



TRINITY

REAL ESTATE INVESTMENT SERVICES



UPGRADED CONSTRUCTION AUSTIN, TX MSA DOLLAR GENERAL

19301 FM 969, WEBBERVILLE, TX 78653

**\$1,865,967**

6.1% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR  
GENERAL**

WEBBERVILLE, TX

**\$1,865,967 | 6.1% CAP**

- Austin MSA New Development Dollar General - 14+ Years Remaining on Lease
- Upgraded Masonry/Stone Construction
- Population Has Almost Doubled from the Year 2000 within 5 Miles of the Property
- Just 17 Miles East of Downtown Austin
- Austin is Fastest Growing Large City in the Entire United States
- Desirable Floorplan - Wide and Shallow - Large Concrete Parking Lot

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

325.864.9775 | B.Blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | Chance@trinityreis.com

**MATT DAVIS**

325.513.6406 | Matt@trinityreis.com

## PROPERTY DETAILS:

Building Area:	<b>9,100 SF</b>
Land Area:	<b>1.83 AC</b>
Year Built:	<b>2018</b>
Guarantor:	<b>Dollar General Inc. (NYSE: DG)</b>
Price (Psf):	<b>\$205.05</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>14+ Years</b>
Rent Commencement:	<b>6/1/2018</b>
Lease Expiration:	<b>5/31/2033</b>
Base Annual Rent:	<b>\$113,824</b>
Lease Type:	<b>NNN</b>
Scheduled Rent Increases:	<b>None</b>
Options & Increases:	<b>Three (3), 5-Year; 10%</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>REIMBURSED BY Tenant</b>
Roof & Structure:	<b>PAID BY Tenant</b>
HVAC:	<b>PAID BY Tenant</b>



Actual Property



Actual Property



Actual Property

# DEMOGRAPHICS OVERVIEW

19301 FM 969 | WEBBERVILLE, TX

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	261	2,886	14,406
Estimated Population (2018)	243	2,744	14,603
Projected Population (2023)	258	2,948	15,802
COMMERCE			
Total Businesses	5	31	120
Total Employees	35	137	803
POPULATION GROWTH			
2018 - 2023 Projected	6.17%	7.43%	8.21%
HOUSEHOLD INCOME			
2018 Average	\$59,890	\$67,151	\$67,750
2018 Median	\$48,055	\$54,375	\$60,160

