



TRINITY  
REAL ESTATE INVESTMENT SERVICES



TEXAS DOLLAR GENERAL LOCATED IN GROWING COMMUNITY

TX-36, ABILENE, TX 79510

**\$1,418,406**  
6.35% CAP

TRINITYREIS.COM

Actual Property



**DOLLAR  
GENERAL**

ABILENE, TX

**\$1,418,406 | 6.35% CAP**

- New Development Dollar General - November 2019 Delivery Date
- Affluent and Growing Area - Average HH Income Over \$117K Within 5-Miles of Property
- Population Has Increased 50% Within 5 Miles of Property Since 2000
- Desirable Bedroom Community of Abilene, Texas (120,000 Population)
- Several New Residential Projects Completed and Planned Around Town of Potosi
- Property Located off HWY 36 - Just South of Abilene Regional Airport

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

325.864.9775 | B.Blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | Chance@trinityreis.com

**MATT DAVIS**

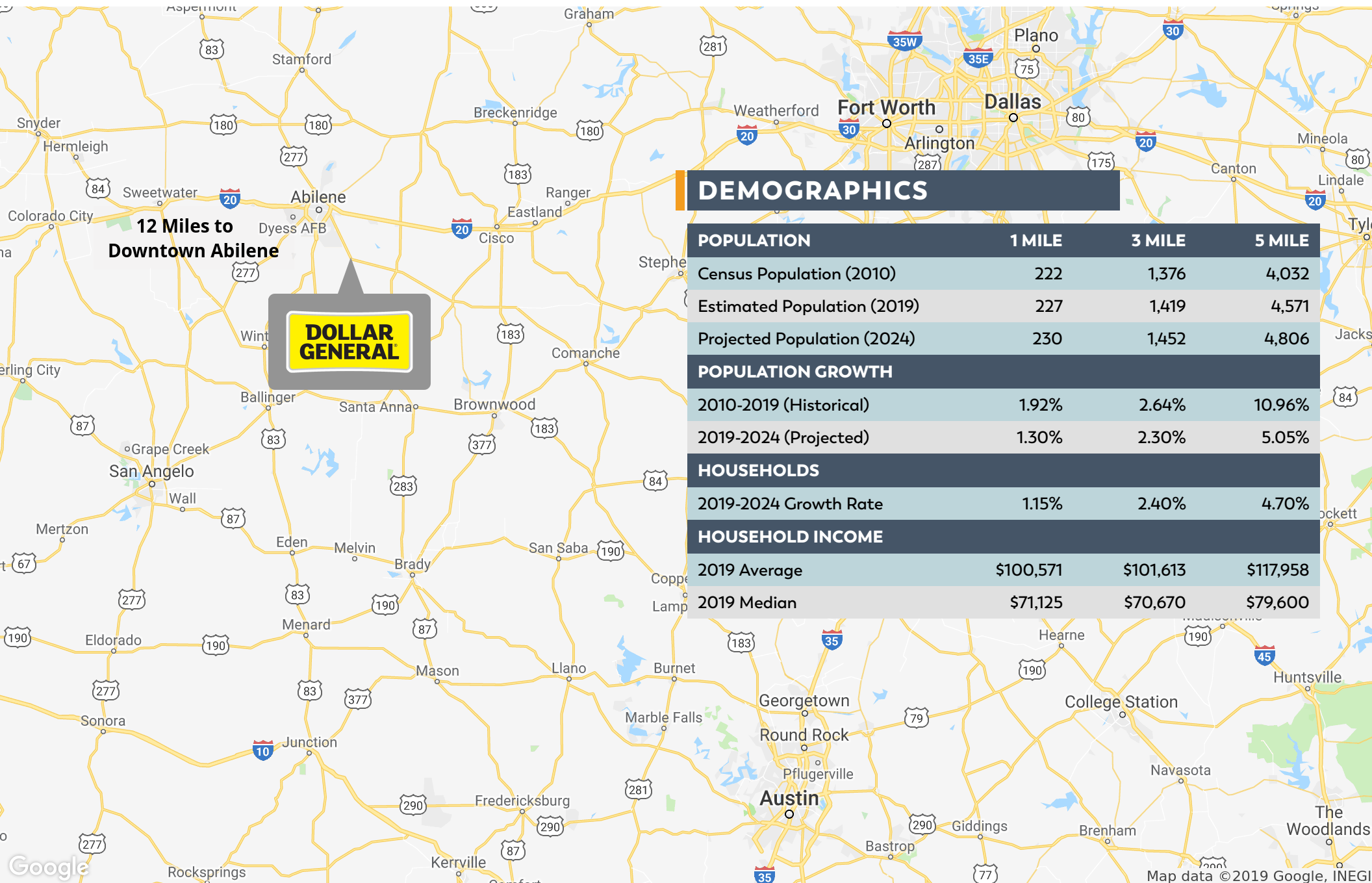
325.513.6406 | Matt@trinityreis.com

## PROPERTY DETAILS:

Building Area:	<b>9,026 SF</b>
Land Area:	<b>1.38 AC</b>
Year Built:	<b>2019</b>
Guarantor:	<b>Dollar General Inc. (NYSE: DG)</b>
Price (Psf):	<b>\$157.15</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>15 Years</b>
Rent Commencement:	<b>Est. November 2019</b>
Lease Expiration:	<b>11/30/2034</b>
Base Annual Rent:	<b>\$90,069</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>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Tenant</b>
HVAC:	<b>PAID BY Tenant</b>



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	222	1,376	4,032
Estimated Population (2019)	227	1,419	4,571
Projected Population (2024)	230	1,452	4,806
POPULATION GROWTH			
2010-2019 (Historical)	1.92%	2.64%	10.96%
2019-2024 (Projected)	1.30%	2.30%	5.05%
HOUSEHOLDS			
2019-2024 Growth Rate	1.15%	2.40%	4.70%
HOUSEHOLD INCOME			
2019 Average	\$100,571	\$101,613	\$117,958
2019 Median	\$71,125	\$70,670	\$79,600

- Abilene, TX is home to Dyess Air Force Base and several universities, the largest of which is Abilene Christian University.
- Dyess AFB spans almost 6,500 acres and is home to over 13,000 military and civilians.
- Abilene Christian University was founded in 1906 and boasts a student body of over 5,000 full-time student body.
- Abilene is home to the Hendrick Health System which was the first hospital to permanently serve midwest Texas when it opened in 1924 and currently provides employment to over 3,000 Abilenians.
- Abilene is the principle city in the Abilene MSA which boasts a total population of approximately 170,000.

## ABILENE **5 MILE RADIUS** KEY DEMOGRAPHICS



4,571

2019 Total  
Population



\$117,958

2019 Average  
Household Income



5.05%

2019-2024  
Growth/Yr:  
Population



Store At  
Potosi

The Country  
Escape

## Key Demographics 5 Miles



Historical Growth  
2010-2019  
6.85%



Projected Growth  
2019 - 2024  
5.05%

**DOLLAR  
GENERAL**

FM-1750 - 1,450+ VPD

Actual Property



Under  
Construction

**DOLLAR  
GENERAL**

**DOLLAR  
GENERAL**

Deliverable  
November 2019

FM-1750 - 1,450+ VPD

Actual Property





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 15,472 stores in 44 states as of March 2019. 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:	15,472 (as of March 2019)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee



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# 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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