



TRINITY



# HOUSTON MSA DOLLAR GENERAL

3034 Farm to Market 359 Brookshire, TX 77423

**\$1,612,540**

6.20% CAP



Actual Property

TRINITYREIS.COM



**DOLLAR  
GENERAL**

BROOKSHIRE, TX

**\$1,612,540 | 6.2% CAP**

- Absolute NNN Lease TX Dollar General - Rent Commenced July 2018
- Just 35 Miles West of Houston in the Town of Pattison
- Pattison is Home to Royal HS and HDH Instruments (Large Local Employer Adjacent to Subject Property)
- Suburbs of West Houston (Katy, Cinco Ranch) Continue to Fuel Houston Growth
- Pattison is Located Due North of Brookshire With Direct Access to Interstate 10
- Great Frontage Along FM 1458 With 7,000+ VPD
- 10,000+ 5 Mile Population With Growing Population Trends
- Large Concrete Parking Lot on 1.0+ Acre Size Parcel

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

325.864.9775 | B.Blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | Chance@trinityreis.com

**MATT DAVIS**

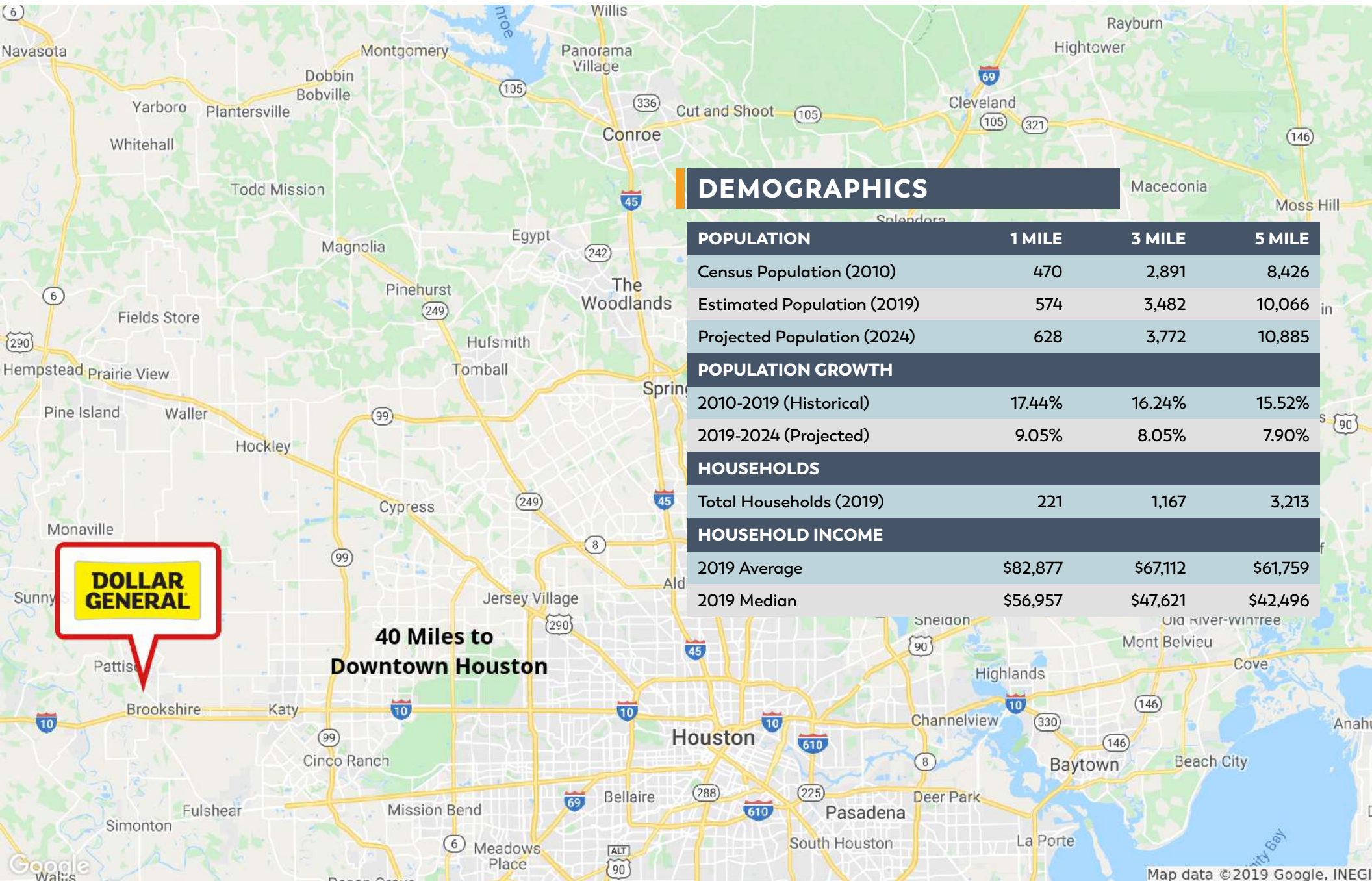
325.513.6406 | Matt@trinityreis.com

## PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.8 AC
Year Built:	2018
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$178.65

## LEASE OVERVIEW:

Remaining Lease Term:	13+ Years
Rent Commencement:	7/18/2018
Lease Expiration:	7/31/2033
Base Annual Rent:	\$99,978
Lease Type:	NNN
Scheduled Rent Increases:	In Option Periods
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)	470	2,891	8,426
Estimated Population (2019)	574	3,482	10,066
Projected Population (2024)	628	3,772	10,885
POPULATION GROWTH			
2010-2019 (Historical)	17.44%	16.24%	15.52%
2019-2024 (Projected)	9.05%	8.05%	7.90%
HOUSEHOLDS			
Total Households (2019)	221	1,167	3,213
HOUSEHOLD INCOME			
2019 Average	\$82,877	\$67,112	\$61,759
2019 Median	\$56,957	\$47,621	\$42,496



- Subject property is located 40 miles from downtown Houston. Houston is most populated city in Texas, and the 4th most populated city in the US, behind only New York City, Los Angeles, and Chicago.
- The Greater Houston area produces a GDP of 325.5B, which would rank as the world's 32nd largest economy.
- 23 Fortune 500 companies are headquartered in Houston, 2nd most in the US.
- Ranked #1 as Forbes' 'America's Fastest Growing Cities' in 2015.
- 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.
- Houston's diverse economy is internationally competitive in the fields of energy, aeronautics, shipping, and technology industries.
- Houston's three airports serve 55 million passengers annually, including over 10 million international passengers.

