



Decatur Plaza
1300 S. FM 51
Decatur, Texas 76234

Confidential Offering Memorandum presented by

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Disclaimer

1300 S. FM 51

Address

1300 S. FM 51
Decatur, Texas 76234

Property Description

Multi-Tenant Retail Center

Gross Leasable Area

23,000 SF

Price

\$4,404,500 (Shopping Center)
\$1,829,500 (4.2 Acres)

\$6,234,000 Total

Cap Rate

6.5%

Tenants

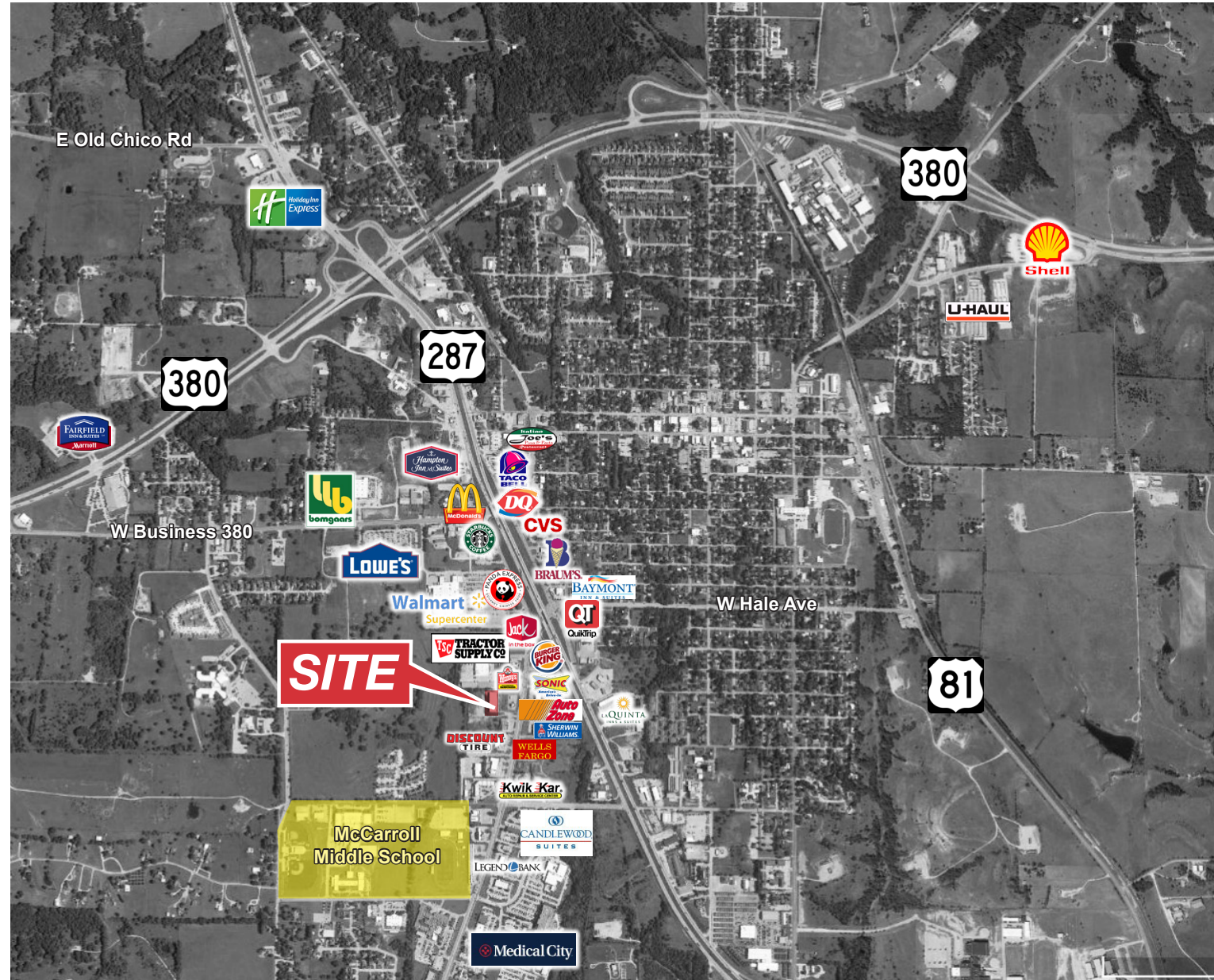
Aaron's
Dollar General
Our Community Our Kids

