

LONG-TERM CORPORATE LEASE
Oklahoma City MSA



FILE PHOTO

CIA commercial
investment
advisors **BANG**
REALTY
OFFERING MEMORANDUM

DOLLAR TREE

9033 South Bryant Avenue | Oklahoma City, Oklahoma 73160

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Locke
SUPPLY CO.

**CORPORATE HEADQUARTERS &
DISTRIBUTION CENTER**

SE 89TH ST | 3,306 CPD

CT Nails & Spa

**DOLLAR
TREE**

**SecurCare
Self Storage**

S BRYANT AVE | 6,216 CPD



PRICE

\$2,320,000

CAP RATE

7.25%

NOI

\$168,200

POINTS OF INTEREST

Retailers | Entertainment: Major retailers within a 20-minute drive include Costco, Walmart, Target, Sam's Club, Home Depot, Lowe's, At Home, Hobby Lobby, Kohl's, Burlington, Marshalls, Ross Dress For Less, Dick's Sporting Goods, Old Navy, Best Buy, Ulta Beauty, Five Below, Popshelf, PetSmart, ALDI, WinCo Foods, Half Price Books, Goodwill, Regal Theatres, Gold's Gym

Higher Education: 8 miles from **Oklahoma City Community College** - a public community college serving 16,490 students; 13 miles from **The University of Oklahoma Norman** - a major public research university serving 32,303 students (Fall 2025)

Healthcare: 5 miles from **Norman Regional Moore** - a 45-bed, not-for-profit hospital offering short-term acute care; 7 miles from **INTEGRIS Health Southwest** - a 334-bed comprehensive medical center offering a full range of services

*6 miles from **Tinker Air Force Base** - the largest single-site employer in Oklahoma, with more than 27,000 military and civilian employees. The base provides an estimated annual statewide economic impact of \$8.6 billion in FY 2025, according to the fiscal year 2023 economic impact statement, and creates another 26,000 indirect jobs.*

CORPORATE GUARANTEED LEASE

9 years remaining on initial 10-year NN* lease with \$0.50 PSF rental escalations every 5 years in renewal options

** Landlord is responsible for repairing & maintaining roof, floor slab, outer walls, parking lot (expenses over \$1,000 per year). Tenant self-manages CAM responsibilities.*

TENANT

Dollar Tree Stores, Inc. (NASDAQ: DLTR | S&P Credit Rating: BBB | Moody's Rating: Baa2 | a Fortune 500 Company) **operated more than 9,200 stores and 19 distribution centers across 48 states and 7 Canadian provinces under Dollar Tree & Dollar Tree Canada** brand names as of May 14, 2026

NEW CONSTRUCTION

Build-to-suit construction to Dollar Tree's latest prototype (10,000 SF) - opened in February 2025

TRAFFIC COUNTS

Positioned on a ±0.90-acre lot with just off the southwest corner of SE 89th St & S Bryant Ave where traffic counts exceed 9,520 CPD!

AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi) 163,946

Historical Annual Growth 2010-2020 (1-mi) **4.9%**

Households (5-mi) 63,997

Average Household Income (1-mi) \$108,608

Financial Analysis

SITE ADDRESS

9033 South Bryant Avenue
Oklahoma City, Oklahoma 73160

TENANT

Dollar Tree Stores, Inc.

LESSEE ENTITY TYPE

Corporate

GROSS LEASABLE AREA

±10,000 SF

LOT SIZE

±0.90 acre (±38,729 SF)

YEAR BUILT

February 2025

OWNERSHIP

Fee Simple (Building & Land)

PARKING LOT

Concrete

ROOF

Standing Seam

EXPENSE REIMBURSEMENT

This is a **NN lease**. Landlord is responsible for repairing & maintaining roof, floor slab, outer walls, parking lot (expenses over \$1,000 per year). Tenant self-manages CAM responsibilities.

