



TRINITY

REAL ESTATE INVESTMENT SERVICES



NM DOLLAR GENERAL - 40,000+ 5 MILE POPULATION

2209 W MARLAND BLVD, HOBBS, NM 88240

\$1,304,031

6.55% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

HOBBS, NM

\$1,304,031 | 6.55% CAP

- Absolute NNN Lease Dollar General - Almost 14 Yrs Remaining
- 40,000+ Residents within 5 Miles of Property
- Located Along an Industrial Thoroughfare with Healthy Traffic from Surrounding Businesses
- Rising Population Trends Projected Next 5 Years
- Hobbs is the 10th Largest City in New Mexico and Boasts a Population of Almost 40,000
- Large Concrete Parking Lot with Ample Space

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

MATT DAVIS

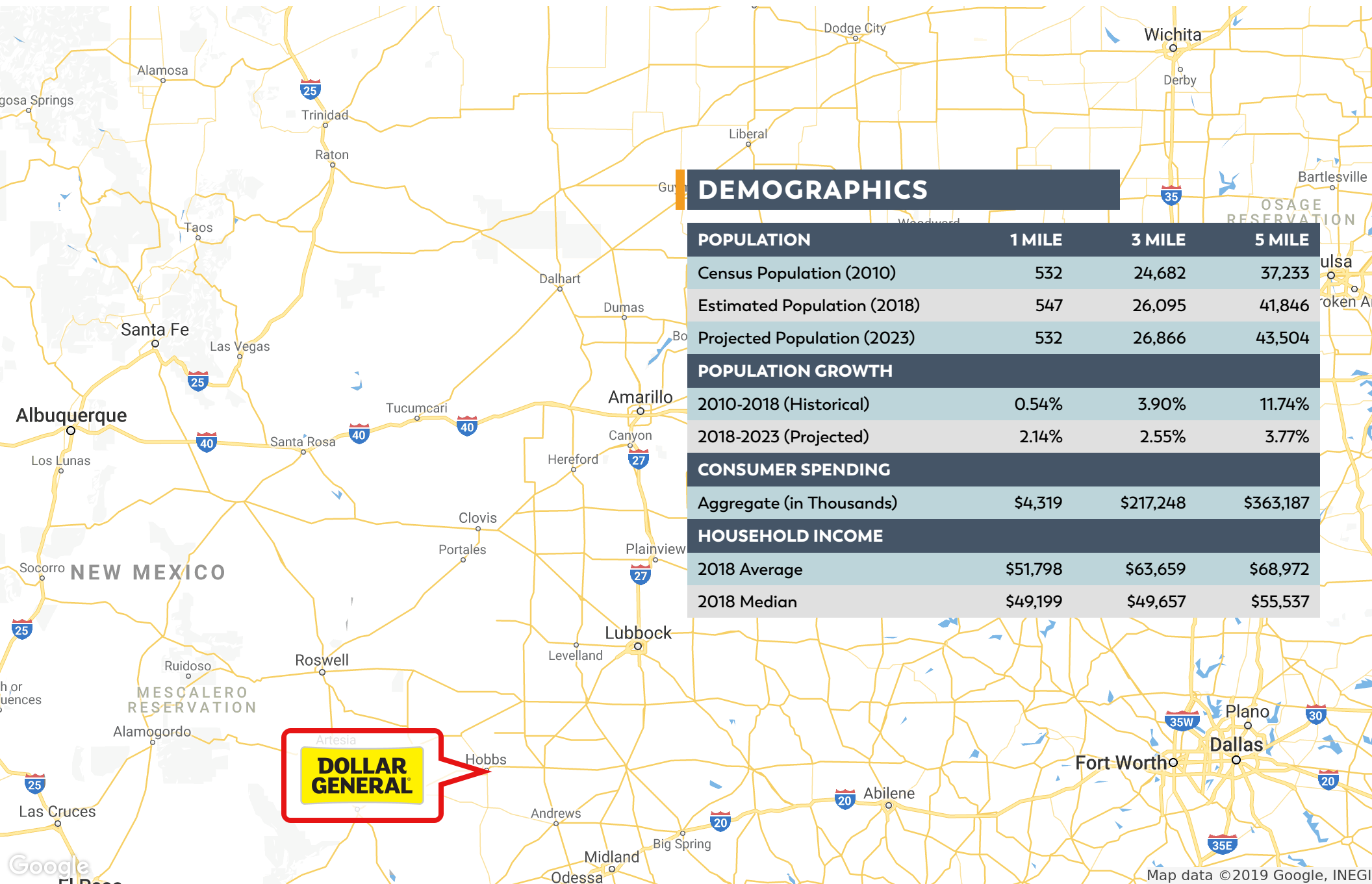
325.513.6406 | Matt@trinityreis.com

PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	1.33 AC
Year Built:	2017
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$143.30

LEASE OVERVIEW:

Remaining Lease Term:	13.5 Years
Rent Commencement:	9/29/2017
Lease Expiration:	9/30/2032
Base Annual Rent:	\$85,414
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Three (3), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	REIMBURSED BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	532	24,682	37,233
Estimated Population (2018)	547	26,095	41,846
Projected Population (2023)	532	26,866	43,504
POPULATION GROWTH			
2010-2018 (Historical)	0.54%	3.90%	11.74%
2018-2023 (Projected)	2.14%	2.55%	3.77%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$4,319	\$217,248	\$363,187
HOUSEHOLD INCOME			
2018 Average	\$51,798	\$63,659	\$68,972
2018 Median	\$49,199	\$49,657	\$55,537



