

TRANSWESTERN NATIONAL NET LEASE | SALE-LEASEBACK GROUP

OFFERING MEMORANDUM

DARK FORMER FAMILY DOLLAR TREE COMBINATION STORE

139 MAPLE STREET, WISNER, LOUISIANA

PRICING: \$948,000 / 8.75% CAP



WISNER - NEWLY EXPANDED STORE

*Representative Photo

Exclusively Offered By:**BILL BEHR****PRINCIPAL** /// Fort Worth**DIRECTOR** ///*National Net Lease / Sale Leaseback Group*

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Broker of Record:*Louisiana**Bryan D. Burns, III**Transwestern Property Company SW GP, LLC**License #: 99564286***CONFIDENTIALITY & RESTRICTED USE AGREEMENT**

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INVESTMENT OVERVIEW

Transwestern National Net Lease | Sale Leaseback Group is pleased to present a former Family Dollar Tree combination store which was expanded in 2023 at which time a new 10 year lease was executed.

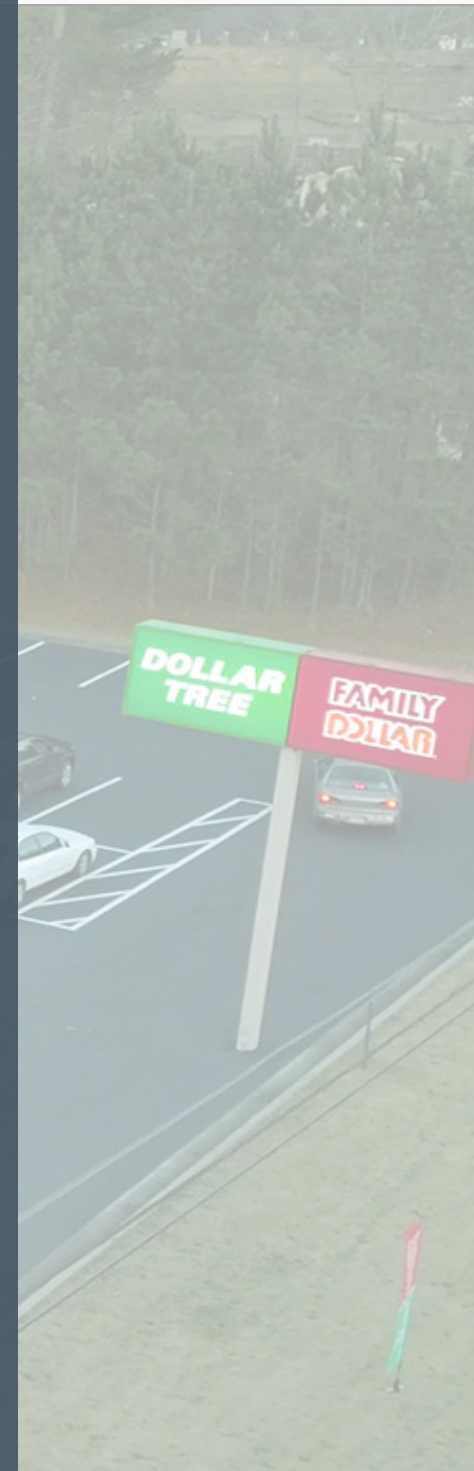
Wisner, Louisiana is in Franklin Parish and has a population of approximately 20,000. Situated in the eastern/central part of the state, the Property is sixty miles southeast of Monroe, seventy-five miles northeast of Alexandria, Louisiana and forty miles north of Natchez, Mississippi. The original building was constructed in 2012 and initially consisted of 8,320 square feet. Following the expansion, the Wisner store now contains approximately 10,500 square feet.

In July 2025, Family Dollar became independently owned by two private equity firms: Brigade Capital Management and Macellum Capital Management at an acquisition cost of approximately \$1 billion. No longer being owned by Dollar Tree will allow the new corporate owners to focus strictly on enhancing and growing the Family Dollar brand of stores.

Family Dollar is headquartered in Chesapeake, VA.



