

FAMILY DOLLAR

1385 KNOX AVE
Fort Hancock, TX

OFFERED FOR SALE
\$884,000 | 9.50% CAP



 Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Family Dollar in Fort Hancock, TX. The recently constructed building comes with 5 years & 4 months of term left with five (6) five (5) year options. The asset is strategic to Family Dollar's growth strategy and located within the El Paso MSA & adjacent to Interstate 10.



EARLY EXTENSION
- CONVICTION TO
LOCATION



ZERO MARKET
COMPETITION



TAX FREE STATE

LEASE YEARS	YEAR	ANNUAL RENT
Current Term	1-10	\$84,000
1st Option Period	11-15	\$88,200
2nd Option	16-20	\$92,610
3rd Option Period	21-25	\$97,241
4th Option Period	26-30	\$102,103
5th Option Period	31-35	\$107,208
6th Option Period	36-40	\$112,568

NOI	\$84,000
CAP	9.50%
PRICE	\$884,000

ASSET SNAPSHOT

Tenant Name	Family Dollar
Address	1385 Knox Ave, Fort Hancock, TX 79839
Building Size (GLA)	8,320 SF
Land Size	0.78 Acres
Year Built/Renovated	2017
Signator/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	1/25/2018
Rent Expirations Date	3/31/2031
Rent Increases	5% Every 5 Years and in Options
Remaining Term	5+ Years
Current Annual Rent	\$84,000

ACTUAL PROPERTY



987 PEOPLE
IN 5 MILE RADIUS

\$33,807 AHHI
IN 1 MILE RADIUS

16,972 VPD
ON I-10



INVESTMENT HIGHLIGHTS

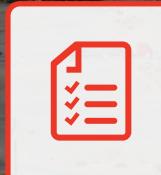
FAMILY DOLLAR FORT HANCOCK, TX

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NAME BRAND TENANT

Over 16,000 Family Dollar and Dollar Tree locations in 48 different states | Dollar Tree is ranked #134 on Fortune 500 | In Q2 FY 2025 Dollar tree reported same-store net sales growth of 6.5%, driven by 3% increase in traffic



CORPORATE GUARANTEE

Family dollar is an investment grade company with a S&P credit rating of BBB | Dollar Tree (parent company of Family Dollar) is a publicly traded company (NASDAQ: DLTR) with a market capitalization of \$29.46B



STRATEGIC HIGHWAY LOCATION SERVING THE WEST TEXAS TRADE AREA

Property sits on main retail corridor adjacent to I-10 (16,972 VPD) | Less than a half-mile to Benito Martinez Elementary School (~215 students) | Location at SW corner of Knox Ave & Smith Rd places it as one of the few fill-line general merchandise outlets in the immediate trade zone key to Dollar Trees successful national strategy



ZERO COMPETITION IN TRADE MARKET

Only general merchandise store in Market commanding 100% of market share | Broader Texas retail-market context shows tight supply and upward rent pressure | In a rural infill location like Fort Hancock, with limited future competitive supply, the property stands to benefit from these overarching state-level trends that favor NNN, well-located retail assets



BUILD TO SUIT FAMILY DOLLAR W/ RECENT EXTENSION

Delivered in 2017 to Family Dollar's current prototype | Tenant recently extended early showing conviction to the site | Stores 0.78-acre parcel features concrete parking, LED lighting and direct access from Knox Ave



