



5104 Ted Trout Dr, Lufkin, TX 75904

**Retail
Investment Opportunity**
Offering Memorandum



**Actual Property
Photo**

MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Family Dollar

5104 Ted Trout Dr, Lufkin, TX 75904



INVESTMENT HIGHLIGHTS

Property Highlights

- **2020 Build-to-Suit Construction** providing a modern facility specifically developed for Family Dollar's operational requirements
- **Top 80% National Store Performance** with this location ranked within the top 80% of Family Dollar stores nationwide.
- **Limited Landlord Obligations** with ownership responsibilities restricted to only roof and structure
- **Demographics** include 49,165 residents within a five-mile radius of the site
- **Strong Traffic Exposure** with **±14,546 vehicles per day** along Texas State Highway 94.
- **Proximity to Regional Healthcare Anchor** located approximately 4.0 miles from Saint Luke's Memorial Hospital
- **Near Established Retail Demand Drivers** situated approximately 5.0 miles from Lufkin Mall, which averages 192,254 monthly visits



 **Hudson High School**
±787 Students

Hudson ISD

SUBWAY



U-HAUL

HUDSON
STORAGE



Ted Trout Dr ± 10,000 VPD

94

FAMILY DOLLAR

Subject Property

 **Lufkin**
±5 Miles Away



Ted Trout Dr ± 10,000 VPD

94



Family Dollar
Lufkin, TX 75904

±8,925 SF
GLA

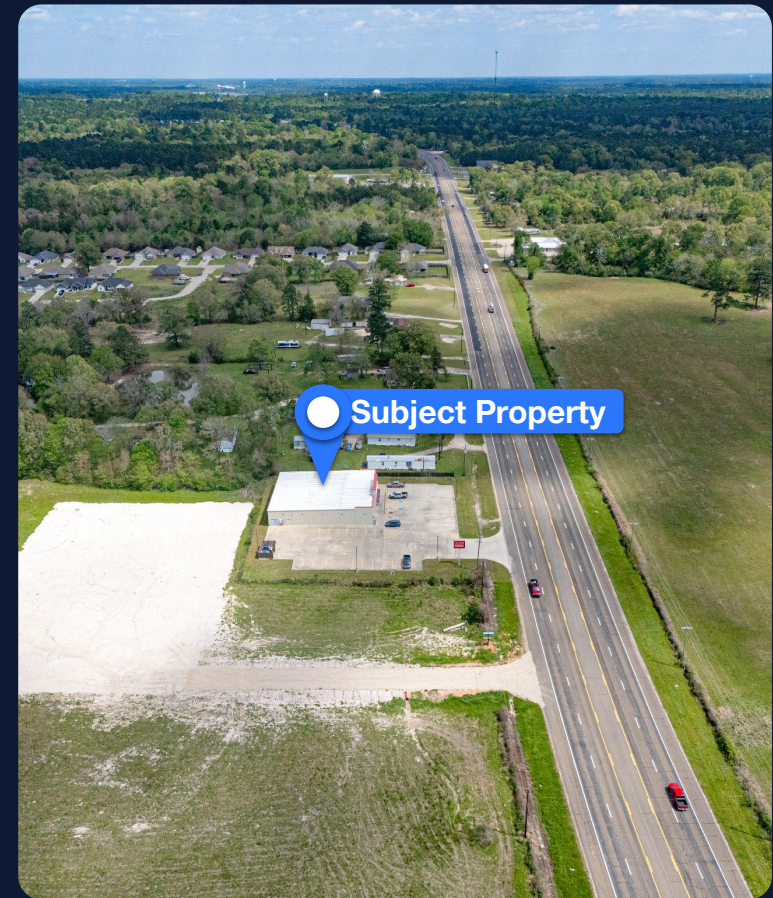
2020
Year Built

NN+
Lease Type

\$112.61
Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Family Dollar

5104 Ted Trout Dr, Lufkin, TX 75904



FINANCIAL SUMMARY

\$1,005,000

List Price

8.95%

Cap Rate

\$89,980

NOI

±8,925

GLA

Lease Summary

Tenant Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Family Dollar Stores Inc.
Lease Type	Double Net (NN)
Roof and Structure	Landlord Responsible
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Original Lease Term	10 Years
Lease Commencement Date	1/30/2020
Lease Expiration Date	3/31/2030
Term Remaining on Lease	±4 Years
Increases	5% at each Option
# of Options	Six, 5-Year Options



