

# DOLLAR GENERAL®

5720 LEOPARD ST | CORPUS CHRISTI, TX 78408



**DG**

**\$1,516,500 | 6.0% CAP  
CORPORATE LEASE**

\*Representative Photo

**IREA** CELEBRATING 20 YEARS



# I REA

INVESTMENT REAL ESTATE ASSOCIATES

## OFFICE

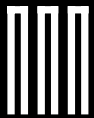
16501 Ventura Blvd. Suite 448  
Encino, CA 91436  
Phone: 818.386.6888  
Fax: 818.386.2805

[www.irea.com](http://www.irea.com)

## LISTING AGENT

### CHRIS THOMPSON

Senior Partner  
818-522-4792  
[chris@irea.com](mailto:chris@irea.com)  
DRE | 01205918



BROKER OF RECORD

### GAVIN KAM

Net Realty Advisors LLC  
972-661-8476  
[gavin@netrealtyadvisors.com](mailto:gavin@netrealtyadvisors.com)  
Texas Real Estate Broker #596860  
12700 Hillcrest Road, #125  
Dallas, Texas 75230

DOLLAR GENERAL





DOLLAR GENERAL®

## INVESTMENT SUMMARY

LIST PRICE	\$1,516,500
CAP RATE	6.0%
APPROX LOT SIZE	.91 AC
BUILDING SF	7,489 SF
YEAR BUILT	2016
BASE ANNUAL RENT	\$90,986

## DOLLAR GENERAL®

5720 LEOPARD ST | CORPUS CHRISTI, TX 78408

## LEASE OVERVIEW

TENANT	Dollar General
GUARANTOR	Dollar General Corporate
REMAINING LEASE TERM	About 12 Years
RENT COMMENCEMENT	4/2/2016
LEASE EXPIRATION	3/31/2031
LEASE TYPE:	NNN
OPTIONS & INCREASES	Three (3), 5-Year; 10%

## GENERAL EXPENSES AND RESPONSIBILITIES

INSURANCE	Paid by Tenant
PARKING LOT MAINTENANCE	Paid by Tenant
PROPERTY TAXES	Paid by Tenant
ROOF & STRUCTURE	Paid by Tenant
HVAC	Paid by Tenant



# THE PROPERTY 02



**DELUXE  
INN**

ABC&S  
Company

45,000 VPD

**PLAZA  
INN**



12,000 VPD



**WINDWATER  
INN & SUITES**

**AUSTIN  
PUMP & SUPPLY**

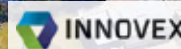


**Club Car**

Universal Wellhead  
Services

A&L Industrial

P&K Services



Coastal Diesel  
Injection

Coastal Bend  
Truck Sales

**DOLLAR GENERAL**



Gibson Elementary  
School

**358  
TEXAS**

**358  
TEXAS**



**DOLLAR GENERAL**





# DOLLAR GENERAL®

THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.

LEASE TYPE	NNN
ADDRESS	5720 Leopard St, Corpus Christi, TX 78408
REMAINING LEASE TERM	11 1/2 Years Remaining
RENT COMMENCEMENT	April 2, 2016
LEASE EXPIRATION	March 31, 2031
APPROX. LOT SIZE	.91 AC
BUILDING SQUARE FEET	7,489 SF
YEAR BUILT	2016



\*Representative Photo

## INVESTMENT HIGHLIGHTS

PRICE: **\$1,516,500**

CAP: **6.0%**



### **Absolute NNN Lease**

Original 15 Year Absolute NNN Lease  
11 1/2 Years Remaining



### **Newer Metro Concept Store**

Built in 2016



### **Location**

Only 3 miles E from the Corpus Christi  
International Airport and less than a 10 minute  
drive from Christus Spohn Hospital



### **Location**

25 Minutes NW of Padre Island  
1,000,000 Annual Visitors



### **Demographics**

5 Mile 2019 Population 81,392



### **Traffic**

Right off Interstate 37, Only Major Interstate In  
and Out of Corpus Christi





Dollar General Corporation has been delivering value to shoppers for 80 years through its mission of Serving Others. 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, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations.