## BROOKSHIRE **5 MILE RADIUS** KEY DEMOGRAPHICS



10,066

2019 Total  
Population



\$61,759

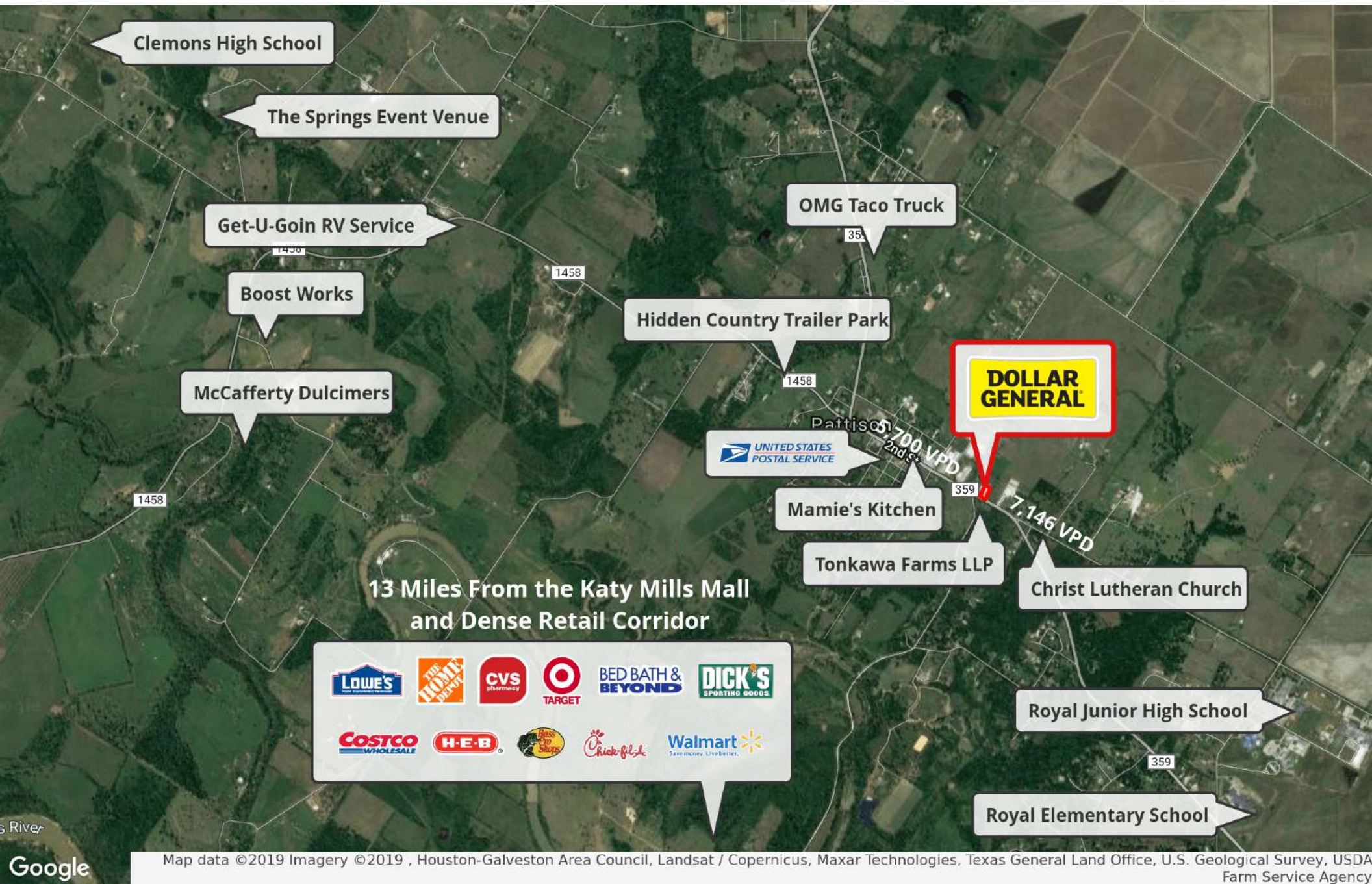
2019 Average  
Household Income



7.90%

2019-2024  
Growth/Yr:  
Population





Map data ©2019 Imagery ©2019 , Houston-Galveston Area Council, Landsat / Copernicus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

