LEASE TERM

9 years remaining (No early termination)

RENTAL INCREASES

\$0.50 every 5 years in renewal options

RENT COMMENCEMENT DATE

February 1, 2025

EXPIRATION DATE

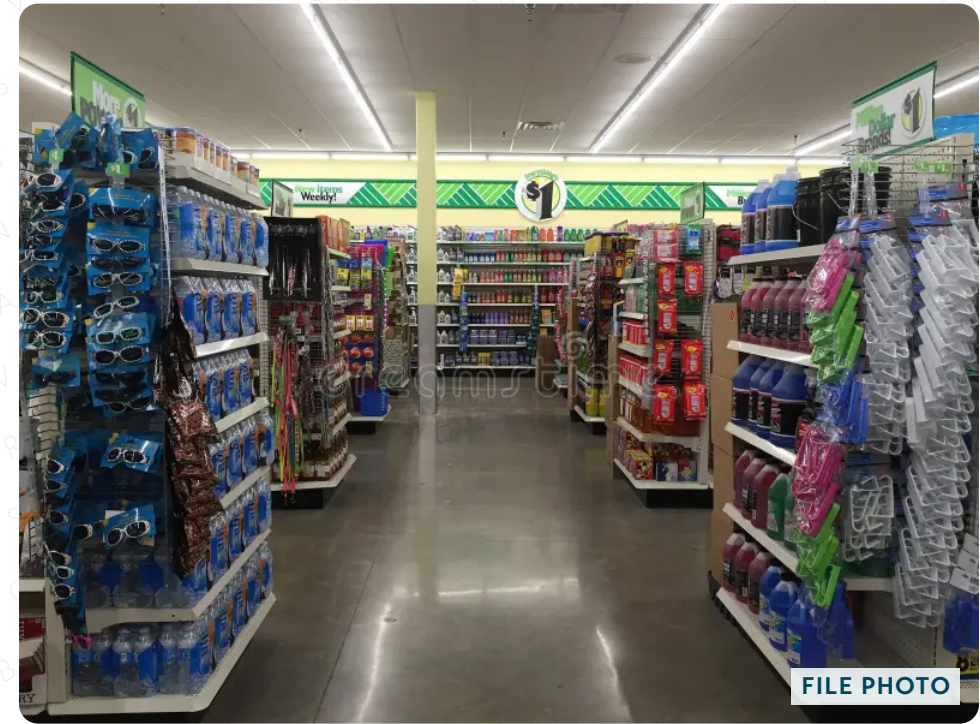
January 31, 2035

OPTIONS

Five 5-year renewal options

FINANCING

All Cash or Buyer to obtain new financing at Close of Escrow



FILE PHOTO

Rent Roll

	TERM	ANNUAL RENT	CAP RATE	
	Years 1-10	02/01/25 to 01/31/35	\$168,200	7.15%
<u>RENEWAL OPTIONS</u>				
	1st Option	02/01/35 to 01/31/40	\$173,200	
	2nd Option	02/01/40 to 01/31/45	\$178,200	
	3rd Option	02/01/45 to 01/31/50	\$183,200	
	4th Option	02/01/50 to 01/31/55	\$188,200	
	5th Option	02/01/55 to 01/31/60	\$193,200	

Tenant Profile



**FORTUNE
500**

Ranked #139 in
2025

Forbes

Ranked #1082 in
2025 for Global 2000

NRF National
Retail
Federation

Ranked #19 in
2025 for Top 100
Retailers

TRADED AS	NASDAQ: DLTR
S&P CREDIT RATING	'BBB' Stable (Jan 2025)
MOODY'S RATING	'Baa2' Stable (Jul 2023)
REVENUE	\$19.3 Billion (2025)
# OF EMPLOYEES	35,181 Total Full Time Employees

With stores in thousands of communities across the U.S. and Canada, **Dollar Tree** is known for providing unparalleled values and a “thrill-of-the-hunt” shopping experience. With an ever-changing assortment of products in categories such as seasonal celebrations, party supplies, crafts, snacks, cleaning supplies, offering more thrills, more fun, and exciting new surprises every week.

Dollar Tree was founded in 1986 and is headquartered in Chesapeake, Virginia. Dollar Tree operate more than 9,200 stores and 19 distribution centers across 48 states and 7 Canadian provinces under Dollar Tree & Dollar Tree Canada brand names as of May 14, 2026.