FINANCIAL SUMMARY

Annualized Operating Data

Option	Date	Monthly Rent	Annual Rent	Increase	Cap Rate
Years 1 - 10	1/30/2020 - 3/31/2030	\$7,498.34	\$89,980.08	-	8.95%
Option 1	4/01/2030 - 3/31/2035	\$7,873.26	\$94,479.08	5.00%	9.40%
Option 2	4/01/2035 - 3/31/2040	\$8,266.92	\$99,203.04	5.00%	9.87%
Option 3	4/01/2040 - 3/31/2045	\$8,680.27	\$104,163.19	5.00%	10.36%
Option 4	4/01/2045 - 3/31/2050	\$9,114.28	\$109,371.35	5.00%	10.88%
Option 5	4/01/2050 - 3/31/2055	\$9,569.99	\$114,839.92	5.00%	11.42%
Option 6	4/01/2055 - 3/31/2060	\$10,048.49	\$120,581.91	5.00%	11.99%

TENANT SUMMARY

Year Founded
1959

Headquarters
Matthews, NC

Ownership Status
Private

Employees
60,000+

Locations
8,000+

Annual Revenue
\$31 Billion



Tenant Overview

Family Dollar, a subsidiary of Dollar Tree, Inc., is a leading operator of neighborhood discount stores offering everyday essentials, household goods, groceries, apparel, and seasonal products at affordable prices.

Headquartered in Matthews, North Carolina, Family Dollar operates more than 8,000+ stores across the United States, strategically located in urban and rural communities to provide convenient access to low-cost merchandise.

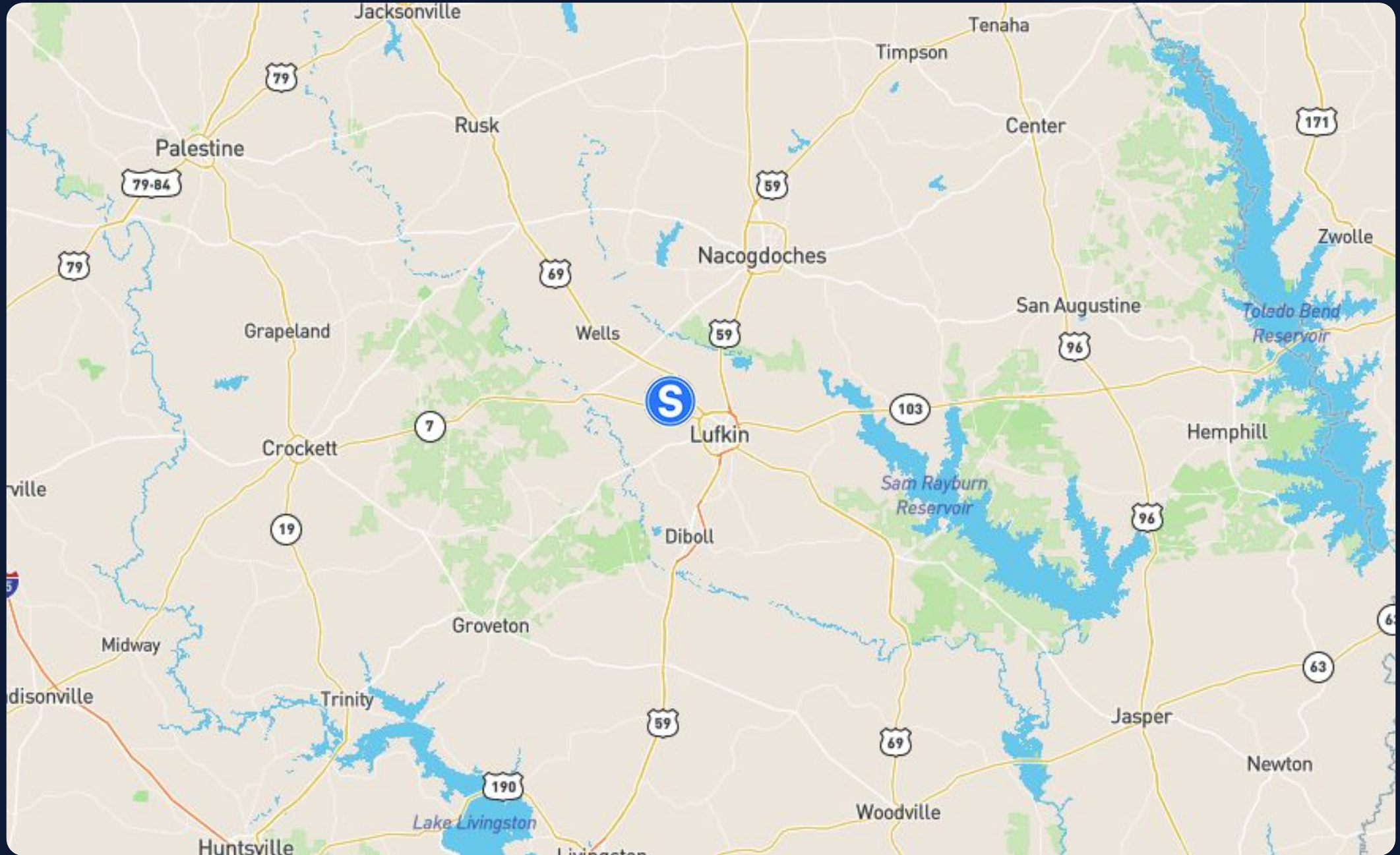
Why Invest in Family Dollar?

