. | 5,348 |
| Tenet Hospitals Limited | 5,100 |

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THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$42K

SAN ELIZARIO, TEXAS



SAN ELIZARIO is a city located in El Paso County, Texas and part of the El Paso Metropolitan Statistical Area. According to the 2016 US Census, the city is home to approximately 9,000 residents. San Elizario lies along the Rio Grande, the border between the United States and Mexico.

APPROXIMATELY 30 MINUTES from San Elizario is the city of El Paso, with a population of over 683,000 residents and home to University of Texas at El Paso. El Paso has a strong federal and military presence that includes William Beaumont Army Medical Center, Biggs Army Airfield, and Fort Bliss, one of the largest military complexes and the largest training area in the United States.

ECONOMIC DEVELOPMENT

DEVELOPMENT IN SAN ELIZARIO is projected to grow by 3-6% by 2020. Future plans have been discussed to develop land for use in residential, commercial, and public service sectors to prepare for increased demand on public safety resources, services, and transportation.

837,918



**EL PASO COUNTY
POPULATION
(ESTIMATED)**

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We'd love to hear from you.

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CAPITAL PACIFIC COLLABORATES. CLICK [HERE](#) TO MEET OUR SAN FRANCISCO TEAM:

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DAVE LUCAS

ZANDY SMITH

JOE CACCAMO

AARON SUSMAN

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