



# Hemphill Shopping Center

245 MANN ST, HEMPHILL, TX 75948





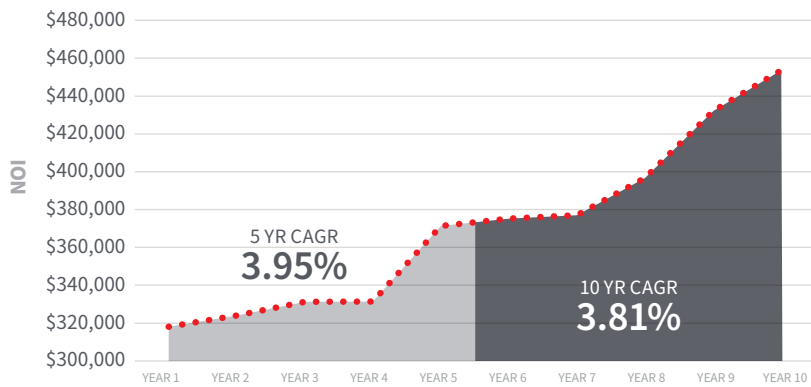
# Property Dashboard



## Property Summary

LOCATION:	245 Mann St, Hemphill, TX 75948
GROSS LEASABLE AREA:	45,232 SF
LAND AREA:	4.48 Acres
OCCUPANCY:	97%
PARKING	120 Spaces (2.7/1000 SF)
TRAFFIC COUNTS (VPD):	Mann St: 5,242 VPD / Main St: 1,448 VPD

TENANT	NRA	% OF PROPERTY
Brookshire Brothers	35,132	78%
Family Dollar	8,600	19%
Vacant Brick Endcap	1,500	3%
<b>TOTAL:</b>	<b>45,232</b>	



- Brookshire Brothers
- Family Dollar
- Vacant



# Investment Highlights



Minimal Landlord Responsibilities (Landlord is only responsible for roof and structure of Family Dollar and the building adjacent to Family Dollar)



Singular One-Stop Shopping Center for Gas, Groceries, and Supplies for the Entire Trade Area



Superior Tenancy - Investment Grade Dollar Store & Respected Local Grocer



Located in Popular Recreational, Watersports, & Camping Area that brings in Steady Tourism



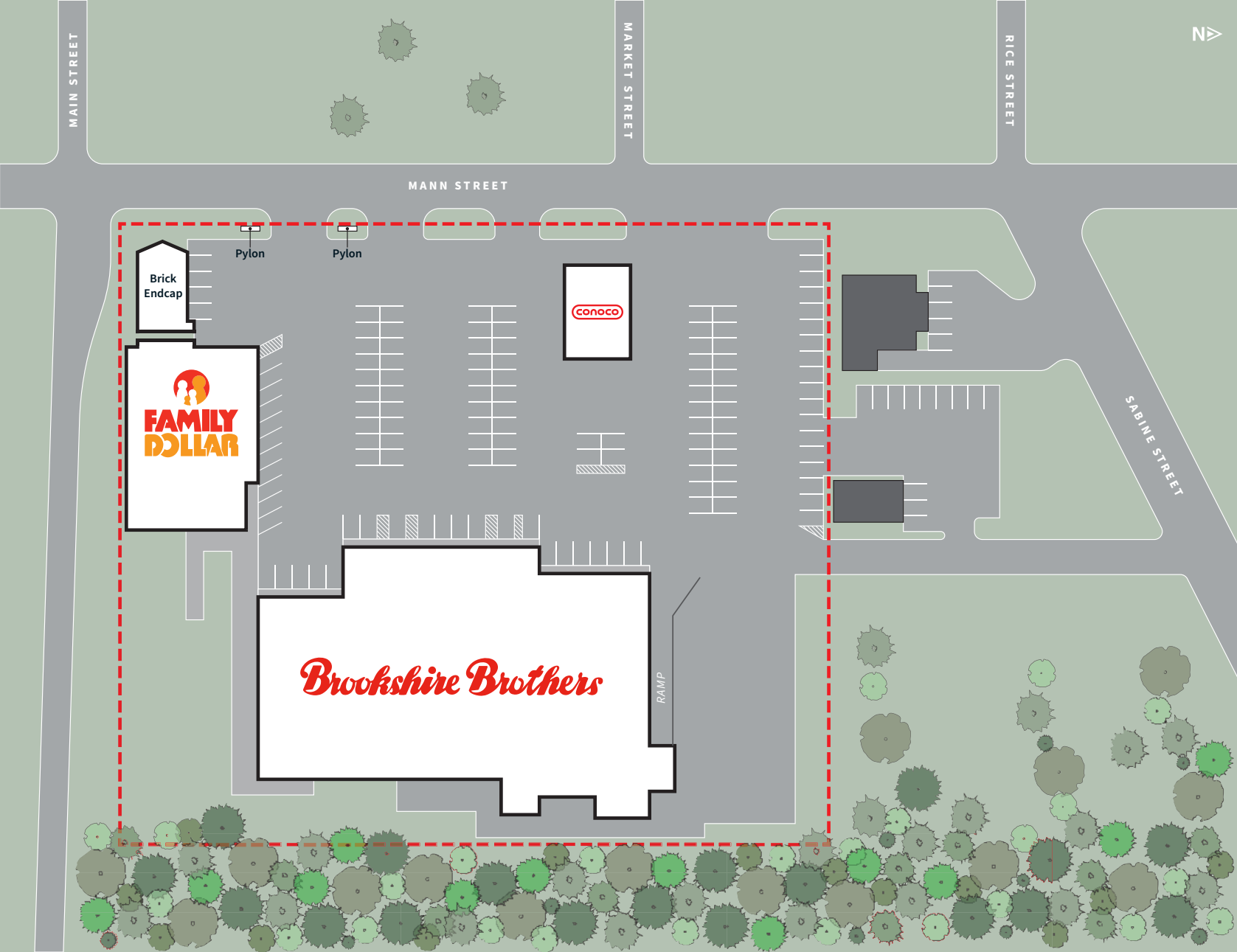
Strong Sales History with Percentage Rent for Family Dollar



