

SINGLE TENANT NN

Investment Opportunity

FAMILY DOLLAR

17+ Year Operating History | Corporate Guaranty | Options To Extend



205 SW. 2nd Street

TULIA TEXAS

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners Southwest, LLC | TX License No. 525292-B

OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

IAN MAHONEY

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OFFERING

Pricing	\$887,000
Net Operating Income	\$79,860
Cap Rate	9.00%

PROPERTY SPECIFICATIONS

Property Address	205 SW. 2nd Street, Tulia, Texas 79088
Rentable Area	9,330 SF
Land Area	1.03 AC
Year Built	2008
Tenant	Family Dollar
Guaranty	Corporate (Family Dollar Stores of Texas, LLC)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot
Lease Term	35 Years* 3 Years Left On The Current Option
Increases	10% Every 5 Years
Options	5 (5-Year)* 3 Options Remaining
Rent Commencement	December 31, 2009
Lease Expiration	December 31, 2029

*Tenant is currently in their second option

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Family Dollar	9,330	12/31/2009	12/31/2029	Current	-	\$6,655	\$79,860	*3 Options Left
(Corporate)				Option 3	10%	\$7,320	\$87,846	
				Option 4	10%	\$8,052	\$96,630	
				Option 5	10%	\$8,857	\$106,293	

*In December 2024, Family Dollar extended their lease through 2029

17+ Year Operating History | Corporate Guaranteed |

Options To Extend | Scheduled Rental Increases

- Family Dollar has operated at this location for over 17 years demonstrating their commitment to the site
- The lease is backed by a corporate guaranty from Family Dollar Stores of Texas, LLC with more than 7,000 locations nationwide
- There are 3 (5-year) option periods left for the tenant to exercise
- At the beginning of each option period there are 10% rental increases

NN Leased | Fee Simple Ownership | No State Income Tax |

Limited Landlord responsibilities

- Tenant reimburses for taxes, and is responsible for utilities, insurance, and most aspects of the premises
- Limited landlord responsibilities to roof, structure, and replacement of the parking lot
- Ideal, low-management investment for a passive investor in a state with no state income tax

Frontage On SW 2nd Street | Excellent Visibility & Access

- Family Dollar is strategically positioned on SW 2nd Street which averages more than 4,000 vehicles per day
- There are access points on from both SW 2nd Street and South Armstrong Avenue offering more accessibility to customers
- Located near Interstate 27 which averages over 9,200 vehicles per day, providing direct access for travelers

Surrounding Retailers | Strong Demographics In A 5-Mile Trade Area

- National retailers in the surrounding area including McDonald's, Sonic, Pizza Hut, Love's, Napa Auto Parts, and more
- The 10-mile trade area is supported by more than 4,600 residents, 1,300 employees, and has an average household income of \$61,940

Nazareth Solar Development | Hornet Solar Development

- Tulia has had multiple solar firms expand into Tulia which helped grow the local tax revenue
- The Nazareth Solar project is expected to create over 200 jobs and generate over \$34 million in local tax revenue ([Article](#))
- Hornet Solar has already generated over \$5 million in local tax revenue and is continuing to provide long term economic support to the county ([Article](#))

BRAND PROFILE



FAMILY DOLLAR

familydollar.com

Company Type: Private

Locations: 7,117

Family Dollar was founded in 1959 in Charlotte, North Carolina with the goal of offering high-quality merchandise at affordable prices. Family Dollar stores focus on delivering top value for family essentials with merchandise that generally ranges from \$1 to \$10. As of July 2026, there are 7,117 active Family Dollar stores operating across 49 U.S. states and territories.

They offer competitively-priced national brands from leading manufacturers alongside brand-name, equivalent-value, lower-priced private labels. Their aisles are stocked with food and beverages, paper products, health & beauty supplies, and pet food; home products such as housewares, gifts, bed linens, and home decor; apparel and accessories such as clothing, fashion accessories, and footwear; and seasonal and electronics merchandise such as holiday items, party supplies, and personal electronics.

Family Dollar is now a standalone private company owned by the partnership of Brigade Capital, Macellum Capital Management, and Arkhouse Management Co.

Source: corporate.familydollar.com, businesswire.com, linkedin.com, locations.familydollar.com

PROPERTY OVERVIEW



LOCATION



Tulia, Texas
Swisher County

ACCESS



SW. 2nd Street/State Highway 86: 1 Access Point
S. Armstrong Avenue: 1 Access Point

TRAFFIC COUNTS



SW. 2nd Street/State Highway 86: 4,000 VPD
Interstate 27/Marshall Formby Memorial Hwy: 9,200 VPD

IMPROVEMENTS



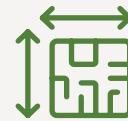
There is approximately 9,330 SF of existing building area

PARKING



There are approximately 35 parking spaces on the owned parcel.
The parking ratio is approximately 3.75 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 17654
Acres: 1.03
Square Feet: 44,997