Dollar General operated 15,597 stores in 44 states as of May 3, 2019. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Learn more about Dollar General at [www.dollargeneral.com](http://www.dollargeneral.com).

## TYPE

Publicly Traded  
Stock Symbol DG

## GUARANTOR

Dollar General Corporate

## LEASE TYPE

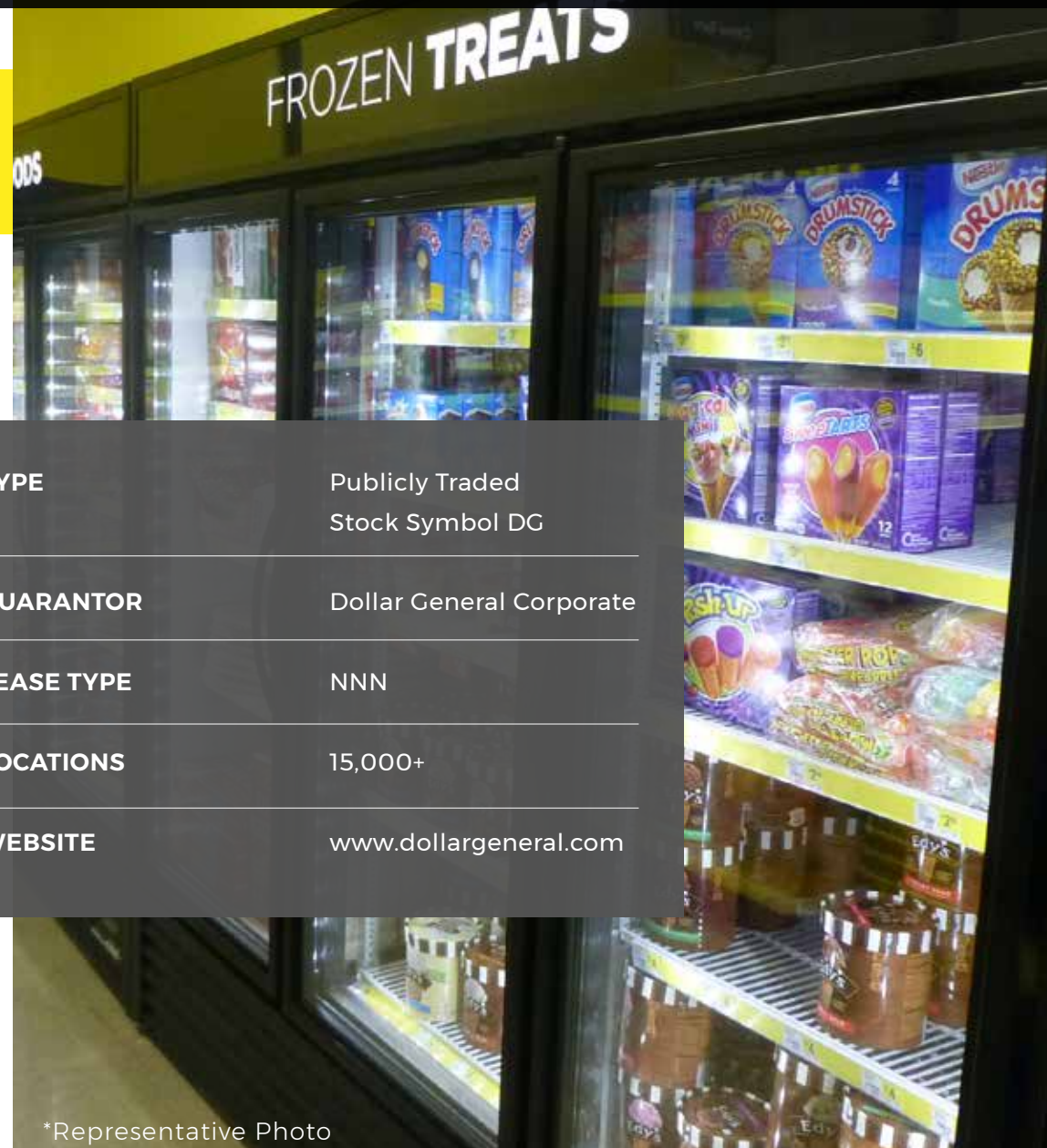
NNN

## LOCATIONS

15,000+

## WEBSITE

[www.dollargeneral.com](http://www.dollargeneral.com)