Tenant Installed Gas Station Demonstrates Commitment to the Site



Site Plan



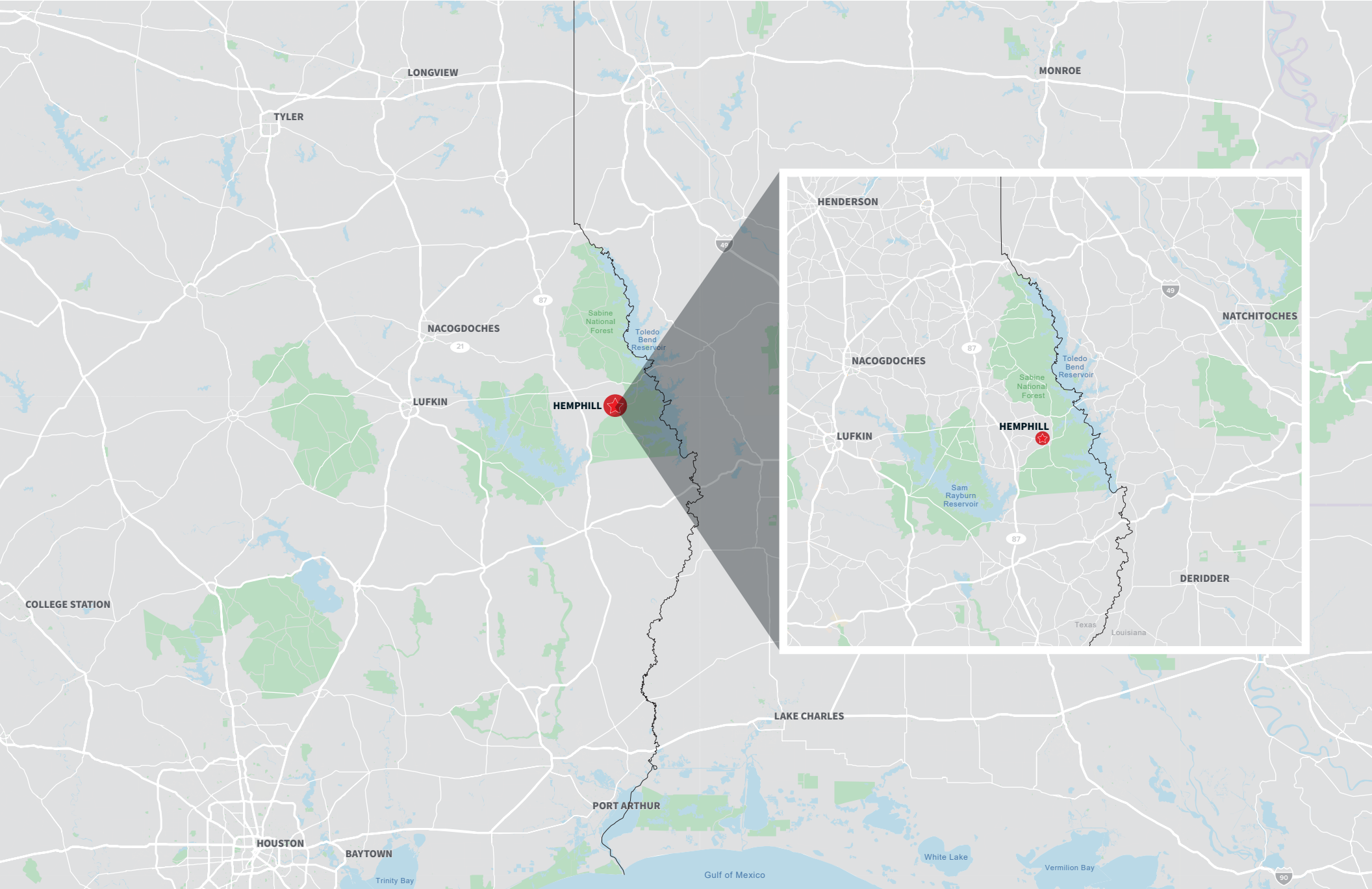








# Location Maps



# Location Highlights

## Hemphill, TX is located in Sabine County at the junction of State Highway 87 and State Highway 184.

Just 10 miles west of the Louisiana border, the city is surrounded by the Sabine National Forest and in close proximity to Toledo Bend Reservoir and Lake Sam Rayburn. These outdoor destinations brings in a steady flow of tourist who come to enjoy the camping and watersports popular in the area. The town is also famous for the Patricia Huffman Smith NASA "Remembering Columbia" Museum that commemorates the space shuttle crash of the Columbia in February 2003.