CONSTRUCTION



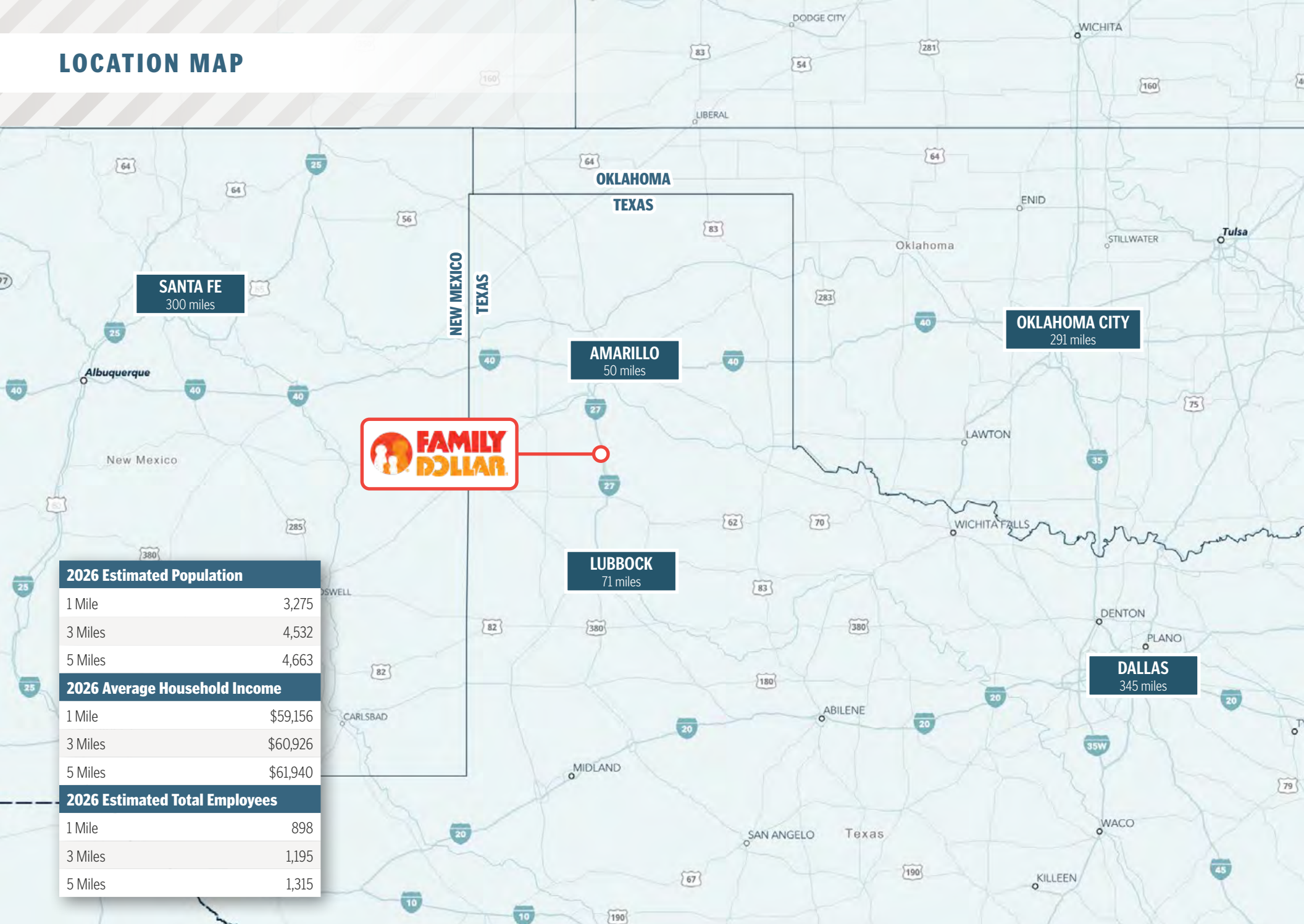
Year Built: 2008

ZONING



C-2: General Commercial District

LOCATION MAP







SW 2ND STREET 4,000 VPD

S BRISCOE AVENUE

S ARMSTRONG AVENUE

Pylon Sign



Swisher County Library



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	3,275	4,532	4,663
2031 Projected Population	3,199	4,435	4,565
2026 Median Age	36.5	37.1	37.2
Households & Growth			
2026 Estimated Households	1,308	1,564	1,623
2031 Projected Households	1,301	1,555	1,614
Income			
2026 Estimated Average Household Income	\$59,156	\$60,926	\$61,940
2026 Estimated Median Household Income	\$34,430	\$37,012	\$38,205
Businesses & Employees			
2026 Estimated Total Businesses	143	173	181
2026 Estimated Total Employees	898	1,195	1,315



TULIA, TEXAS

Tulia is a city located in Swisher County, in the heart of the Texas Panhandle, approximately 45 miles south of Amarillo. Its location along Interstate 27 provides convenient access to regional markets and employment centers while preserving its small-town character. According to the 2026 U.S. Census, Tulia had a population of 4,209.

Tulia's economy is supported by agriculture, agribusiness, manufacturing, healthcare, retail, and government services. Farming and ranching remain the backbone of the local economy, with crops such as corn, wheat, cotton, and sorghum, along with cattle production, playing a significant role. Agribusinesses, grain storage facilities, and food processing operations contribute to employment, while healthcare providers, schools, and local businesses support the community. Interstate 27 also facilitates transportation and commercial activity throughout the region.

Tulia offers a variety of community parks, recreational facilities, and local events that celebrate its agricultural heritage. Residents enjoy nearby outdoor recreation, including hunting, birdwatching, and fishing opportunities across the Texas Panhandle. The city hosts annual festivals and community gatherings that foster a strong sense of local pride. Its proximity to Amarillo provides additional access to shopping, entertainment, museums, and cultural attractions.

Higher education opportunities are available nearby through Amarillo College, West Texas A&M University, and other institutions throughout the Texas Panhandle. The nearest commercial airports are Rick Husband Amarillo International Airport (AMA), approximately 50 miles north, and Lubbock Preston Smith International Airport (LBB), approximately 95 miles south.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD

in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE

in 2025



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