\*Representative Photo



123rd Ranking on the  
Fortune 500 List



\$25.6 Billion in Sales  
in Fiscal Year 2018



135,000 +/-  
Employees



\*Representative Photo



## CORPUS CHRISTI, TEXAS

Corpus Christi is one of the most popular vacation destinations on the Gulf Coast and the largest coastal city in Texas with over 1,000,000 annual visitors to Padre Island. The county seat of Nueces County, it also extends into Aransas, Kleberg, and San Patricio counties.

The city's population was estimated to be 325,733 in 2016, making it the eighth-most populous city in Texas. At the 2010 Census, 305,215 people resided in Corpus Christi, a 10.0% increase since 2000. The Port of Corpus Christi is the fifth-largest in the United States. The region is served by the Corpus Christi International Airport.

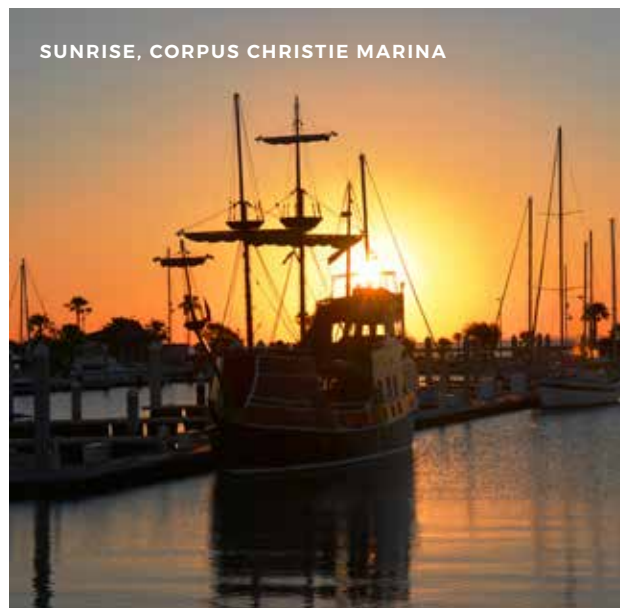
Visitors can enjoy nine beaches, including North Beach, Mustang Island State Park, the Padre Island National Seashore, and fishing at Bob Hall pier at Padre Balli Park. For history, turn to the USS Lexington Museum on the Bay and the exhibits at the Corpus Christi Museum of Science and History.

The majority of the population is employed in the services, wholesale and retail trades, and government sectors. Corpus Christi is home to Naval Air Station Corpus Christi providing 6,200 civilian jobs to the local economy, making it the single largest employer in the city. Other large employers include CHRISTUS Spohn Health System at 5,400 local employees, the Corpus Christi Independent School District with 5,178, H-E-B at 5,000, and Bay Ltd at 2,100. Other companies based in Corpus Christi include Stripes Convenience Stores and AEP Texas.

THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.