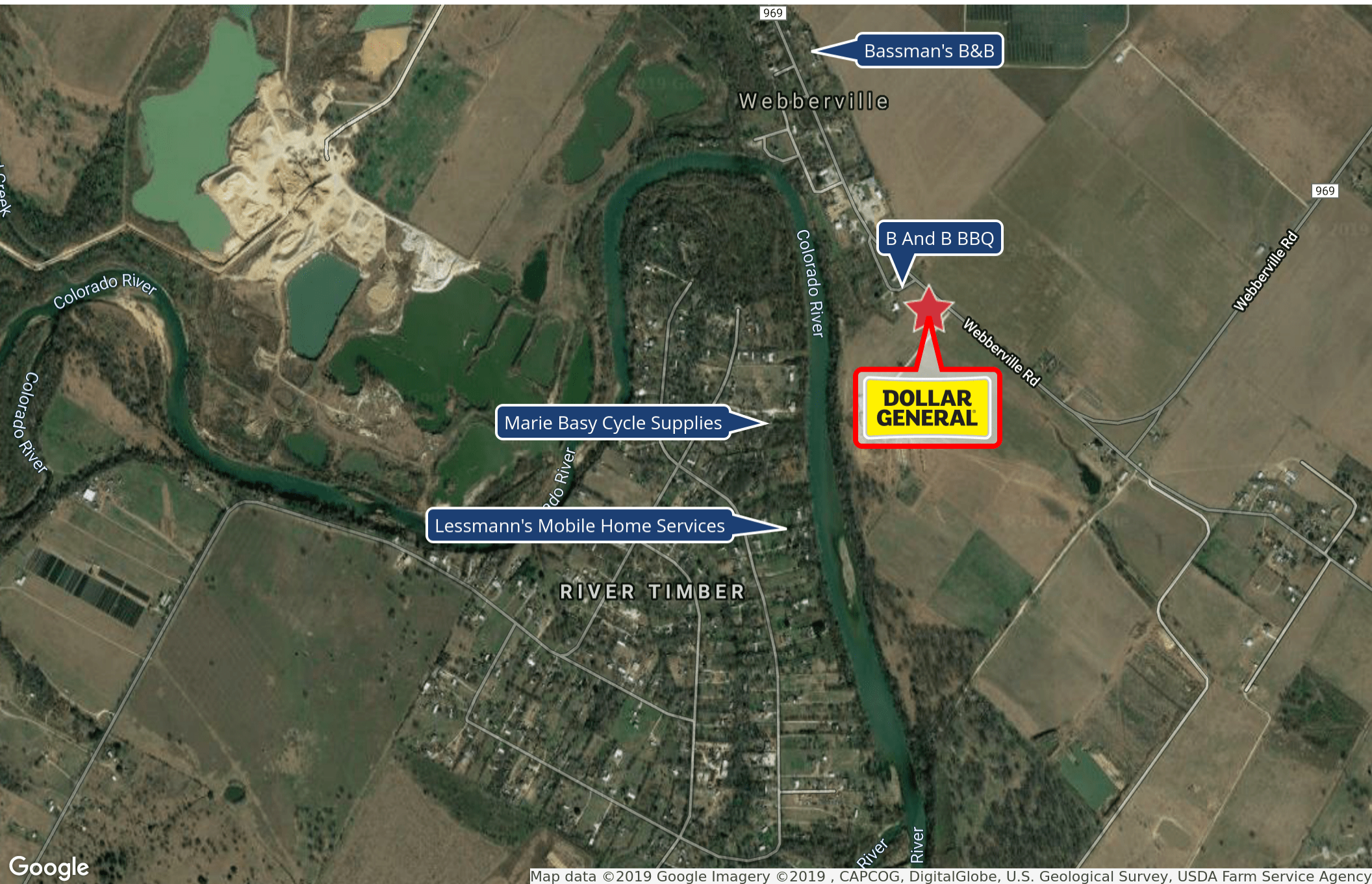
**DOLLAR  
GENERAL**

Google

Map data ©2019 Google

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Downtown Webberville



Little Webberville Park



Cook's Canoes



Webberville Grocery



Bassman's B&B



Direct Propane Services



Webberville Village Hall



B and B BBQ

Colorado River

**DOLLAR GENERAL**

Webberville Rd. - 2,990+ VPD

Actual Property

## Key Demographics 5 Miles



Total Population  
2018  
14,603



Projected Growth  
2018 - 2023  
8.21%



Cook's Island



J D Auto Buyer



Lessmann's Mobile  
Home Services



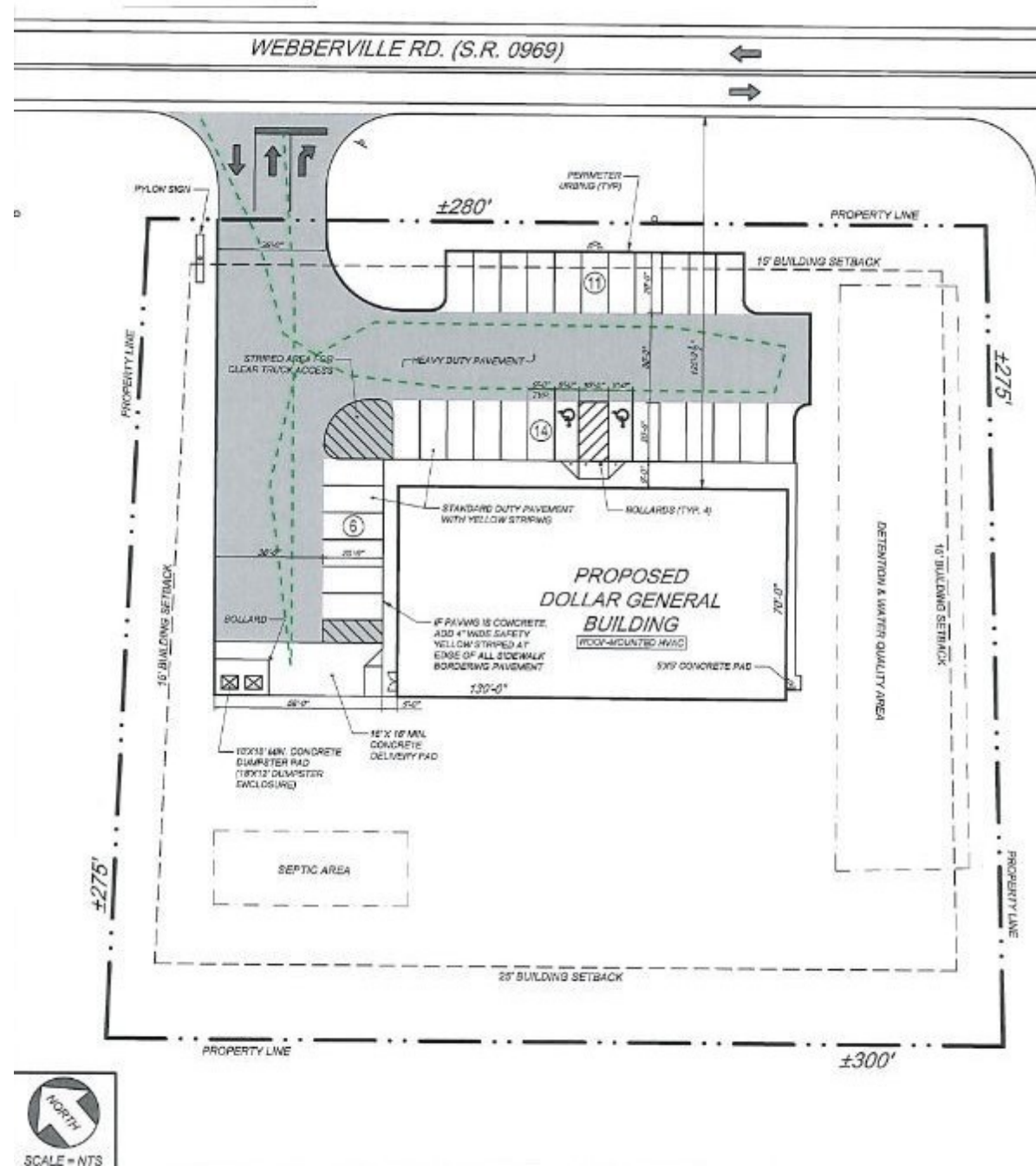
Marie Basy  
Cycle Supplies

**DOLLAR  
GENERAL**

Colorado River

Webberville Rd. - 2,990+ VPD

Actual Property



- Webberville, TX is located directly 15 miles east of Austin. Austin is the state capital of Texas and 11th-most populous city in the United States.
- Forbes crowned Austin as the "Best City for Jobs", attracting college graduates and families with young children.
- The University of Texas campus is located in the heart of Austin, with over 50,000 enrolled students and one of the most successful athletic programs in the country.