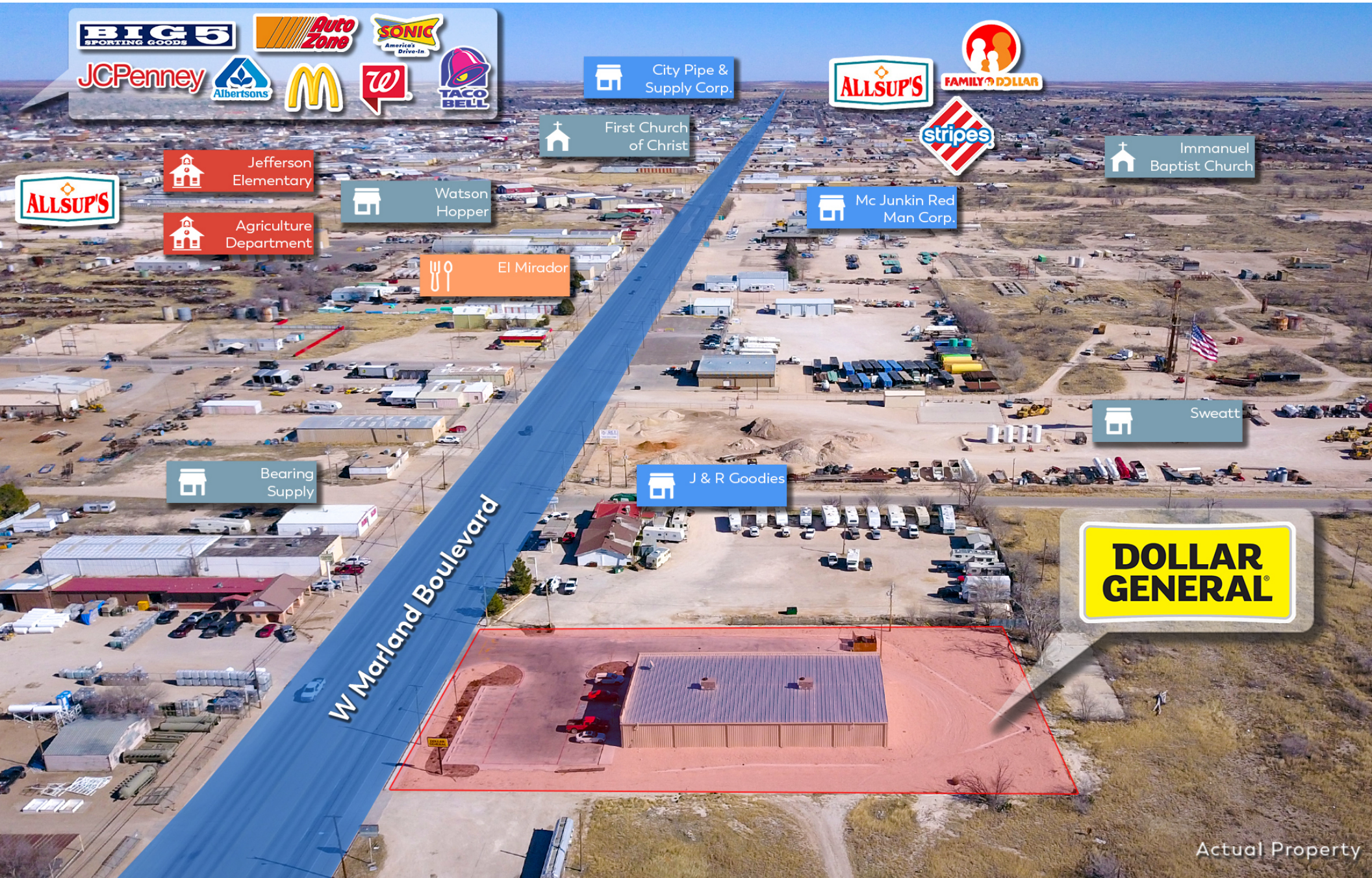
PROXIMITY MAP

2209 W MARLAND BLVD | HOBBS, NM



ADDITIONAL PHOTOS

2209 W MARLAND BLVD | HOBBS, NM

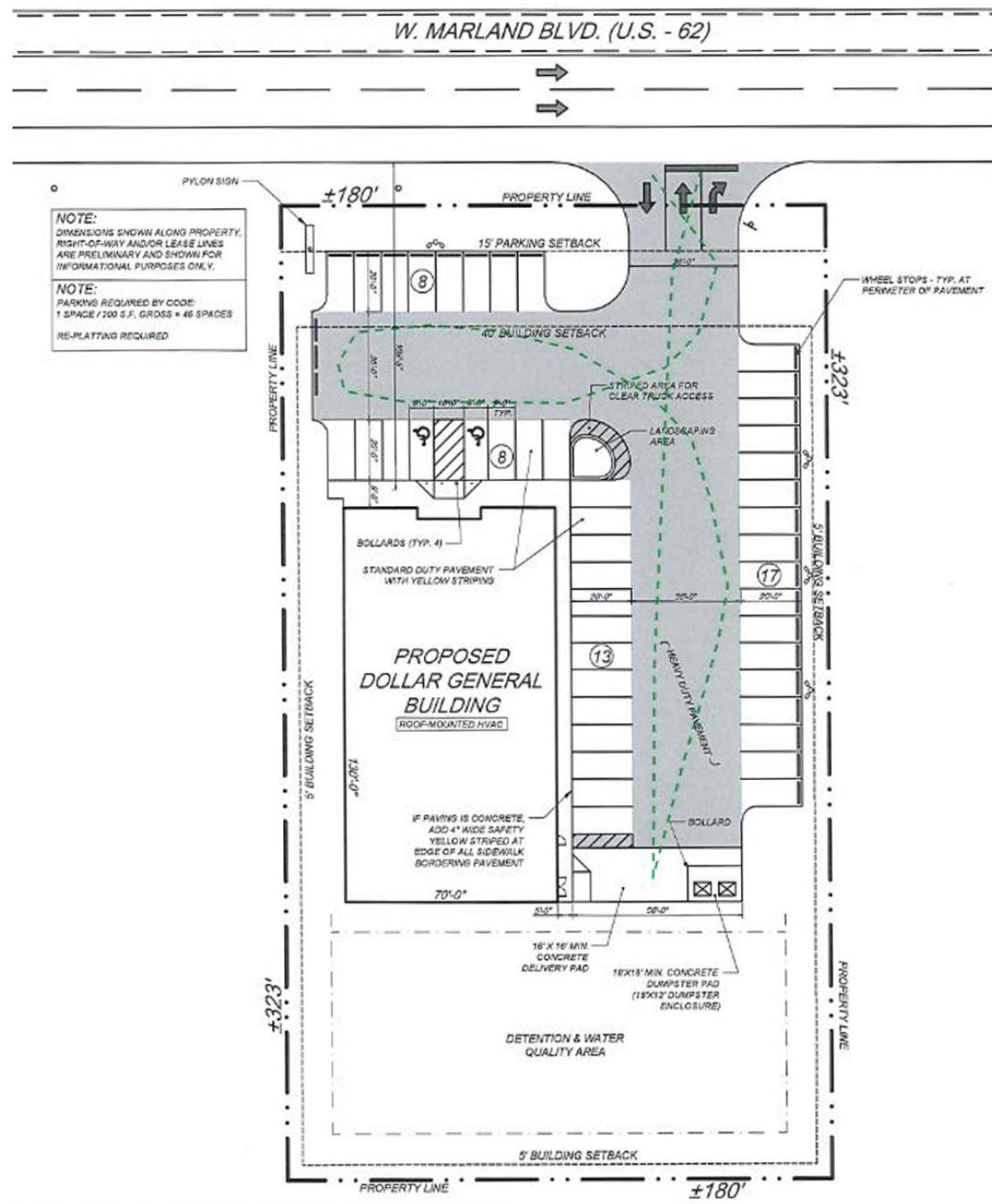