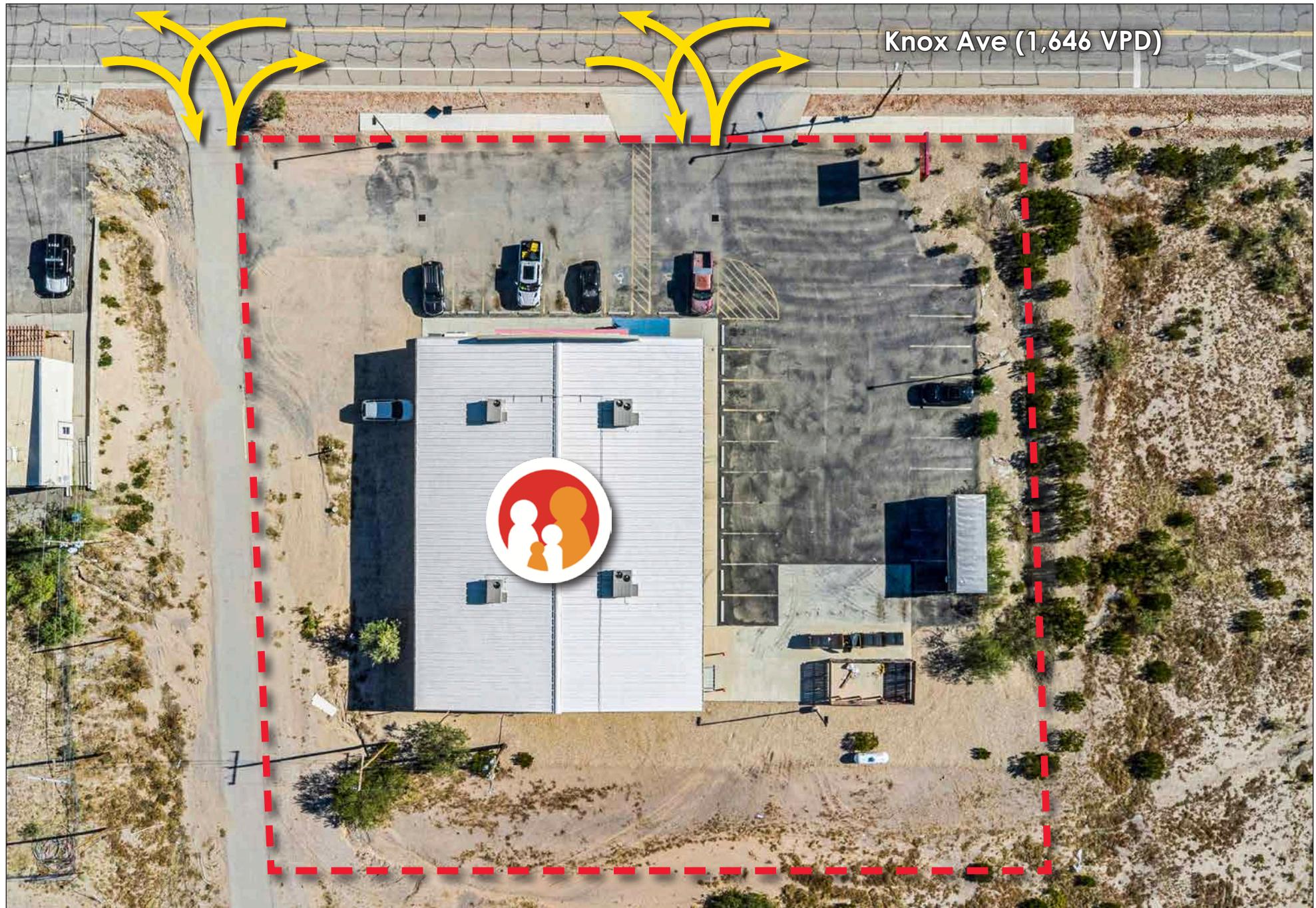
REGIONAL MSA DEMOGRAPHICS & ECONOMIC BASE

The El Paso Metropolitan Statistical Area has a population of 678,147 with a median HHI up 5.4 % year-over-year | The property benefits from a stable household base and income metrics supportive of retail-demand, rather than relying solely on tourism



SITE PLAN

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TENANT OVERVIEW

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid. Dollar Tree, a Fortune 500 Company, now operates more than 16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar. When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. 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.



FAMILY DOLLAR QUICK FACTS	
Founded:	1959
Ownership:	NASDAQ: DLTR
# of Locations:	16,700
Headquarters:	Chesapeake, VA
Guaranty:	Corporate



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Exclusively Offered By



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