Site Plan



New construction - opened in February 2025



Dollar Tree latest prototype



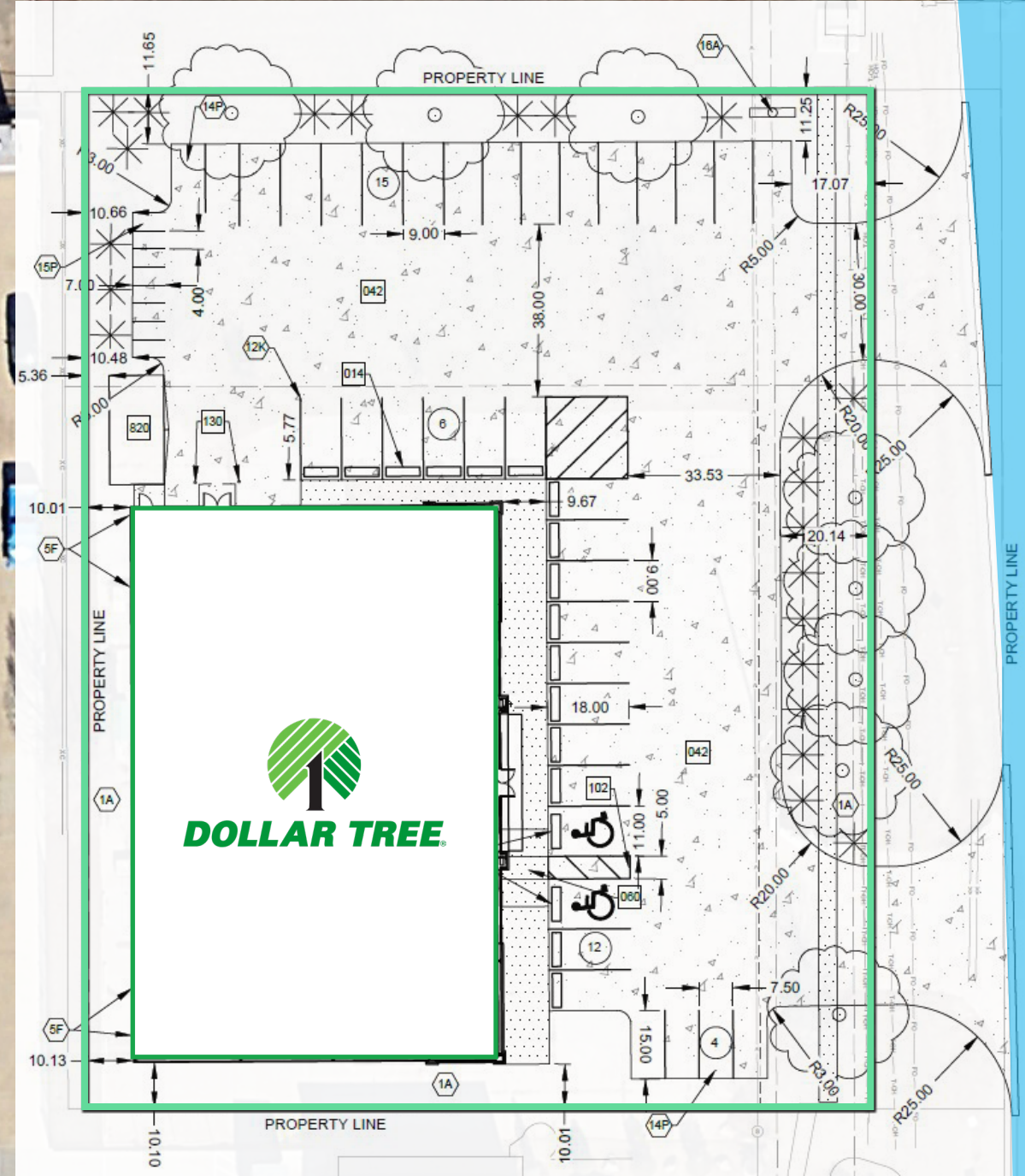