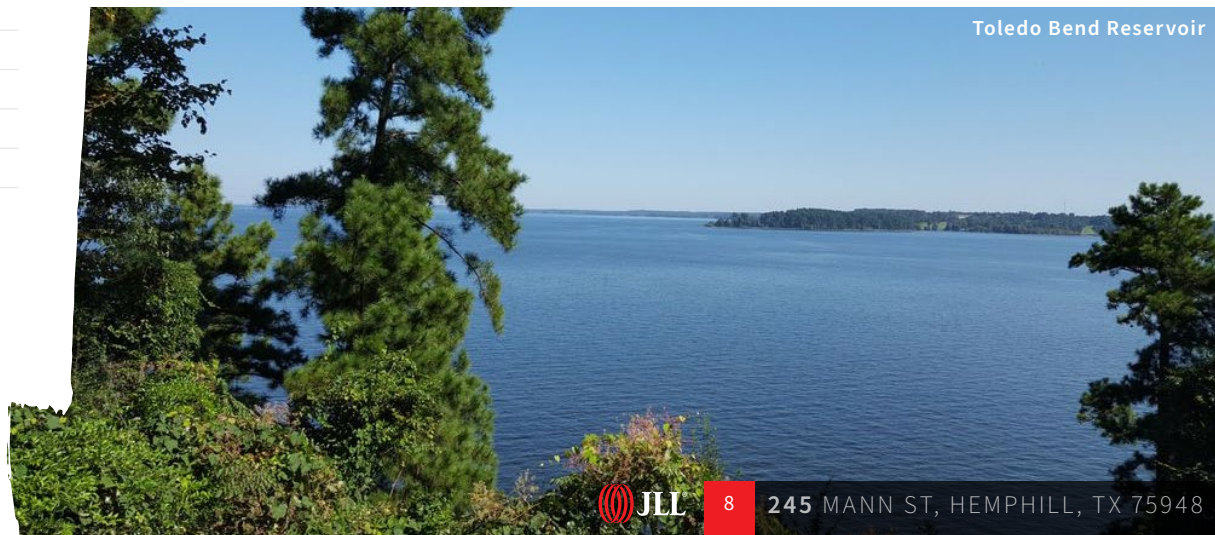
### NEARBY ATTRACTIONS / LANDMARKS

- Hemphill High School (0.3 Miles)
- Patricia Huffman Smith NASA Museum (0.3 Miles)
- Toledo Bend Reservoir (6 Miles)
- Texas / Louisiana State Highway 21 Crossing (10 Miles)
- Lake Sam Rayburn (14 Miles)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2000 Census	888	1,660	2,179
2010 Census	978	1,812	2,354
2020 Estimate	981	1,824	2,367
2025 Projection	997	1,853	2,408
Population Growth (2000 - 2010)	10.1%	9.2%	8.0%
Population Growth (2010 - 2020)	0.3%	0.7%	0.6%
Population Growth (2020 - 2025)	1.6%	1.6%	1.7%
Average Household Income	\$46,108	\$46,181	\$49,462
Median Home Value	\$113,612	\$116,412	\$116,877
Average Age	43	44	46



Patricia Huffman Smith NASA Museum



Toledo Bend Reservoir



## Brookshire Brothers

- **Tenant: Brookshire Brothers**
- **Area: 35,132 SF**
- **Expiration: 11/30/2024**
- **# of Locations: 110+**
- **Company Type: Employee Owned**
- **[www.brookshirebrothers.com](http://www.brookshirebrothers.com)**

Brookshire Brothers is an employee-owned local grocer with over 110 locations throughout East Texas and Louisiana. Each store provides for the unique needs of the community it serves. The grocer operates under nine distinctive retail brands – Brookshire Brothers, Brookshire Brothers Express, David's Supermarkets, David's Express, Pecan Foods, Polk Pick-It-Up, Brookshire Brothers Pharmacy and Tobacco Barn. From contemporary grocery stores and convenience-supermarket hybrids to traditional convenience stores, Brookshire Brothers deliver choices to each of its customers.

## FAMILY DOLLAR

my family, my family dollar

- **Tenant: Family Dollar**
- **Area: 8,600 SF**
- **Expiration: 6/30/2024**
- **# of Locations: 8,000+**
- **Company Type: Subsidiary of Dollar Tree (NASDAQ: DLTR)**
- **Parent Company Credit Rating: Baa3 (Moody's)**
- **[www.familydollar.com](http://www.familydollar.com)**

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. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



# Contact Information

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