**Representative Photo*



Actual Location

OFFERING SNAPSHOT

Property	Wisner, LA
Tenant	Family Dollar Stores of Louisiana, LLC
Guarantor	Corporate
Pricing / Cap Rate	\$948,000.00 / 8.75% cap
NOI – Current	\$82,950.00
Lease Expiration	7/31/2033
Lease Structure	Double Net
Landlord Responsibilities*	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC system for expansion area only.*
Tenant Responsibilities*	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.

*Refer to Lease for details



*Representative Photo

PROPERTY & INVESTMENT HIGHLIGHTS

139 MAPLE STREET, WISNER, LOUISIANA

- Dark former Family Dollar Tree combination store.
- Tenant continues to pay rent and expenses per the terms of the Lease.
- As of July 2025, Family Dollar has become an independent company owned by two private equity firms: Brigade Capital Management and Macellum Capital Management
- Constructed in 2012 and newly expanded in 2023 to provide approximately 10,500 square feet.
- Tenant has executed a new, ten (10) year lease which commenced July 2023 and expires July 31, 2033.
- Typical Family Dollar double net lease structure with minimum landlord responsibilities (see lease for details).
- Annual NOI of \$82,950 is a very low annual rental rate of \$7.90 per square foot, providing an affordable and sustainable rent.
- Five (5), 5-year renewal options with ten percent (10%) scheduled rent increases each.

Property	Wisner, LA
Tenant	Family Dollar Stores of Louisiana, LLC
Guarantor	Corporate
Property Address	139 Maple Street, Wisner, Louisiana
Projected Commencement Date	7/27/2023
Projected Lease Expiration Date	7/31/2033
Total Building Area	10,500 square feet
Total Land Area	+ 1.076 acres
Net Operating Income – Current Term	\$82,950.00 through 7/31/2033
Renewal Options (all five-year terms with 180 days' prior written notice)	First - \$91,245.00 (10%) Second - \$100,275.00 (10%) Third - \$110,355.00 (10%) Fourth - \$121,380.00 (10%) Fifth - \$133,455.00 (10%)
Lease Structure*	Double Net*
Real Estate Taxes	Reimbursed by Tenant on a monthly basis
Property Insurance	Reimbursed by Tenant annually
Landlord Responsibilities	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC system for expansion area only.*
Tenant Responsibilities	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.
Parent Company Ownership/Guarantor	Brigade Capital Management and Macellum Capital Management
Headquarters	Chesapeake, VA
Year Founded	Family Dollar: 1959
Website	familydollar.com

*See Lease for details

FAMILY DOLLAR OVERVIEW

Leon Levine, the founder of Family Dollar, opened his first store in Charlotte, North Carolina in 1959 when he was 22-years old. His concept was simple: provide shoppers with a low-overhead, simple, straight-forward and consistently laid-out store that would provide customers a convenient “self-serve, cash-and-carry neighborhood discount store”. His simple retail formula worked as the store grew into a chain that now boasts more than 8,200 stores nationwide.

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.

As shoppers enter their neighborhood Family Dollar, they’ll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, 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. Most stores are in single-tenant, freestanding buildings or located in shopping centers convenient to the Company’s customer base.

