



1022 EAST KERR BOULEVARD | WYNNEWOOD, OK 73098



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KYLE MATTHEWS

BROKER OF RECORD

LIC NO. 180759 (OK)

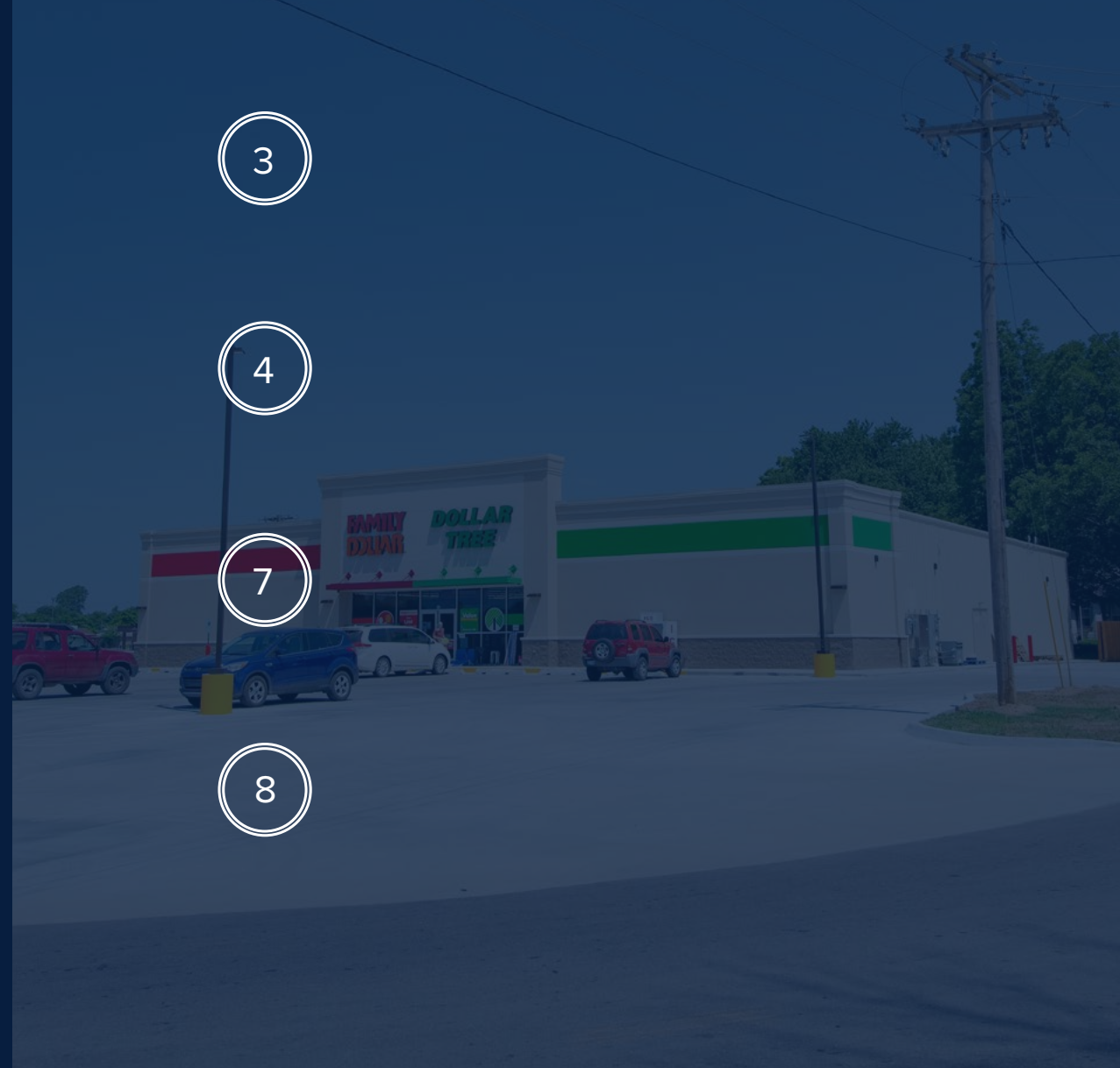
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INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- 2022 built-to-suit construction for Family Dollar Tree
- 10-Year NN+ lease w/ limited landlord responsibilities
- The subject property comes with a 20-year transferable roof warranty
- Tenant responsible for HVAC, CAM, taxes, and insurance
- Wynnewood is home to Wynnewood Oil Refinery which employees roughly 300 individuals and has the capacity to process \pm 75,000 barrels daily
- Traffic counts exceed 7,000 vehicles daily
- Five, 5-Year Options with rent increases of \$5,250 in Options (\$0.50 PSF)
- Extremely strong corporate-guaranteed lease
- Attractive average Household income of \$75,452 within a 5-mile radius