## Key Demographics 5 Miles



Historical Growth  
2010 - 2018  
15.52%



Projected Growth  
2019 - 2024  
7.90%

Actual Property





Actual Property



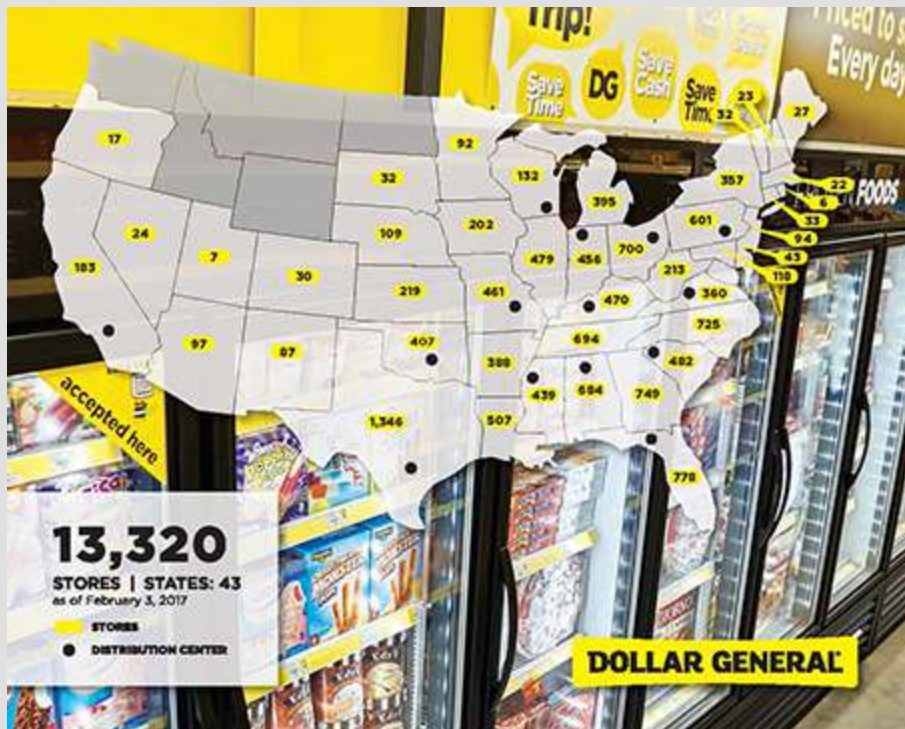
## TENANT SUMMARY

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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