



SUCCESSFUL 40-YEAR LONG TERM OCCUPANCY | STRONG STORE SALES REPORTED

**FAMILY  
DOLLAR**

**FAMILY DOLLAR**

409 S Main St,  
Henderson, TX 75654



# EXCLUSIVELY LISTED BY

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## EXECUTIVE SUMMARY

**The EngVest Group** is pleased to present the opportunity to acquire the fee-simple interest in a Family Dollar located at 409 S Main Street, Henderson, TX 75654. This property offers investors the rare chance to own a well-established location with over 40 years of operating history, demonstrating the tenant's long-term success and commitment to the site. Backed by a strong corporate guarantee from Family Dollar Holdings, Inc., this location operates under a NN lease structure with minimal landlord responsibilities, offering passive income in a stable and essential retail segment.

Positioned in the heart of Henderson, this Family Dollar is the only dollar store in the central part of town, benefiting from a captive customer base and limited competition—only five dollar stores exist within a 10-mile radius. The site boasts excellent visibility along Main Street, which sees over 6,620 vehicles per day, and features convenient access for local residents. With a low price point below replacement cost, strong in-place sales, and a healthy rent-to-sales ratio, this investment offers secure, long-term upside supported by the property's essential use, recession resistance, and enduring retail demand.



# OFFERING SUMMARY

## THE OFFERING

PURCHASE PRICE	\$460,000
CAP RATE	7.98%
GROSS OPERATING INCOME	\$39,225*
PROPERTY TAXES	Tenant
INSURANCE	Tenant
COMMON AREA MAINTENANCE	\$2,500
NET OPERATING INCOME	\$36,725

\*Includes 2025 Percentage Rent

## PROPERTY SPECIFICATIONS

PROPERTY ADDRESS	409 S Main St, Henderson, TX 75654
APN	8996
BUILDING SIZE	11,397 SF
PRICE/SF	\$40.36
LAND SIZE	47,899 SF (±1.10 Acres)
LAND PRICE/SF	\$9.60
YEAR BUILT	1964/1986
NUMBER OF TENANTS	1
OCCUPIED	100%

# INVESTMENT HIGHLIGHTS

- ▶ Established Tenant with Over 40 Years of Operating History – 5 ½ Years Remaining on Current Term Plus Additional Option Periods
- ▶ Strong Corporate Guarantee by Family Dollar Holdings Inc.
- ▶ Low Price Point – Priced Well Below Replacement Cost
- ▶ Very Strong Sales and Healthy Rent to Sales Ratio – Reach out to Listing Agent for Details
- ▶ Essential Use – Pandemic, Internet, and Recession Resistant
- ▶ Fee-Simple NN Lease – with Minimal Landlord Responsibilities
- ▶ The Only Dollar Store in Heart of Town - Strong Central Location near Henderson Commercial Historic District
- ▶ One of Just Five Dollar Stores Within 10 Miles – Serves a Captive Customer Base
- ▶ Excellent Visibility on Main Street that sees 6,620+ VPD with Excellent Access with Multiple Points of Ingress and Egress



# TENANT PROFILE & RENT ROLL

## ABOUT FAMILY DOLLAR

Family Dollar is one of the nation's largest discount retailers, operating over 8,000 stores across 46 states. With a focus on everyday low prices, convenient neighborhood locations, and a broad selection of value-driven merchandise, Family Dollar serves millions of customers each week. The stores offer a compelling mix of essentials including toys, beauty supplies, household cleaners, home décor, and grocery items, making it a dependable one-stop shop for budget-conscious families

Family Dollar stores are strategically located in urban, suburban, and rural communities, often in freestanding buildings with strong visibility and access. The brand's streamlined, high-efficiency retail model and essential product mix make it a recession-resistant tenant with consistent customer demand. As a long-standing and recognizable name in discount retail, Family Dollar represents a stable and proven tenant for net lease investors seeking reliable income and long-term occupancy.

## LEASE SUMMARY

Guarantor	Corporate Guarantee – Family Dollar Holdings Inc.
Lease Type	NN Fee-Simple Lease
Landlord Responsibilities	Roof, Structure, Parking
Tenant	Property Tax, Insurance, Non-Structural Maintenance
Lease Term Remaining	5½ Years
Increases	Next Increase in Next Option Period (June 2031)
Options	One (5) Year Options Remaining

Tenant	SF	Lease Type	Lease Start Date	Lease End Date	Term	Annual NOI	Monthly NOI	Rent/SF	Increases
Family Dollar	11,397 SF	NN Fee-Sample	6/1/1986	5/31/1991		\$25,200	\$2,100	\$2.21	-
			6/1/1991	5/31/1996		\$25,200	\$2,100	\$2.21	-
			6/1/1996	5/31/2001		\$25,200	\$2,100	\$2.21	-
			6/1/2001	5/31/2006		\$25,200	\$2,100	\$2.21	-
			6/1/2006	5/31/2011		\$26,460	\$2,205	\$2.32	5.00%
			6/1/2011	5/30/2016		\$27,780	\$2,315	\$2.44	4.99%
			6/1/2016	5/31/2021		\$29,172	\$2,431	\$2.56	5.01%
			6/1/2021	5/31/2026		\$33,000	\$2,750	\$2.90	13.12%
			6/1/2026	5/31/2031	Recently Exercised	\$36,000	\$3,000	\$3.16	9.09%
			6/1/2031	5/31/2036	Option 2	\$40,000	\$3,333	\$3.51	11.11%
2024 Percentage Rent						\$5,085			
TOTAL		11,397 SF				\$38,085	\$3,174	\$3.34	



HENDERSON COMMERCIAL  
HISTORIC DISTRICT

FAIR PARK



S Main St (6,420+ CPD)



# AERIAL







# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	10 Miles
2020 Population	4,319	13,995	26,527
2024 Population	4,833	14,685	27,278
2029 Population Projection	5,063	15,218	28,158
Annual Growth 2020-2024	3.0%	1.2%	0.7%
Annual Growth 2024-2029	1.0%	0.7%	0.6%
Median Age	38	38.5	39.2
Bachelor's Degree or Higher	19%	18%	15%
HOUSEHOLDS			
2020 Households	1,637	4,597	8,425
2024 Households	1,828	4,791	8,559
2029 Household Projection	1,920	4,974	8,843
Annual Growth 2020-2024	2.0%	0.8%	0.2%
Annual Growth 2024-2029	1.0%	0.8%	0.7%
Owner Occupied Households	1,118	3,195	6,258
Renter Occupied Households	802	1,779	2,585
INCOME			
Avg Household Income	\$69,948	\$72,583	\$73,326
Median Household Income	\$56,540	\$58,107	\$56,740
HOUSING			
Median Home Value	\$141,848	\$152,709	\$152,291
Median Year Built	1965	1971	1975

# LOCATION

## THE CITY OF HENDERSON

Henderson, TX, is a small East Texas city known for its rich history, friendly community, and role in the state's early oil boom. As the county seat of Rusk County, it has a strong local economy supported by agriculture, manufacturing, and energy industries. The city features a charming downtown with historic buildings, local businesses, and community events that highlight its small-town appeal. Henderson is also home to quality schools, outdoor recreational opportunities, and a low cost of living, making it attractive for families and retirees. Its location offers convenient access to larger cities like Tyler and Longview while maintaining a peaceful, rural atmosphere.



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date