



TRINITY

REAL ESTATE INVESTMENT SERVICES



GROWING NW HOUSTON MARKET DOLLAR GENERAL - 14 YEARS

37549 FM 1774, MAGNOLIA, TX 77355

\$1,692,740

6.2% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

MAGNOLIA, TX

\$1,692,740 | 6.2% CAP

- Northwest Houston Dollar General - 14 Year Absolute NNN Lease
- 38,550+ 5 Mile Population - Area Has Experiences Exponential Growth Since 2000
- Impressive 13.5% Population Growth Projected Over Next 5 Years
- State of Texas Recently Expanded HWY in Front of Subject Property to Meet Demand for Growing Area
- Limited Retail Options for Local Residents
- \$94K Average Household Income Within 5 Miles of the Property
- Located Along FM 1774 - Strong Traffic Counts of 19,045+ VPD with Direct Access to Downtown Houston
- Large Concrete Parking Lot

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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MATT DAVIS

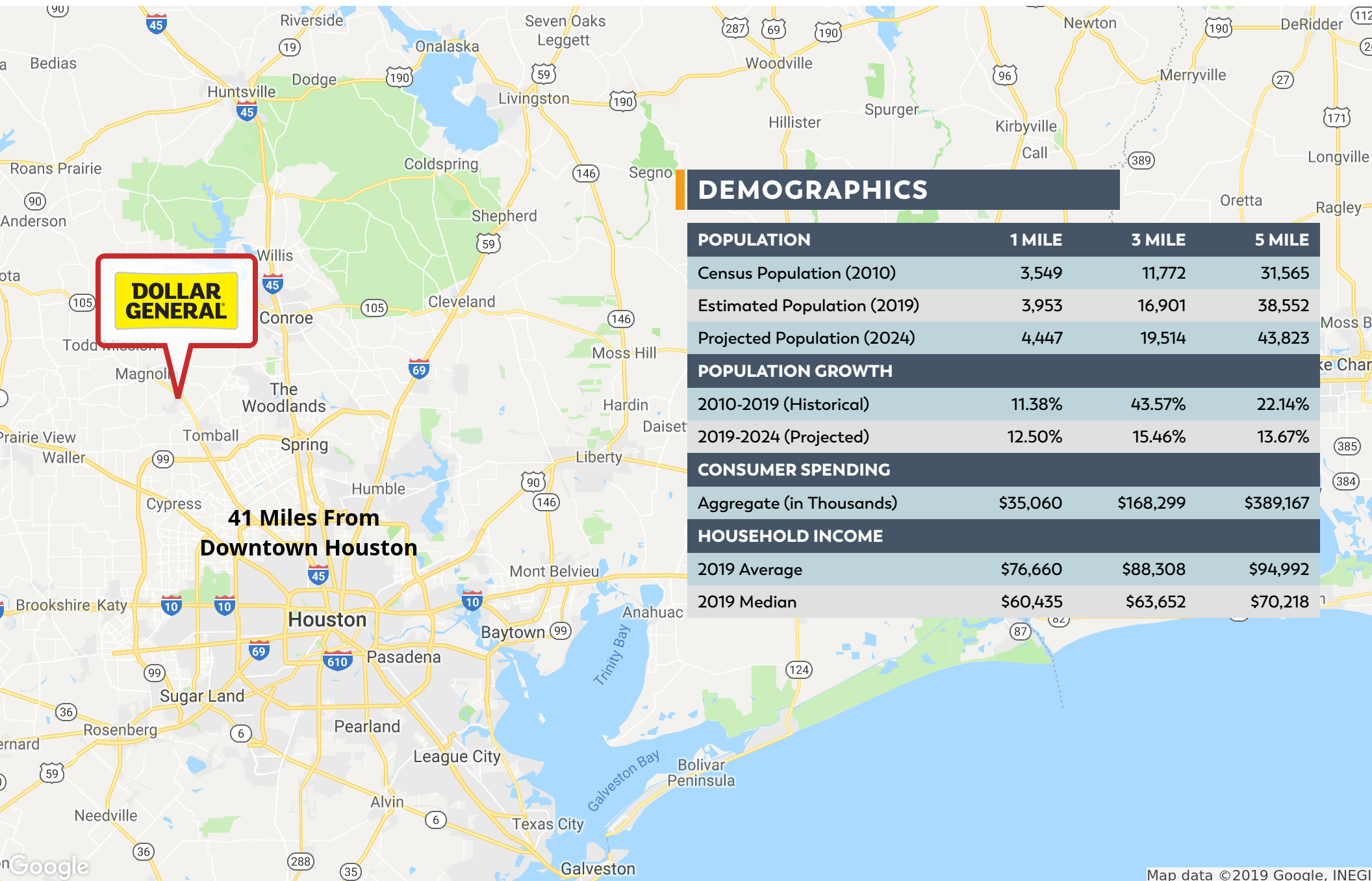
325.513.6406 | Matt@trinityreis.com

PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.37 AC
Year Built:	2018
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$187.54

LEASE OVERVIEW:

Remaining Lease Term:	14 Years
Rent Commencement:	9/24/2018
Lease Expiration:	9/30/2033
Base Annual Rent:	\$104,950
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:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	3,549	11,772	31,565
Estimated Population (2019)	3,953	16,901	38,552
Projected Population (2024)	4,447	19,514	43,823
POPULATION GROWTH			
2010-2019 (Historical)	11.38%	43.57%	22.14%
2019-2024 (Projected)	12.50%	15.46%	13.67%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$35,060	\$168,299	\$389,167
HOUSEHOLD INCOME			
2019 Average	\$76,660	\$88,308	\$94,992
2019 Median	\$60,435	\$63,652	\$70,218

Map data ©2019 Google, INEGI

RETAILER MAP

37549 FM 1774 | MAGNOLIA, TX



RETAILER MAP

37549 FM 1774 | MAGNOLIA, TX



RETAILER MAP

37549 FM 1774 | MAGNOLIA, TX



Magnolia Youth Park

Grocery Boulevard

HAPECO, INC.