Occupancy

100%

Market Aerial

Property Summary



Market Aerial

Property Summary



Market Aerial

Property Summary



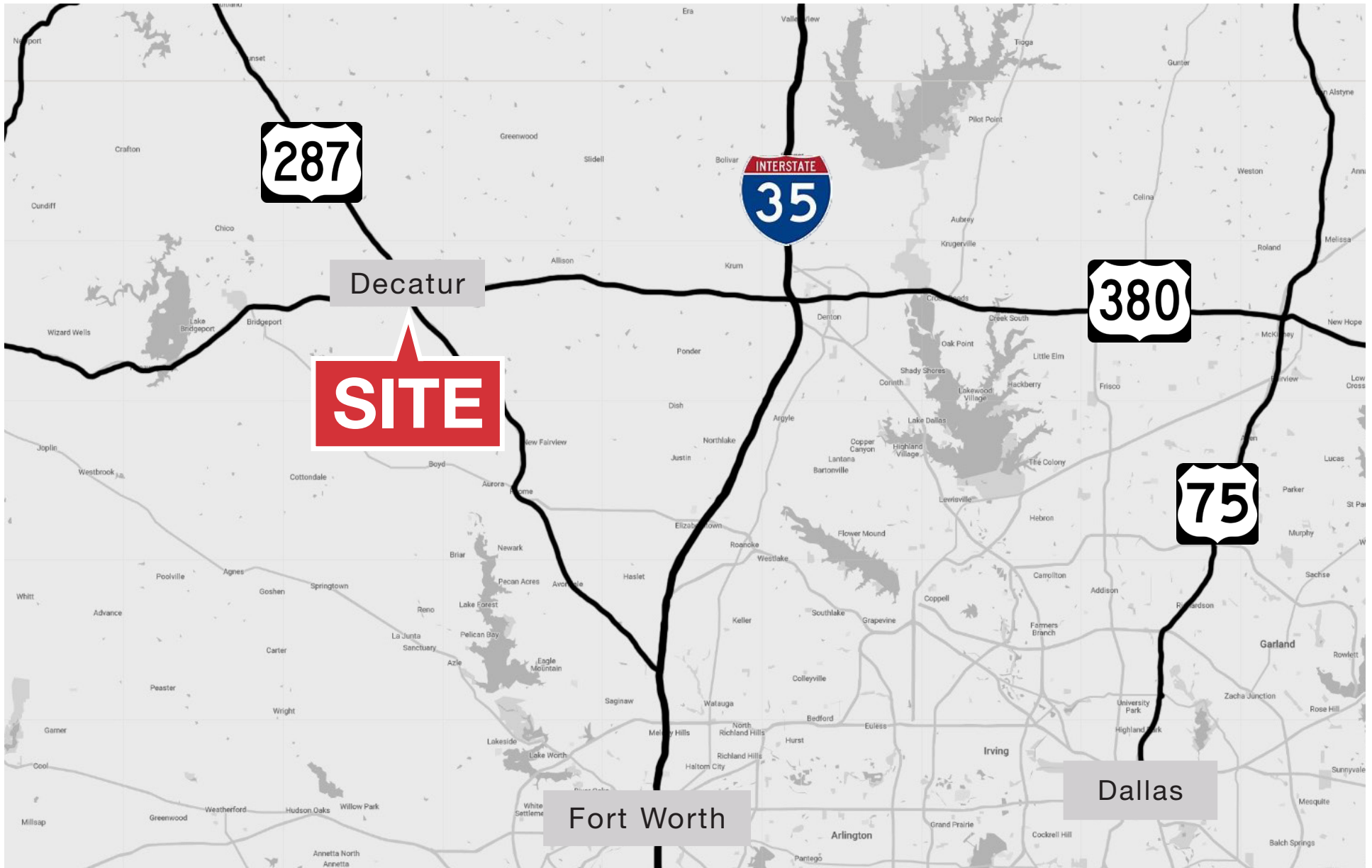
Site Plan

2 Property Summary



Decatur Map

2 Property Summary



Demographic Analysis

2 Property Summary

Radius	3 Mile	5 Mile	10 Mile
Population			
2030 Projection	11,643	16,328	39,579
2025 Estimate	10,087	14,163	34,387
2020 Census	8,182	11,591	28,481
Growth 2025 - 2030	15.43%	15.29%	15.10%
Growth 2020 - 2025	23.28%	22.19%	20.74%
2025 Population by Hispanic Origin	2,780	3,584	9,061
2025 Population	10,087	14,163	34,387
White	7,484 74.19%	10,758 75.96%	26,149 76.04%
Black	183 1.81%	238 1.68%	703 2.04%
Am. Indian & Alaskan	7 0.07%	10 0.07%	26 0.08%
Asian	190 1.88%	232 1.64%	411 1.20%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	2,224 22.05%	2,927 20.67%	7,098 20.64%
U.S. Armed Forces	0	0	0
Households			
2030 Projection	4,286	5,935	13,763
2025 Estimate	3,720	5,159	11,982
2020 Census	3,021	4,234	9,949
Growth 2025 - 2030	15.22%	15.04%	14.86%
Growth 2020 - 2025	23.14%	21.85%	20.43%
Owner Occupied	2,506 67.37%	3,728 72.26%	9,093 75.89%
Renter Occupied	1,214 32.63%	1,431 27.74%	2,889 24.11%
2025 Households by HH Income	3,722	5,159	11,983
Income: <\$25,000	543 14.59%	649 12.58%	1,139 9.51%
Income: \$25,000 - \$50,000	553 14.86%	723 14.01%	1,724 14.39%
Income: \$50,000 - \$75,000	825 22.17%	983 19.05%	1,678 14.00%
Income: \$75,000 - \$100,000	296 7.95%	471 9.13%	1,711 14.28%
Income: \$100,000 - \$125,000	341 9.16%	571 11.07%	1,656 13.82%
Income: \$125,000 - \$150,000	226 6.07%	296 5.74%	672 5.61%
Income: \$150,000 - \$200,000	511 13.73%	752 14.58%	1,750 14.60%
Income: \$200,000+	427 11.47%	714 13.84%	1,653 13.79%
2025 Avg Household Income	\$107,743	\$116,532	\$119,918
2025 Med Household Income	\$73,363	\$86,916	\$96,193

Tenant Profiles

2 Property Summary



DOLLAR GENERAL

Square Feet:	9,000 SF
% of Building GLA:	39.13%
In-Place Rent PSF:	\$10.07
Company Website:	dollargeneral.com

Dollar General is one of the nation's largest discount retailers, operating more than 20,000 locations throughout the United States. The company provides customers with convenient access to everyday essentials including household goods, food, cleaning supplies, health and beauty products, and seasonal merchandise. Dollar General's neighborhood-focused retail model generates consistent daily traffic and serves as a strong anchor within the property.



