



NET REALTY
ADVISORS

OFFERED
FOR SALE

LISTED BY:

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DOLLAR GENERAL

15 YEAR ABSOLUTE NNN LEASE

POPULATION: 15,600 PEOPLE

BRAND NEW! OPENED 04/2019

1233 W Rusk (Highway 69), Jacksonville, TX 75766



Representative Photo



www.netrealtyadvisors.com

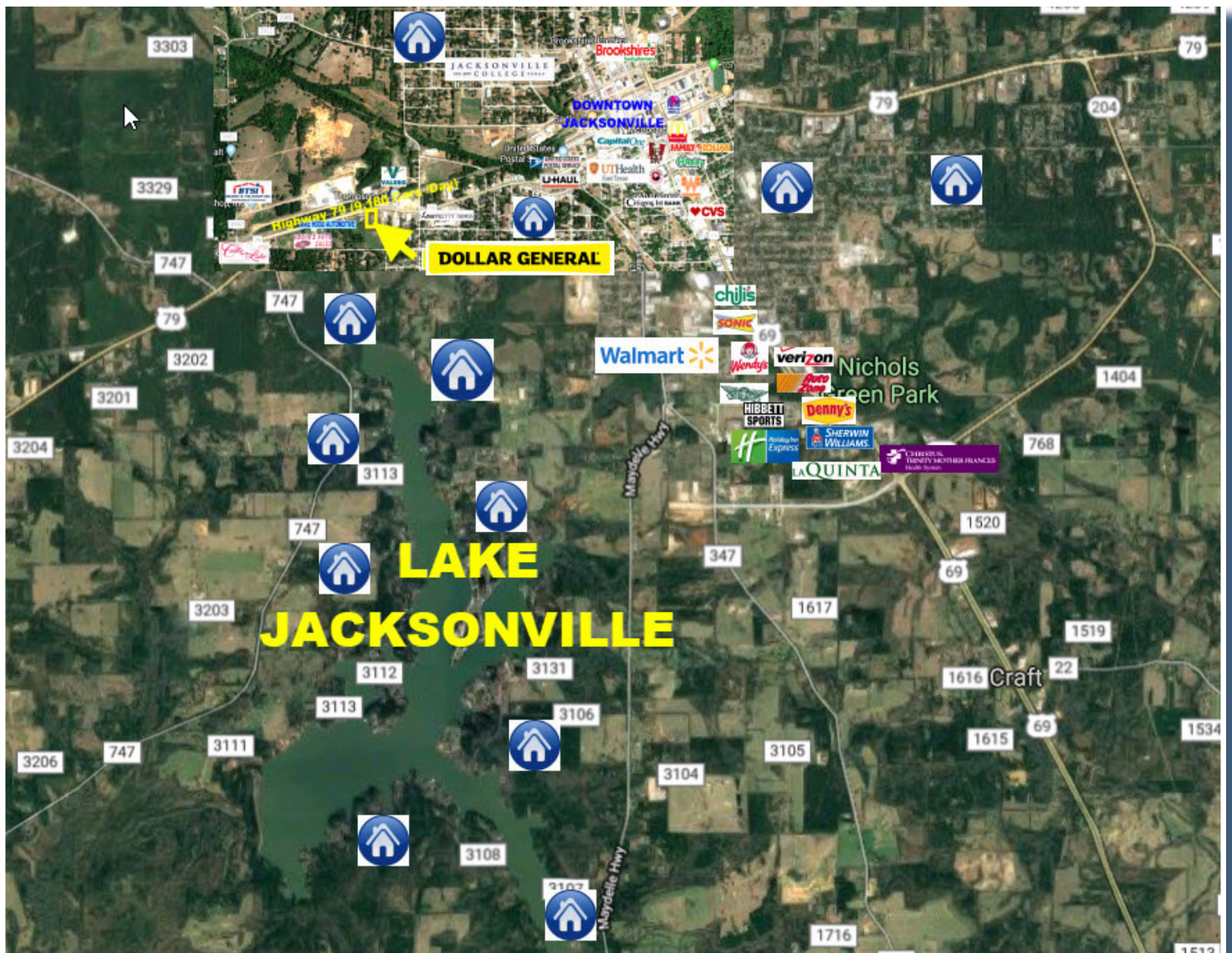
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AERIAL





NET REALTY
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NET LEASED PROPERTY SPECIALISTS

Dollar General
Jacksonville, Texas

800.727.3147

PROPERTY MAP



OFFERING SUMMARY

PRICING SUMMARY:



Asking Price: \$1,197,300 **

Selling CAP 6.35%

Year Built: 2019

Rent: \$76,033

Building Size: 9,023 SF

Lot Size: 1.496 Acres

TENANT SUMMARY:

Tenant Name: Dollar General

Guaranty Type: Corporate

Lease Type: Absolute NNN

Lease Term: 15 Years

Options: 3/5 Year Options
10% Increases

Lease Start: April 15th, 2019

Lease Term: April 30th, 2034

** Seller can close after August 16th, 2019



INVESTMENT HIGHLIGHTS

- Store Opened in April of 2019, 15 Year Absolute NNN Lease - No Landlord Responsibilities
- Excellent Frontage directly on Highway 79, Just North of Lake Jacksonville and Lake Home Communities. Traffic Count Exceeds 9,100 Cars per Day
- Population of 15,600 in a 3 Mile Radius and 3,800 within a 1 Mile Radius. Area Expects 15% Growth over Next 5 Years
- Jacksonville, just south of Tyler has a Population of 14,900. The Tyler/Jacksonville MSA has a Population of 221,000 People.
- Jacksonville College and the Baptist Missionary Association Theological Seminary are located in Jacksonville.
- Located on three major Texas highways, Jacksonville is a "hub" for transportation, offering a short drive to Dallas, Shreveport, and Houston. Tyler is also located within a comfortable, 30-minute drive.
- Dollar General: S&P BBB+ Rated, publicly trades on New York Stock Exchange as Symbol DG | Market Capitalization Exceeds \$31 Billion





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DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population:			
2024 Projection	4,003	16,386	20,735
2020 Estimate	3,822	15,500	20,032
2010 Census	3,704	15,000	18,007
Growth 2014-2024	5.08%	3.17%	3.97%
Growth 2010-2019	15.68%	3.37%	5.57%
2019 Population Hispanic Origin	3,077	6,212	6,973
2019 Population by Race:			
White	2,875	11,002	12,089
Black	618	3,344	3,931
Am. Indian & Alaskan	120	401	455
Asian	71	136	165
Hispanic & Pacific Islander	3	31	24
Other	34	245	370
U.S. Armed Forces	0	0	0
Households:			
2024 Projection	1,012	3,426	7,262
2020 Estimate	1,015	3,303	7,001
2010 Census	863	3,235	6,624
Growth 2014-2024	5.41%	3.17%	3.67%
Growth 2010-2019	17.31%	3.49%	5.61%
Owner Occupied	675	2,170	4,772
Renter Occupied	339	1,256	2,489
2019 Avg Household Income	\$44,706	\$47,689	\$52,724
2019 Med Household Income	\$30,294	\$34,688	\$37,903
2019 Households by Household Inc:			
<\$25,000	414	2,076	2,404
\$25,000 - \$50,000	270	1,515	1,911
\$50,000 - \$75,000	153	805	1,125
\$75,000 - \$100,000	153	386	375
\$100,000 - \$150,000	37	137	353
\$150,000 - \$200,000	0	0	230
\$200,000+	27	130	150
	10	77	100

PROPERTY MAP





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SITE PLAN