Storage Spot

CIP/H Structural Engineering



DOLLAR GENERAL

1774 Magnolia Blvd - 19,045+ VPD

Actual Property

Key Demographics 5 Miles



Total Population
2019
38,552



Projected Growth
2019 - 2024
13.67%

**DOLLAR
GENERAL®**

1774

Magnolia Blvd - 19,045+ VPD

Actual Property

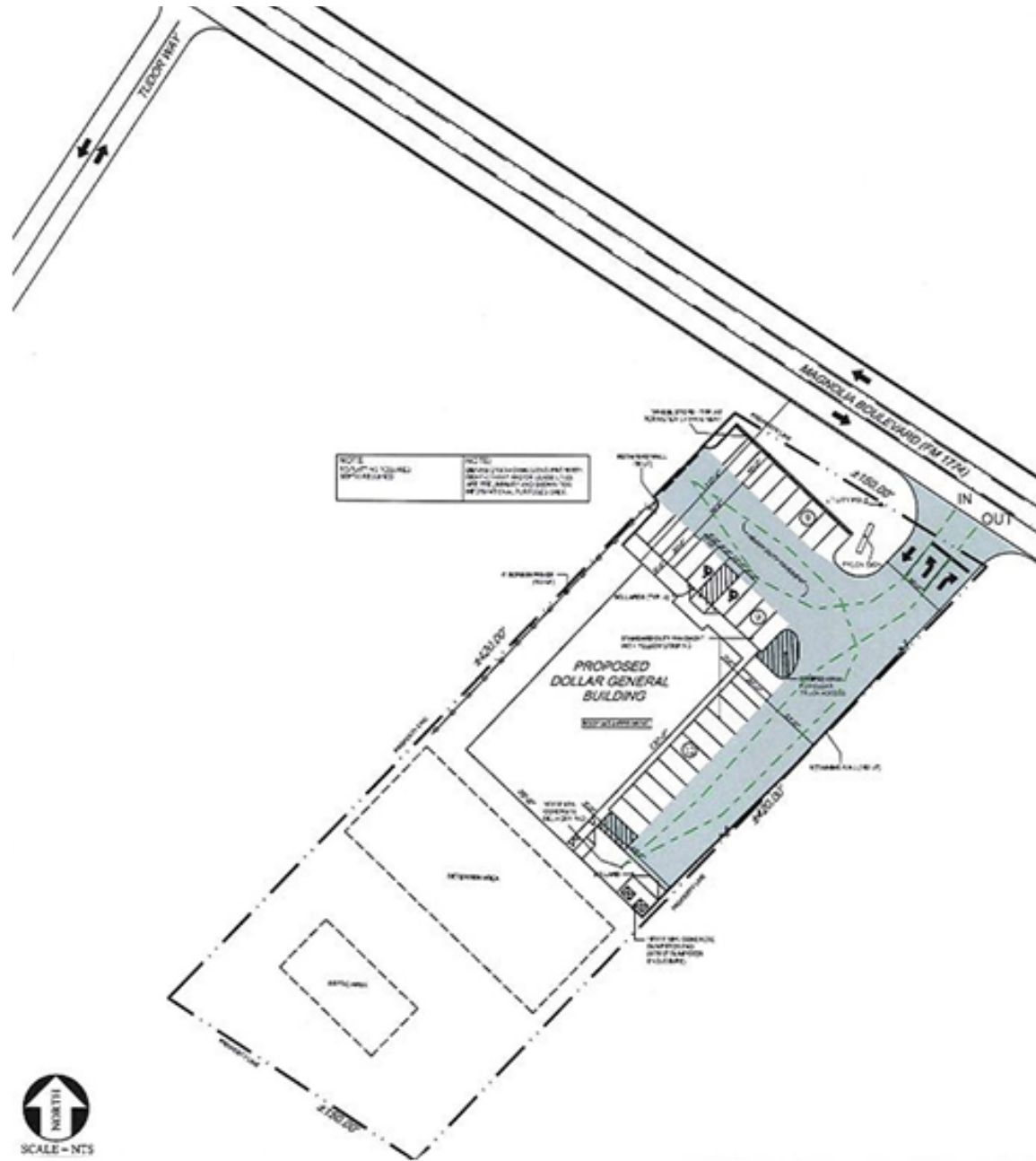




Actual Property

SITE PLAN

37549 FM 1774 | MAGNOLIA, TX



- The city of Magnolia, in Montgomery County, is poised for expansion with the arrival of SH 249 Toll Way and major corporations like ExxonMobil moving into the area. Montgomery County is nationally ranked as 7th in growth among US counties.
- Magnolia, TX is situated in the Houston-The Woodlands-Sugar Land MSA, the second most-populous MSA in Texas and fifth most-populous in the nation. While the city of Houston is the most-populous city in the state of Texas.
- The Greater Houston area produces a GDP of 478.6B. If Houston were a country, its economy would rank 24th in the world, larger than both Poland and Nigeria.
- Houston was ranked #1 on *Forbes* 'America's Fastest Growing Cities' in 2015, creating 86,200 jobs (a 2.8% increase) in 12 months ending April 2019.
- The Port of Houston is the largest port in the United States, and the 10th largest in the world, in terms of tonnage handled annually.
- 20 Fortune 500 companies are headquartered in Houston, 4th most in the US. Some of these companies include Phillips 66, Conoco Phillips, Enterprise Products Partners and Waste Management.

MAGNOLIA **5 MILE RADIUS** KEY DEMOGRAPHICS



38,552

2019 Total
Population



\$94,992

2019 Average
Household Income



13.67%

2019-2024
Growth/Yr:
Population

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
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EXCLUSIVELY MARKETING BY:

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