AARON'S

Square Feet:	10,000 SF
% of Building GLA:	43.48%
In-Place Rent PSF:	\$11.93
Company Website:	aarons.com

Aaron's is a nationally recognized retailer specializing in lease-to-own furniture, appliances, electronics, and home products. With decades of operating history and strong brand recognition, Aaron's serves customers seeking flexible purchasing solutions and dependable household products. The retailer's established customer base and recurring visitation patterns contribute to consistent activity at the center.



OUR COMMUNITY OUR KIDS

Square Feet:	4,000 SF
% of Building GLA:	17.39%
In-Place Rent PSF:	\$19.10
Company Website:	ourcommunity-ourkids.org

Our Community Our Kids is a respected nonprofit organization focused on supporting children and families through foster care, adoption services, and family assistance programs. The organization plays an important role within the local community and provides a stable, service-oriented tenancy presence within the property. Its mission-driven operations create strong community engagement and long-term occupancy stability.

Financials



Investment Overview

PROPERTY SUMMARY

Property Address:	1300 S. FM 51 Decatur, Texas 76234
Gross Leasable Area:	23,000 SF
Occupancy:	100%

PRICE

Sale Price:	\$4,405.00
Cap Rate (Actual):	6.5%

INCOME

Base Rent:	\$ 286,330.00
Expense Reimbursements:	\$ 101,305.05
Gross Income:	\$ 387,635.05
Expenses:	\$ 101,305.05
Net Operating Income	\$ 286,330.00
Cap Rate:	6.5%

EXPENSES

Property Taxes	\$ 57,964.02
Insurance	\$ 42,668.50
CAM:	\$ 672.53
Total Expenses	\$ 101,305.05
Expenses/SF	\$ 4.41

Unit	Tenant Name	Leased SF	Base Rent/SF	Annual Base Rent	NNN/SF	Annual NNN	Lease Expiration	Renewal Options	Rent Escalations
100	Aarons	10,000	\$11.93	\$119,300.00	\$4.41	\$44,100	5/31/2029	None	None
200	Our Community Our Kids	4,000	\$19.10	\$76,400.00	\$4.41	\$17,640	4/1/2029	1-5 year option at market rate	3% annually
300	Dollar General	9,000	\$10.07	\$90,630.00	\$4.41	\$39,690	8/31/2028	None	None
		23,000							



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