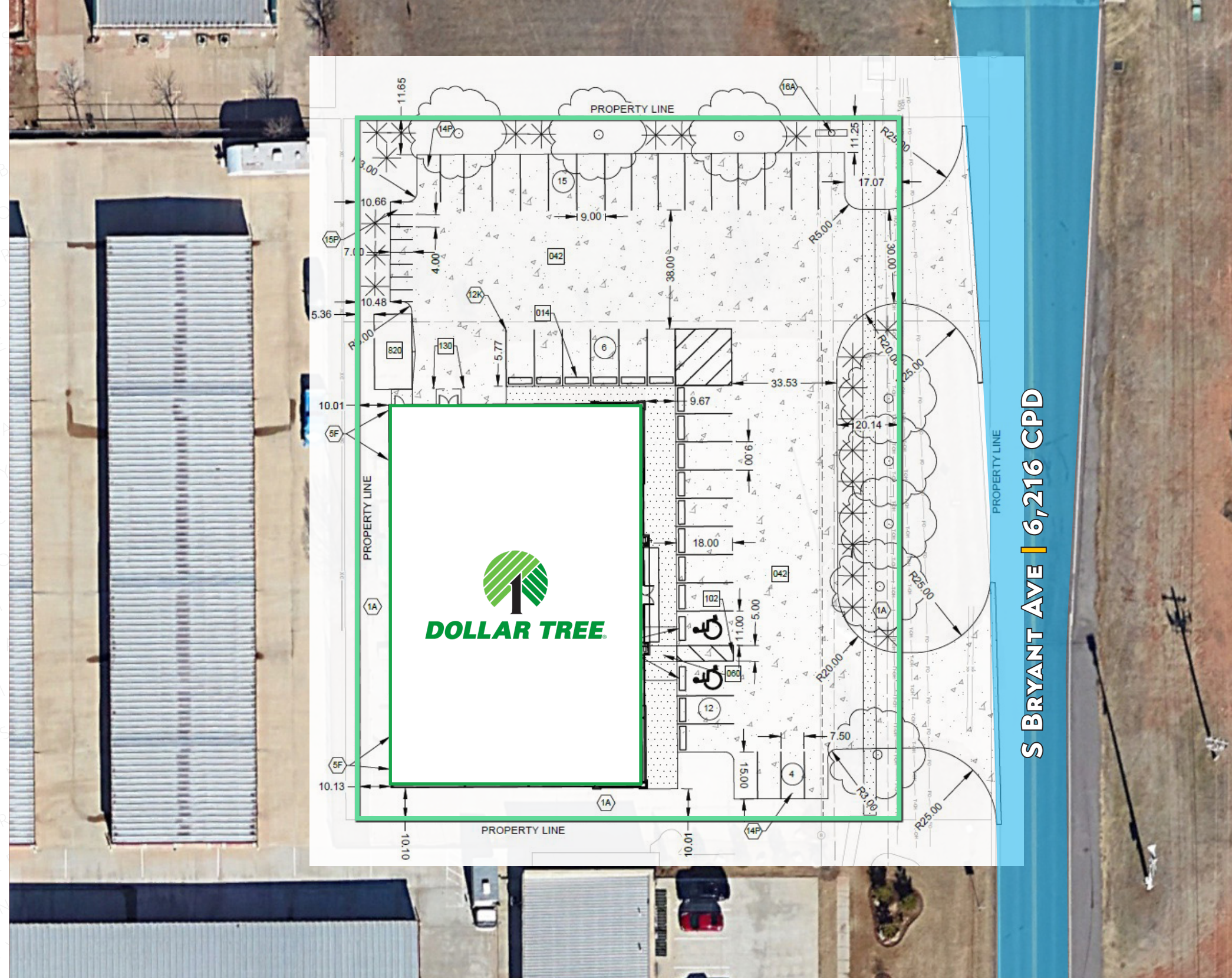
38 parking stalls - 30 regular, 6 compact, 2 handicap & 8 motorcycle stalls