- **Financial Stability:** Part of Dollar Tree, Inc., a Fortune 200 company with combined annual revenue over \$31 billion, delivering consistent growth and cash flow.
- **Extensive National Footprint:** One of the largest small-box discount retailers in the U.S., with strong presence in underserved markets where affordable shopping options are in high demand.
- **Credit Profile:** Backed by Dollar Tree's improving credit outlook and investment in operational efficiencies, with strong liquidity and stable financing capacity.
- **Growth Opportunities:** Active investment in store renovations, merchandise mix optimization, and distribution network improvements to drive long-term growth.
- **Market Position:** Recognized as a value-focused retail leader, Family Dollar provides essential products to cost-conscious consumers, reinforcing its position as a critical neighborhood shopping destination.

MARKET OVERVIEW

Family Dollar

5104 Ted Trout Dr, Lufkin, TX 75904



Lufkin, TX

Market Demographics



34,399

Total Population

\$56,722

Median HH Income

12,654

of Households

52%

Homeownership Rate

14,783

Employed Population

33.4

Median Age

\$162,600

Median Property Value

Local Market Overview

Lufkin, TX, is a city in East Texas and the county seat of Angelina County. Located at the crossroads of U.S. Highways 59 and 69, it serves as a regional hub for business, healthcare, and education. The city has a strong industrial and commercial presence, with major employers in the forestry, manufacturing, and retail sectors. Lufkin is also known for its outdoor recreation opportunities, with nearby attractions like the Angelina National Forest and Sam Rayburn Reservoir offering fishing, hiking, and camping.

In recent years, Lufkin has seen steady residential growth, with new housing developments, apartments, and revitalized neighborhoods expanding options for families and professionals. The city has invested in infrastructure improvements and community development projects to support this growth. Lufkin also has a strong healthcare industry, with hospitals, specialty clinics, and medical centers providing services in fields such as cardiology, orthopedics, and rehabilitation. With its expanding residential areas, growing medical sector, and access to natural attractions, Lufkin continues to develop as a key economic and lifestyle center in East Texas.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,244	29,643	49,165
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,595	11,189	18,517
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$80,334	\$74,446	\$80,483

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5104 Ted Trout Dr, Lufkin, TX, 75904** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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