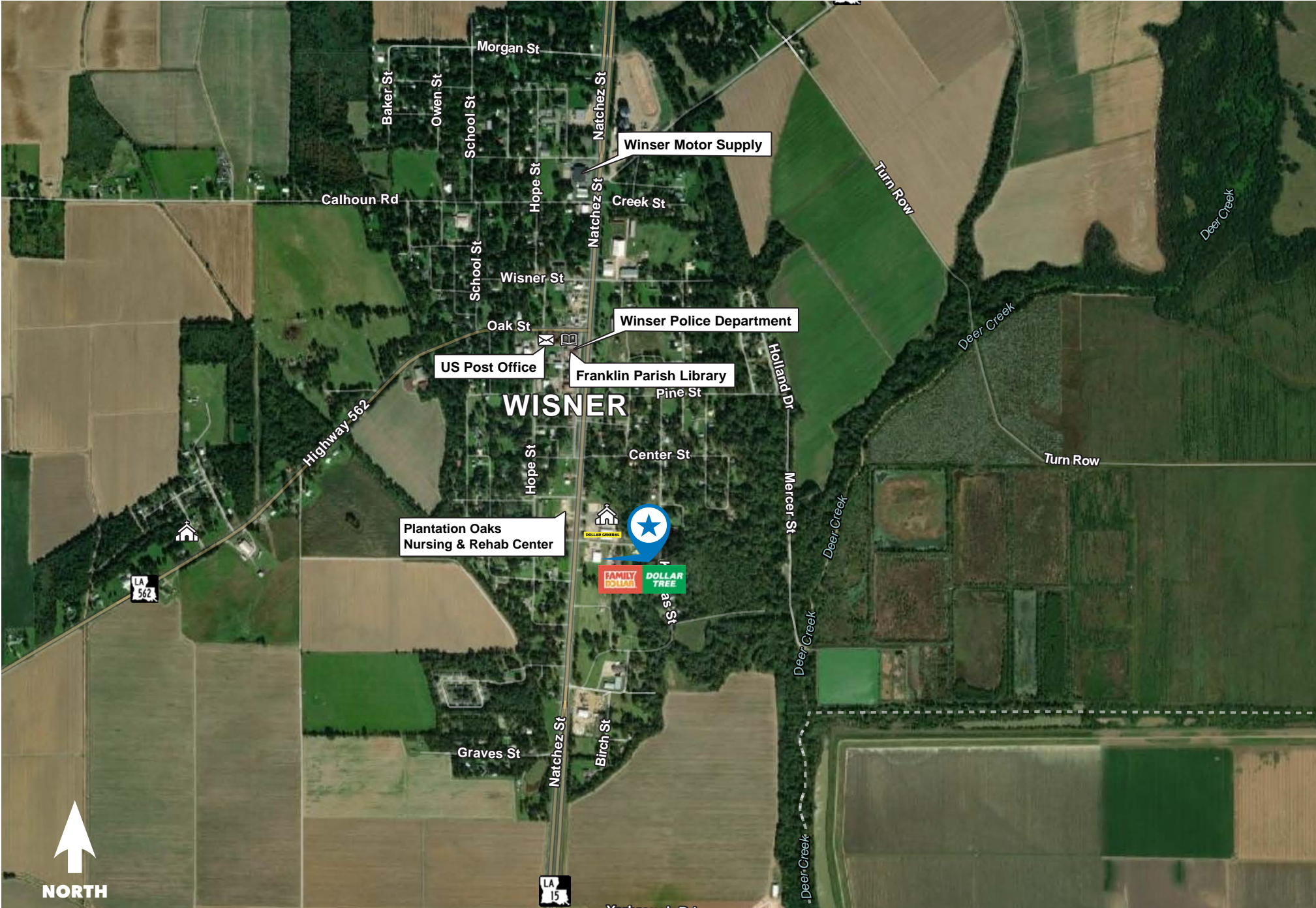


As of July 7, 2025, Family Dollar corporate was acquired by the private equity firms of Brigade Capital Management and Macellum Capital Management for approximately \$1 billion.