Actual Property



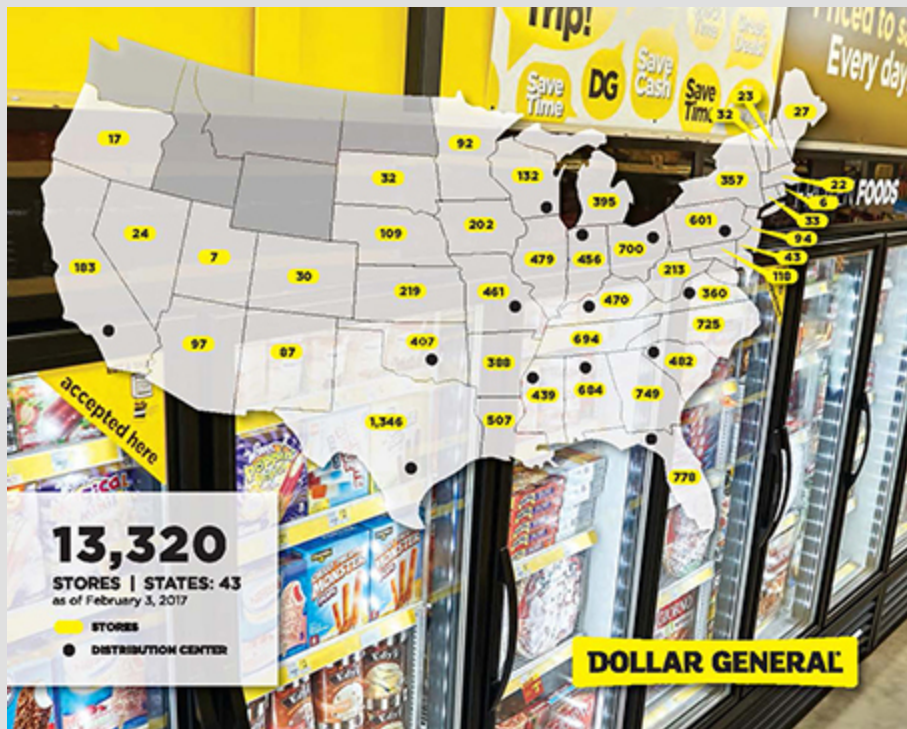
TENANT SUMMARY

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 July 2018)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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BROKER OF RECORD

TAI BIXBY

KW Commercial - Santa Fe - NM

NM #40315

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