- Austin MSA has a dense population of 2.02 million, and is the fastest growing large city in the U.S. currently.
- Austin plays host to numerous art festivals, South-by-Southwest (SXSW) and Austin City Limits, generating over \$600M in revenue for the city.
- A number of Fortune 500 companies have headquartered in Austin, including 3M, Amazon.com, Apple Inc., Cisco, eBay, General Motors, Google, IBM, Oracle Corporation, PayPal, Whole Foods Market and more.

## WEBBERVILLE **5 MILE RADIUS** KEY DEMOGRAPHICS



14,603

2018 Total  
Population



\$67,750

2018 Average  
Household Income



8.21%

2018-2023  
Growth/Yr:  
Population

Actual Property

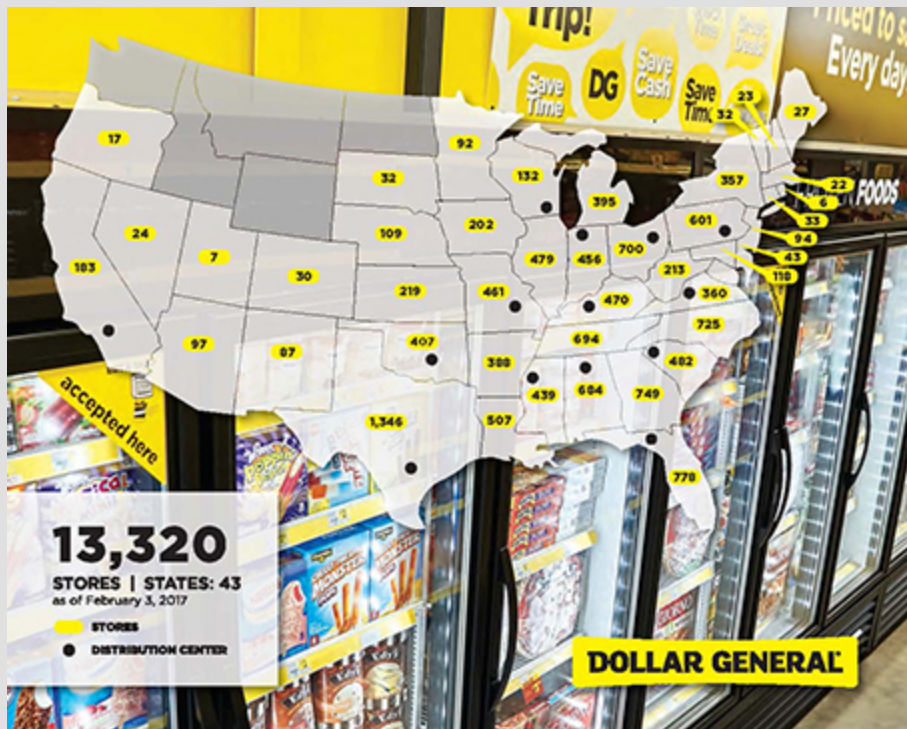
## TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

## STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



## TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	15,000 (as of June 2018)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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Actual Property

# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015

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