CORPUS CHRISTIE MARINA



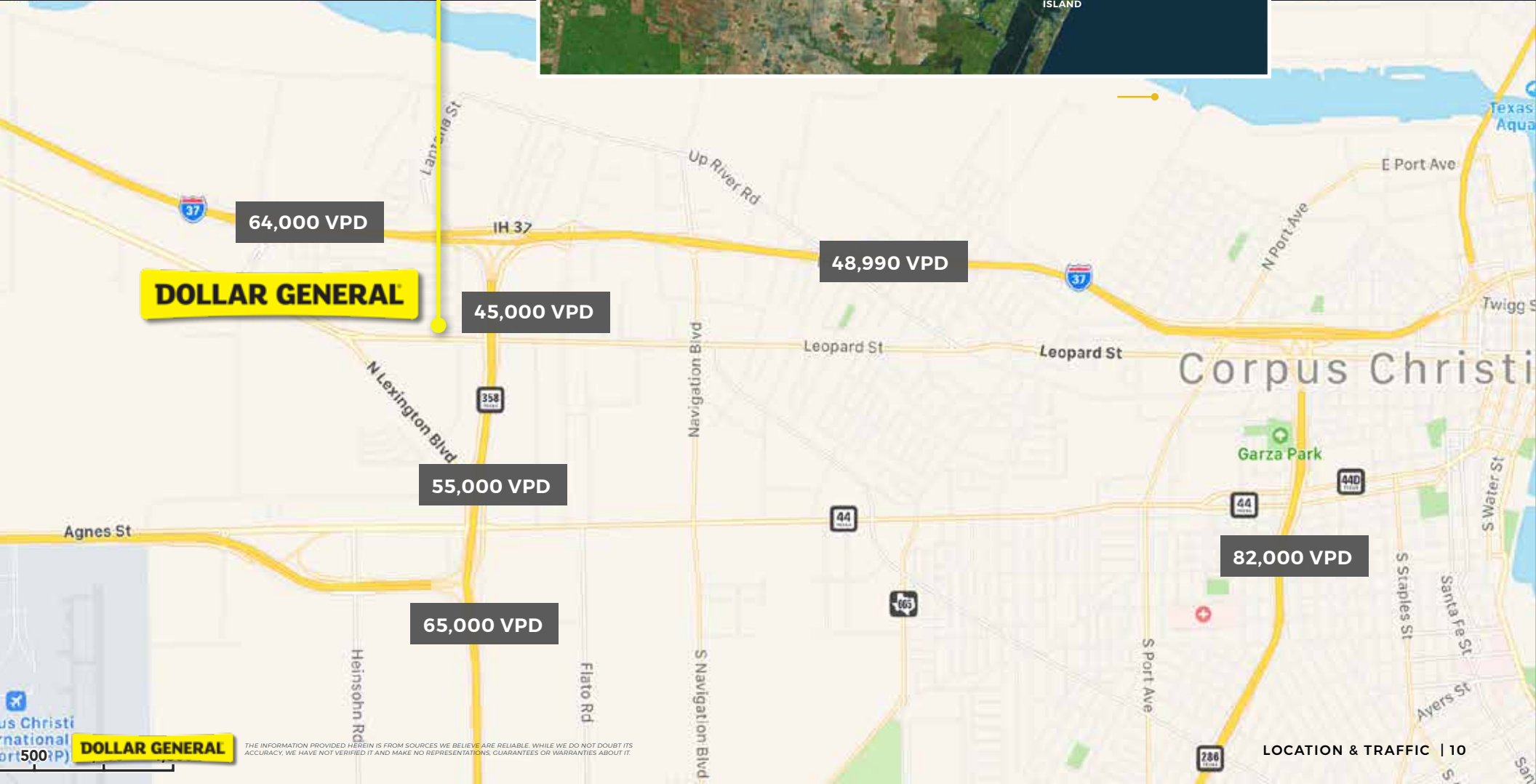
SUNRISE, CORPUS CHRISTIE MARINA



SCHLITTERBAUN



LOCATION & TRAFFIC



THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE, WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.