TENANT

- Family Dollar Tree Combo stores have proven 20% higher sales volume than non-co-branded stores
- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Dollar Tree boasts an investment-grade credit rating of BBB-
- Dollar Tree has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability

REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



FINANCIAL OVERVIEW



1022 EAST KERR BOULEVARD

WYNNEWOOD, OK 73098



\$1,612,500

LIST PRICE



2022

YEAR BUILT



7.00%

CAP RATE

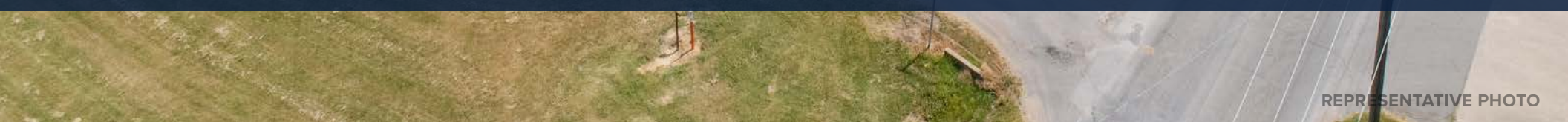


±10,500 SF

GLA



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility (20 Year Roof Warranty)
Original Lease Term	10 Years
Rent Commencement Date	11/17/2022
Lease Expiration Date	2/28/2033
Term Remaining on Lease	± 9.75 Years
Increase	\$5,250 in Options (\$0.50 PSF)
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 2/28/2033	\$9,406.25	\$112,875.00	7.00%
Option 1	\$9,843.75	\$118,125.00	7.33%
Option 2	\$10,281.25	\$123,375.00	7.65%
Option 3	\$10,718.75	\$128,625.00	7.98%
Option 4	\$11,156.25	\$133,875.00	8.30%

FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan
patrick.flanagan@matthews.com
(214) 550-0277



WYNNEWOOD SPORTS COMPLEX
BASEBALL/SOFTBALL



WASHITA RIVER

SUBJECT PROPERTY

E ROBERT S KERR BLVD

+ 34,000 VPD
35



WYNNEWOOD MIDDLE SCHOOL
214 STUDENTS



TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. 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.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



16,000+

LOCATIONS



\$28.3B

2022 REVENUE



1959

FOUNDED

AREA OVERVIEW

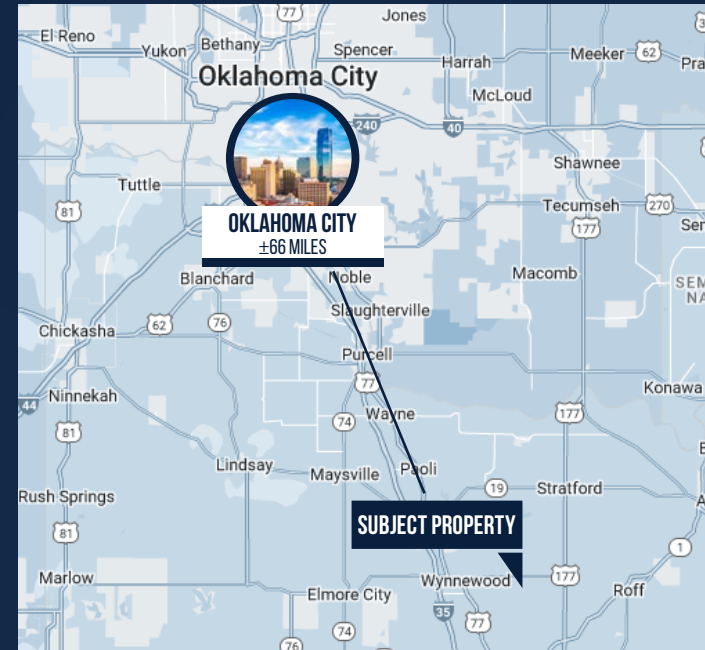
WYNNEWOOD, OK

Wynnewood is a small town located in Garvin County, Oklahoma, in the United States. Situated in the central part of the state, Wynnewood is approximately 70 miles south of Oklahoma City and 100 miles north of the Texas state line. With a population of around 2,000 residents, it offers a close-knit community atmosphere with a rural charm.