GLA: $\pm 10,000$ SF



Lot Size: ± 0.90 acre ($\pm 38,729$ SF)



S BRYANT AVE | 6,216 CPD

Oklahoma City



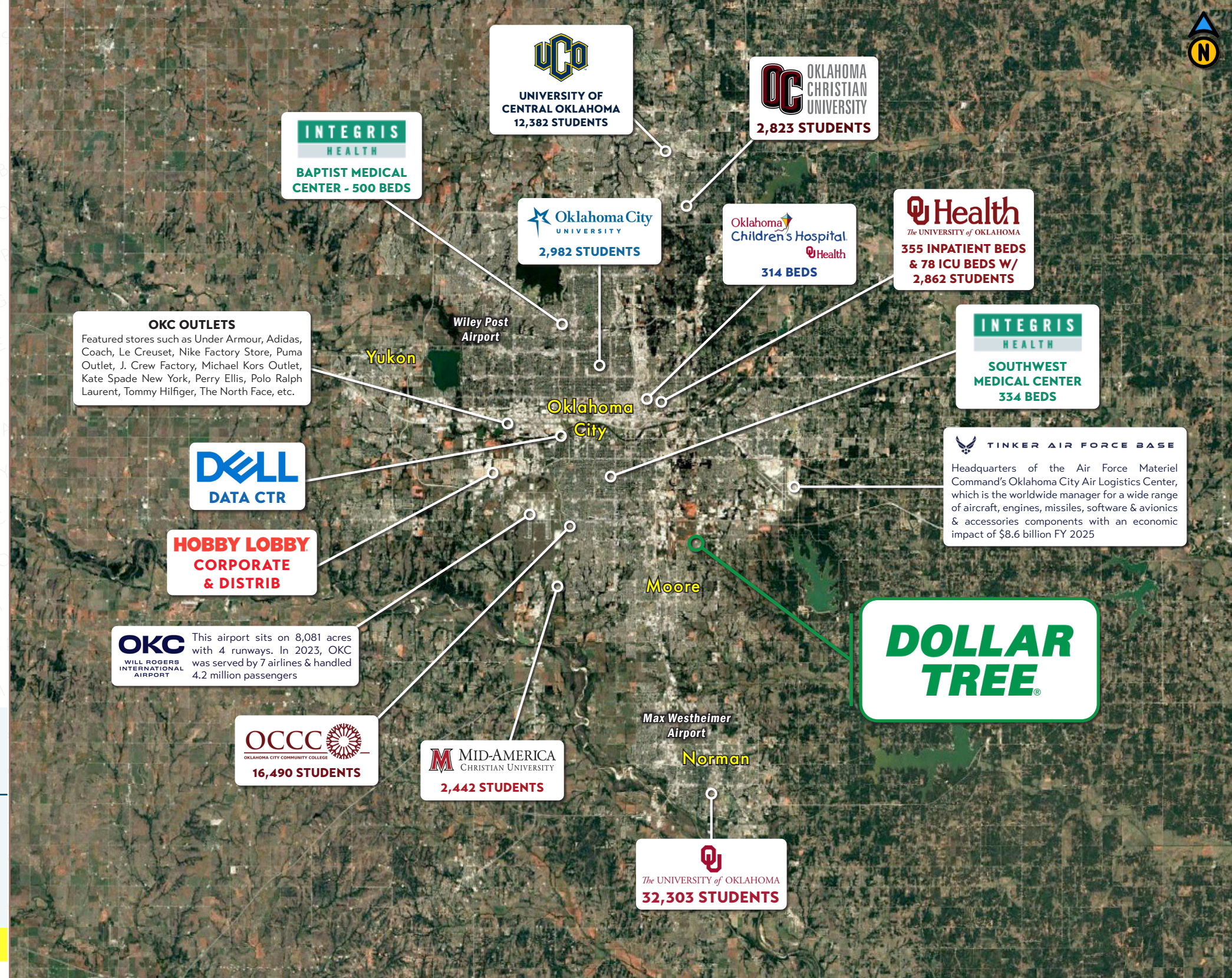
Oklahoma City Synopsis



The **City of Oklahoma City (OKC)** is the capital & most populous city in Oklahoma. Oklahoma City has one of the world's largest livestock markets. Oil, natural gas, petroleum products, and related industries are its economy's largest sector. The city is in the middle of an active oil field, and oil derricks dot the capitol grounds. The federal government employs a large number of workers at **Tinker Air Force Base** and the United States Department of Transportation's Mike Monroney Aeronautical Center (which house offices of the Federal Aviation Administration and the Transportation Department's Enterprise Service Center, respectively).

The city is headquarters to two Fortune 500 companies: **Chesapeake Energy** and **Devon Energy**, as well as being home to **Love's Travel Stops & Country Stores**, which is ranked thirteenth on Forbes' list of private companies.

Top 5 Employers in OKC includes: **State of Oklahoma, United States Federal Aviation Administration, Integris Health, University of Oklahoma Health Sciences Center & Paycom**. Other major corporations include the **United Parcel Service, Farmers Insurance Group, Great Plains Coca-Cola Bottling Company, Deaconess Hospital, Johnson Controls, MidFirst Bank, Rose State College & Continental Resources**.



2025 Demographics

	1-MI	3-MI	5-MI
Population	5,603	52,190	163,946
Projected Annual Growth (2010-2020)	4.9%	1.1%	1.0%
Labor Population Age 16+	4,391	40,865	128,231
Median Age	32.0	33.8	33.6
Average Household Income	\$108,608	\$92,048	\$83,364

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FOR MORE INFORMATION:

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