# DEMOGRAPHICS

## DEMOGRAPHICS & INCOME (5-MILE RADIUS)

Summary	Census 2010	2019	2024
Population	77,063	81,392	83,816
Households	26,107	27,548	28,449
Families	17,651	18,464	19,005
Average Household Size	2.83	2.82	2.82
Owner Occupied Housing Units	14,213	13,733	14,033
Renter Occupied Housing Units	11,894	13,814	14,415
Median Age	35.1	36.2	37.7
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.59%	1.59%	0.77%
Households	0.65%	1.55%	0.75%
Families	0.58%	1.53%	0.68%
Owner HHs	0.43%	1.63%	0.92%
Median Household Income	2.45%	2.50%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	6,228	22.6%	5,624	19.8%
\$15,000 - \$24,999	4,689	17.0%	4,384	15.4%
\$25,000 - \$34,999	3,589	13.0%	3,546	12.5%
\$35,000 - \$49,999	4,376	15.9%	4,530	15.9%
\$50,000 - \$74,999	4,273	15.5%	4,873	17.1%
\$75,000 - \$99,999	2,086	7.6%	2,502	8.8%
\$100,000 - \$149,999	1,646	6.0%	2,134	7.5%
\$150,000 - \$199,999	404	1.5%	551	1.9%
\$200,000+	253	0.9%	302	1.1%
Median Household Income	\$32,445		\$36,618	
Average Household Income	\$45,156		\$51,453	
Per Capita Income	\$15,544		\$17,722	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,947	7.7%	5,871	7.2%	6,019	7.2%
5 - 9	5,918	7.7%	5,708	7.0%	5,701	6.8%
10 - 14	5,604	7.3%	5,546	6.8%	5,529	6.6%
15 - 19	5,691	7.4%	5,391	6.6%	5,504	6.6%
20 - 24	5,212	6.8%	5,519	6.8%	5,349	6.4%
25 - 34	10,090	13.1%	11,433	14.0%	11,030	13.2%
35 - 44	8,884	11.5%	9,271	11.4%	10,055	12.0%
45 - 54	10,781	14.0%	9,362	11.5%	9,218	11.0%
55 - 64	8,496	11.0%	9,868	12.1%	9,721	11.6%
65 - 74	5,089	6.6%	7,257	8.9%	8,385	10.0%
75 - 84	3,699	4.8%	4,150	5.1%	5,126	6.1%
85+	1,652	2.1%	2,016	2.5%	2,180	2.6%

## THE NUMBERS

5-MILE RADIUS FROM PROPERTY

### Total Population

2010	77,063
2019	81,392
2024*	83,816

**Projected Growth Rate 2.89%**

### Total Households

2010	26,107
2019	27,548
2024*	28,449

**Projected Growth Rate 3.1%**

### Average Household Income

2019	\$45,156
2024*	\$51,453

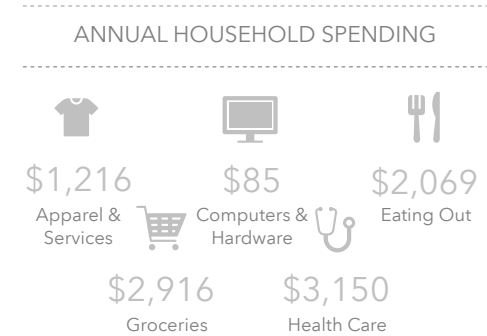
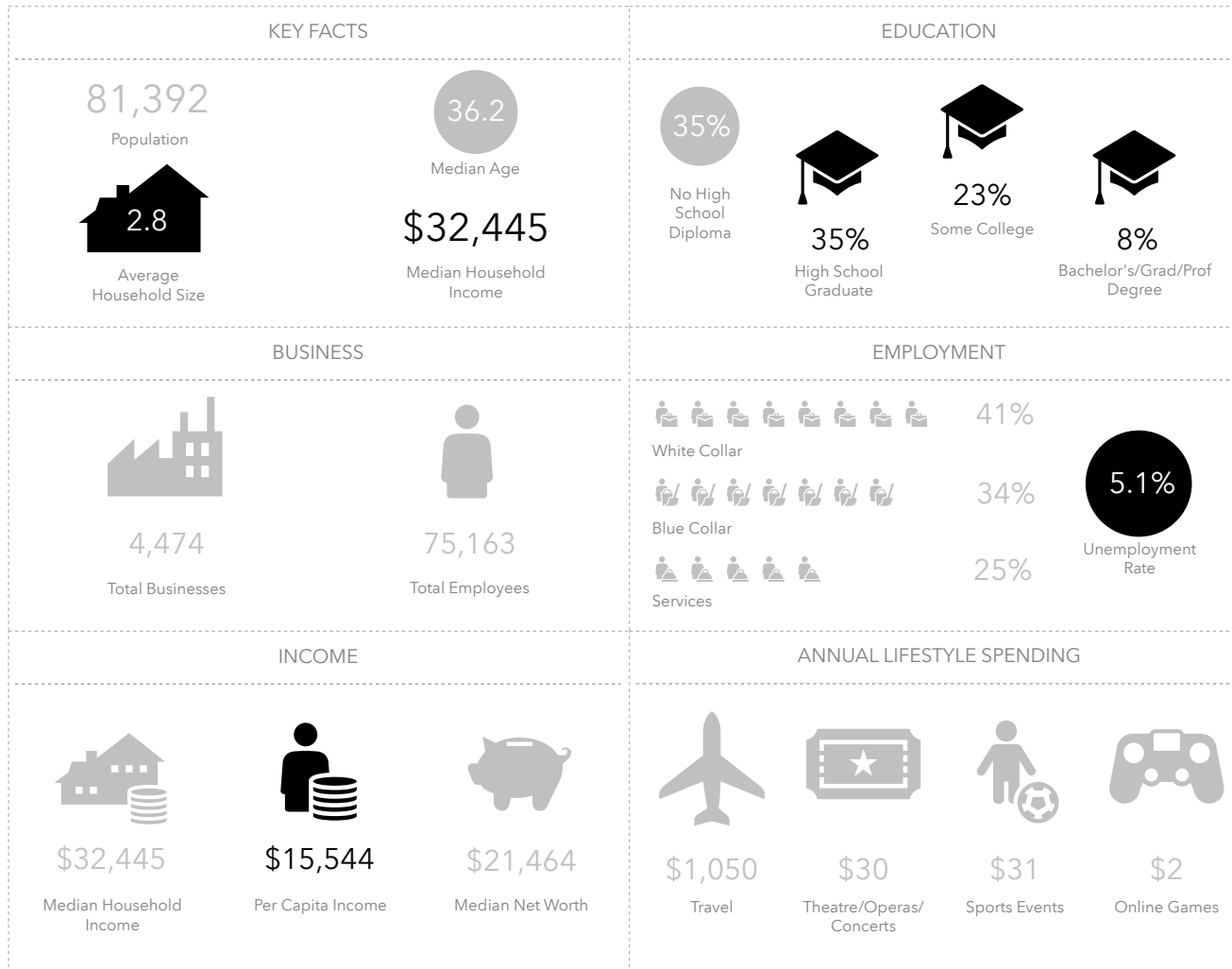
**Projected Growth Rate 12.2%**