The town of Wynnewood has a rich history that dates back to its founding in 1887. It was named after an executive of the Santa Fe Railroad and quickly became an important transportation hub due to its strategic location along the railway. Over the years, agriculture and oil production have been key contributors to the local economy.

One notable attraction in Wynnewood is the Wynnewood Refinery, which has been a significant employer in the area. The refinery, owned by CVR Energy, processes crude oil and produces a range of petroleum products and continues to play a role in the local economy. Nature enthusiasts will appreciate the proximity of Wynnewood to outdoor recreational opportunities. The area is blessed with beautiful landscapes and serene surroundings. Residents and visitors can explore the nearby Arbuckle Mountains, a picturesque range known for its hiking trails, camping spots, and scenic drives. Turner Falls Park, situated just a short drive away, offers stunning waterfalls, swimming areas, and picnic spots.

REGIONAL MAP



PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	2,512	3,183	13,759
2023 Estimate	2,545	3,214	13,785
2020 Census	2,565	3,232	13,805
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	1,030	1,303	5,536
2023 Estimate	1,043	1,314	5,551
2020 Census	1,050	1,320	5,562
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$73,882	\$75,452	\$71,720

OKLAHOMA CITY, OK

Oklahoma City is the capital of the U.S. state of Oklahoma. Home to more than 687,000 people, it is the largest city in the state. It is known for its cowboy culture and capitol complex, surrounded by working oil wells. Public and private partnerships over the last two decades have dramatically transformed the face of the city. Since 1993, Oklahoma City has seen more than \$5 billion of public and private investment in quality-of-life projects and improvements throughout the city. A young city steeped in Native American and Western culture, openness, and an enterprising nature, OKC embraces its roots and continues to pave the way as a center of innovation and entrepreneurship where anything is possible.



ECONOMY

Oklahoma City's major industries include government, energy, information technology, health services, and administration. Oklahoma City showcases one of the top livestock markets in the world. Its oil, natural gas, and petroleum resources are also major components of its thriving economy. Major government employers in the city include Tinker Air Force Base and the U.S. Department of Transportation's Mike Monroney Aeronautical Center. Companies headquartered in the city include Chesapeake Energy, Devon Energy, and Love's. The city is also home to Oklahoma City University, where over 1,700 undergraduate students and 600 graduate students are enrolled. It offers more than 70 undergraduate degrees and more than 20 graduate degrees across 11 schools and colleges. According to Forbes, Oklahoma City has a gross metro product of \$76.8 billion and a cost of living 6% below the national average.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	12,789	83,424	231,499
2023 Estimate	12,362	80,883	222,585
2010 Population	12,024	80,152	214,012
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	5,318	35,608	99,150
2023 Estimate	5,144	34,557	95,578
2010 Household	5,003	34,343	92,538
INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$71,998	\$70,997	\$78,189

TOURISM

Oklahoma City National Memorial & Museum

The Memorial recently went through a \$10 million renovation upgrading the museum with state-of-the-art technology, hands-on exhibits, and new artifacts. Detailed information on the investigation—including Timothy McVeigh’s vehicle he was driving when he was pulled over and arrested—as well as the trail of evidence that was left behind, are all a part of the new enhancements. Also added to the museum is a 40-foot glass overlook creating a seamless connection between the museum and memorial outside, with stunning views of the ever-changing Oklahoma City skyline.

Scissortail Park

Scissortail Park is Oklahoma City’s newest 40-acre outdoor recreation space, just steps away from the core of downtown Oklahoma City. Stroll through the gardens and groves, relax on the lawn, catch a concert or live performance, play like a kid on the Children’s Playground, and get on the water with pedal boat, kayak, or stand-up board rentals from the Boathouse.

Riversport Adventure Parks

Riversport Adventure Parks offer exciting outdoor urban adventures for the whole family. Whitewater rafting, tubing, adventure courses, zip lines, high-speed slides, extreme jumping, climbing walls, pump tracks, sailing, flatwater kayaking, stand-up paddleboarding, and many more are open daily in the summer and on weekends during the spring and fall. Visitors will also find festivals and race events throughout the year and summer camps for kids. All pass sales benefit community youth and outreach programs and provide coaching, equipment, and athletic facilities for Olympic hopefuls training in OKC. Riversport Adventure Parks are located downtown in the Boathouse District, on the west side of the city at Lake Overholser, and at Lake Hefner on the city’s north side.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1022 East Kerr Boulevard, Wynnewood, OK 73098** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



INTERACTIVE OFFERING MEMORANDUM

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KYLE MATTHEWS

BROKER OF RECORD

LIC NO. 180759 (OK)

