

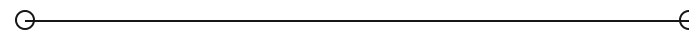


SALE

Family Dollar

651 N STEMMONS ST

Sanger, TX 76266



PRESENTED BY:

GREG JOHNSON

Phone: 940.381.2220

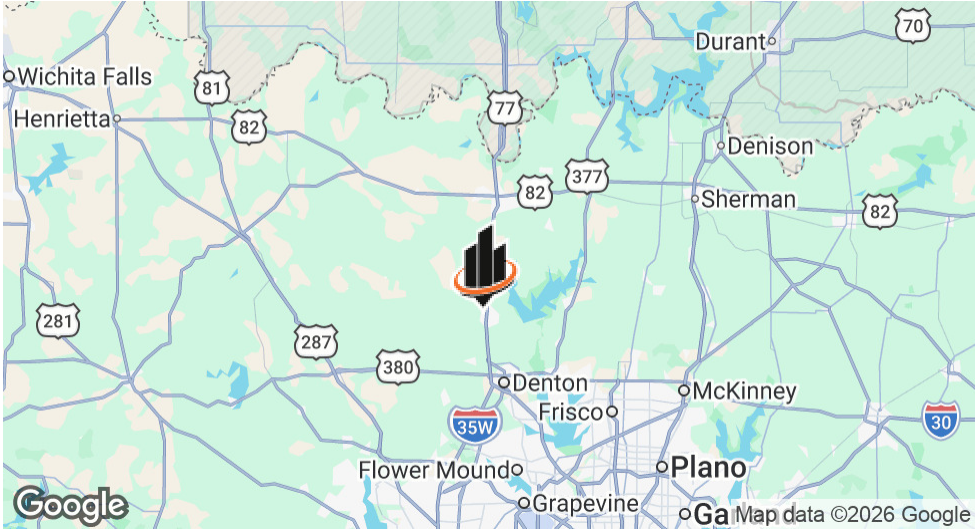
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,060,750
LOT SIZE:	0.857 Acres
BUILDING SIZE:	8,040 SF
NOI:	\$74,250.00
CAP RATE:	7.0%

LOCATION DESCRIPTION

651 N Stemmons Street is strategically located just off Interstate 35 in Sanger, Texas, offering excellent visibility and convenient access along one of North Texas’ primary growth corridors. Positioned north of Denton within the expanding DFW Metroplex, Sanger continues to experience strong population growth alongside increasing residential and commercial development. The property is surrounded by a growing mix of national retailers, restaurants, and service-oriented businesses, including Tom Thumb, Starbucks, McDonald’s, Whataburger, Chick-fil-A, Sonic, Popeyes, 7 Brew Coffee, and Fuzzy’s Taco Shop, reinforcing the area as Sanger’s primary retail corridor.

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ADDITIONAL PHOTOS



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INVESTMENT HIGHLIGHTS

TERMS	DATES	FIXED RENT	PERCENTAGE RENT
CURRENT TERM	(01/01/27)-(12/31/27)	\$6,187.50/MONTH	3% OF GROSS SALES IN EXCESS OF \$2,475,000/ANNUM
	(01/01/28)-(12/31/31)	\$6,806.25/MONTH	3% OF GROSS SALES IN EXCESS OF \$2,722,500/ANNUM
RENEWAL TERM	(01/01/2032)-(12/31/36)	\$7,486.88/MONTH	3% OF GROSS SALES IN EXCESS OF \$2,994,750/ANNUM
RENEWAL TERM	(01/01/37)-(12/31/41)	\$8,235.59/MONTH	3% OF GROSS SALES IN EXCESS OF \$3,294,233/ANNUM
RENEWAL TERM	(01/01/42)-(12/31/42)	\$9,059.15/MONTH	3% OF GROSS SALES IN EXCESS OF \$3,623,660/ANNUM
RENEWAL TERM	(01/01/47)-(12/31/51)	\$9,965.07/MONTH	3% OF GROSS SALES IN EXCESS OF \$3,986,028/ANNUM

INVESTMENT HIGHLIGHTS

- Corporate Credit
- 20 Year Operation History
- Percentage Rent Upside
- I-35 Major Intersection
- Lease Expiration 12/31/2031

PROPERTY DESCRIPTION

The Family Dollar at 651 N Stemmons Street in Sanger, Texas presents an attractive net-leased investment opportunity backed by corporate credit and an established 20-year operating history at the location. With its long-term operating history, corporate-backed tenancy, strategic location, and additional percentage rent potential, the property offers investors a compelling combination of stability, income growth potential, and exposure to the continued expansion of the North Texas market.

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MEET THE TEAM



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