### Renter Occupied Housing Units

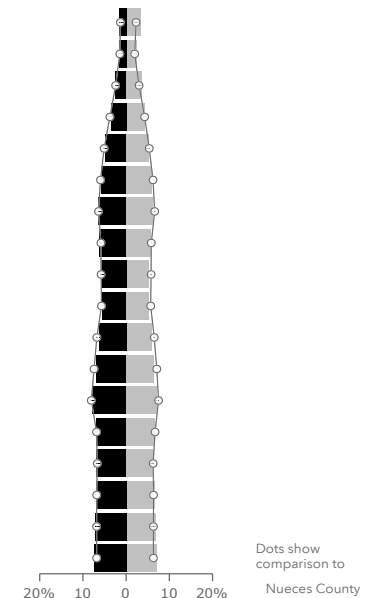
2010	11,894
2019	13,814
2024*	14,415



### 5-MILE RADIUS FROM PROPERTY



Age Pyramid



Sources: IREA; ESRI Information Services; U.S. Census Bureau of Labor Statistics; Wikipedia.





## 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.*

11-2-2015

# BROKER OF RECORD

### 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.

Net Realty Advisors LLC	596860	<a href="mailto:gavin@netrealtyadvisors.com">gavin@netrealtyadvisors.com</a>	972-661-8476
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gavin M. Kam	493003	<a href="mailto:gavin@netrealtyadvisors.com">gavin@netrealtyadvisors.com</a>	972-661-8476
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0



# IREA

16501 Ventura Blvd. Suite 448  
Encino, CA 91436  
Phone: 818.386.6888  
Fax: 818.386.2805

[www.irea.com](http://www.irea.com)

\*Representative Photo



**BROKER OF RECORD**

Gavin Kam  
Net Realty Advisors LLC  
Texas Real Estate Broker #596860  
12700 Hillcrest Road, #125  
Dallas, TX 75230

## Chris Thompson

Senior Partner  
(818) 574-5102  
[chris@irea.com](mailto:chris@irea.com)  
01205918

# DOLLAR GENERAL®

## DOLLAR GENERAL®

**\$1,516,500 | 6.0% CAP**  
CORPORATE LEASE

5720 LEOPARD ST | CORPUS CHRISTI, TX 78408