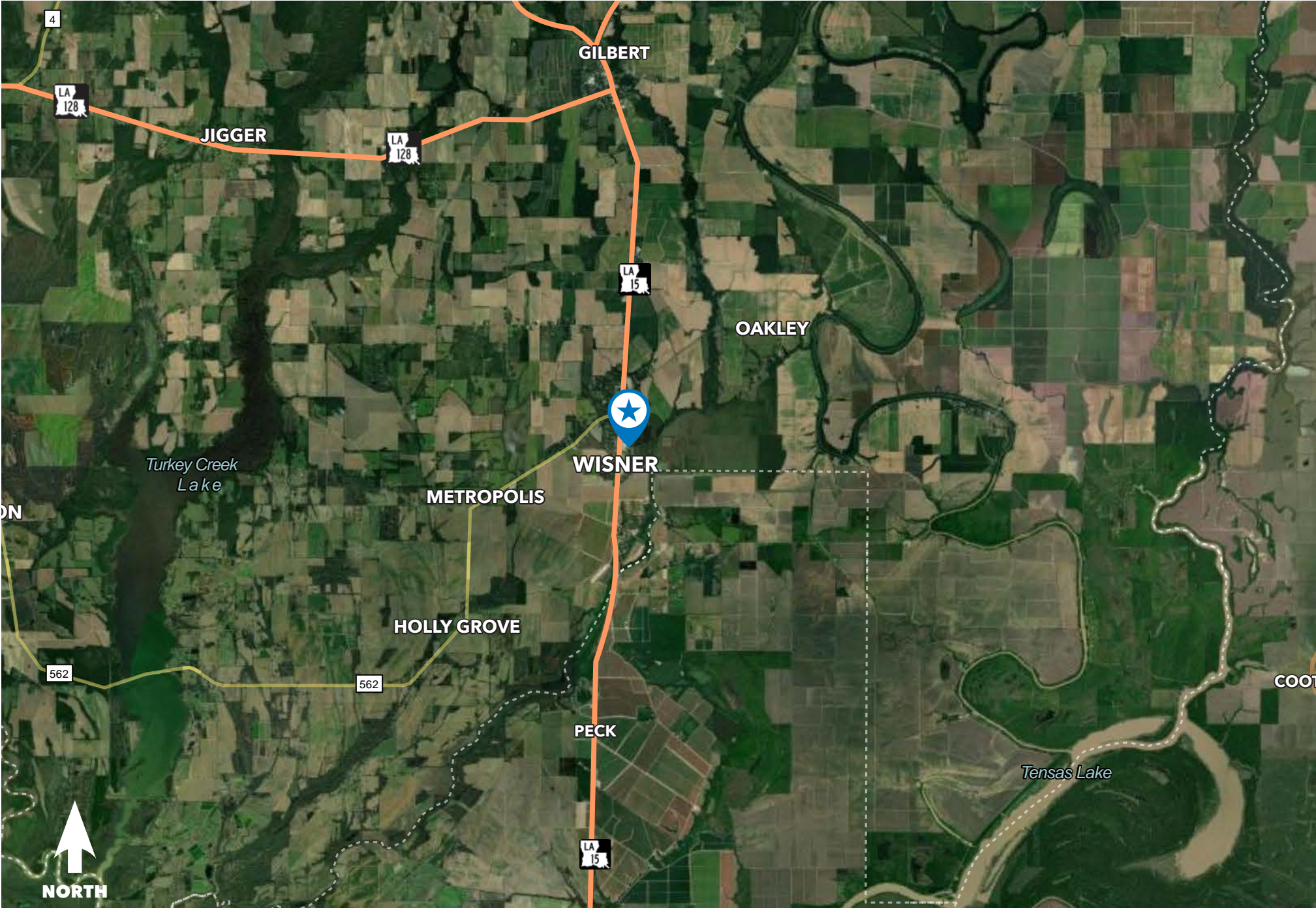
AERIAL SITE PLAN | WISNER, LA



MARKET AERIAL | WISNER, LA



REGIONAL AERIAL | WISNER, LA



DEMOGRAPHIC SNAPSHOT - WISNER, LA

POPULATION

	5 miles	10 miles	15 miles
2010 Census Population	2,705	6,349	16,881
2022 Population	2,299	5,653	15,796
2027 Projected Population	2,296	5,645	15,584

HOUSEHOLDS

	5 miles	10 miles	15 miles
2010 Census Households	1,020	2,611	6,447
2022 Households	913	2,424	6,113
2027 Projected Households	912	2,400	6,046
2022 Estimated Average Household Size	2.42	2.26	2.51

ESTIMATED HOUSEHOLD INCOME

	5 miles	10 miles	15 miles
2022 Average Household Income	\$57,613	\$60,156	\$55,616
2022 Median Household Income	\$36,468	\$39,995	\$35,961
2022 Per Capita Income	\$24,157	\$24,689	\$21,629
2022 Median Age	46.1	44.3	40.9

TRAFFIC COUNTS

VPD	6,667
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Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling \$8.6 billion.

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