



TRINITY

REAL ESTATE INVESTMENT SERVICES



TEXAS NEW DEVELOPMENT DOLLAR GENERAL

4050 E HWY 158, MIDLAND, TX 79706

\$1,563,249

6.4% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

MIDLAND, TX

\$1,563,249 | 6.4% CAP

- New Development Dollar General - Heart of Permian Basin - Largest Oil Field in the World
- 15-Year Absolute NNN Lease Rent Commenced 2017
- 34,000+ 5-Mile Population - Strong Population Growth Projected Over Next 5 Years
- Steady Oil Prices Have Created Economic Boom in Midland Which has Population Over 134,000
- Located at Intersection of 3 Different Roadways Combined Traffic Counts Around 11,000 Vehicles Per Day
- Desirable Wide and Shallow Floor Plan

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:

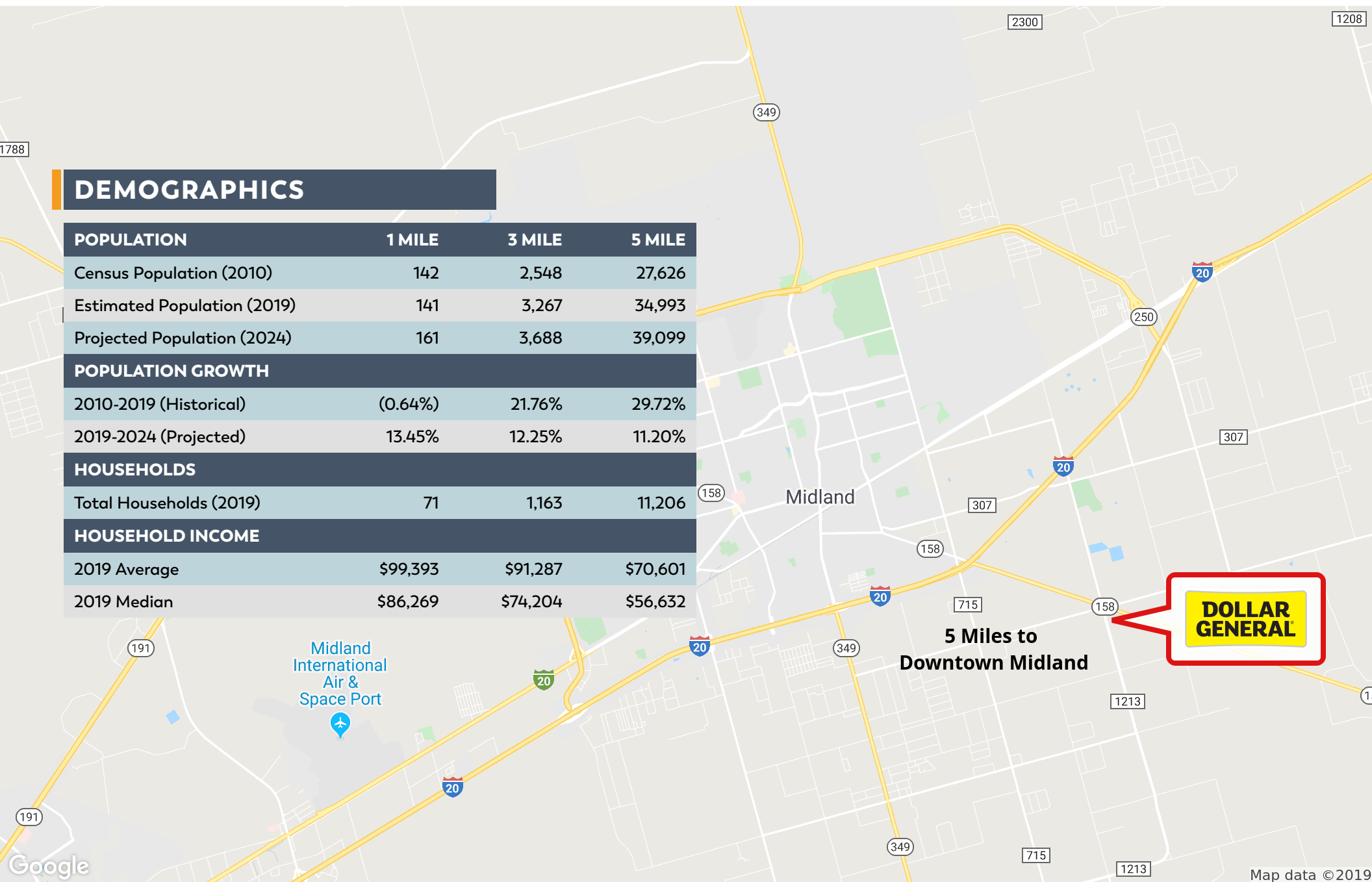
Building Area:	9,100 SF
Land Area:	1.94 AC
Year Built:	2017
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$171.79

LEASE OVERVIEW:

Remaining Lease Term:	12+ Years
Rent Commencement:	5/18/2017
Lease Expiration:	5/31/2032
Base Annual Rent:	\$100,048
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)	142	2,548	27,626
Estimated Population (2019)	141	3,267	34,993
Projected Population (2024)	161	3,688	39,099
POPULATION GROWTH			
2010-2019 (Historical)	(0.64%)	21.76%	29.72%
2019-2024 (Projected)	13.45%	12.25%	11.20%
HOUSEHOLDS			
Total Households (2019)	71	1,163	11,206
HOUSEHOLD INCOME			
2019 Average	\$99,393	\$91,287	\$70,601
2019 Median	\$86,269	\$74,204	\$56,632



- Midland is located in the Permian Basin of West Texas. The Permian Basin stretches across more than 75,000 sq mi. of ranchland in West Texas and New Mexico.
- Midland is expected to generate an average of 3.9 million barrels per day, roughly 1/3 of total U.S. total production in 2019. The Permian boom transformed America's place in global energy markets overnight.
- Midland MSA grew 4.60% over the course of 1 year, now home to over 155,000 residents. The West Texas city ranked 5th "Fastest Growing City" in 2019, according to *WalletHub*.
- Midland's unemployment rate is 3% which is 39% lower than the national average. Texas was rated #1 "State for Business" by *U.S. corporate executives & CNBC* in 2018.
- Midland boasts three business parks, creating unique opportunities for businesses to grow and thrive among acreage.
- Midland residents have the 2nd highest personal income in the U.S. Their residents have a high amount of disposable income to spend on housing, dining, and entertainment.

MIDLAND 5 MILE RADIUS KEY DEMOGRAPHICS



34,993

2019 Total
Population



\$70,601

2019 Average
Household Income



11.20%

2019-2024
Growth/Yr:
Population



Map data ©2019 Imagery ©2019 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency





Key Demographics 5 Miles



Total Population
2019
34,993



Projected Growth
2019 - 2024
11.20%

**DOLLAR
GENERAL**

1.94 AC | 9,100 SF



Actual Property



Actual Property



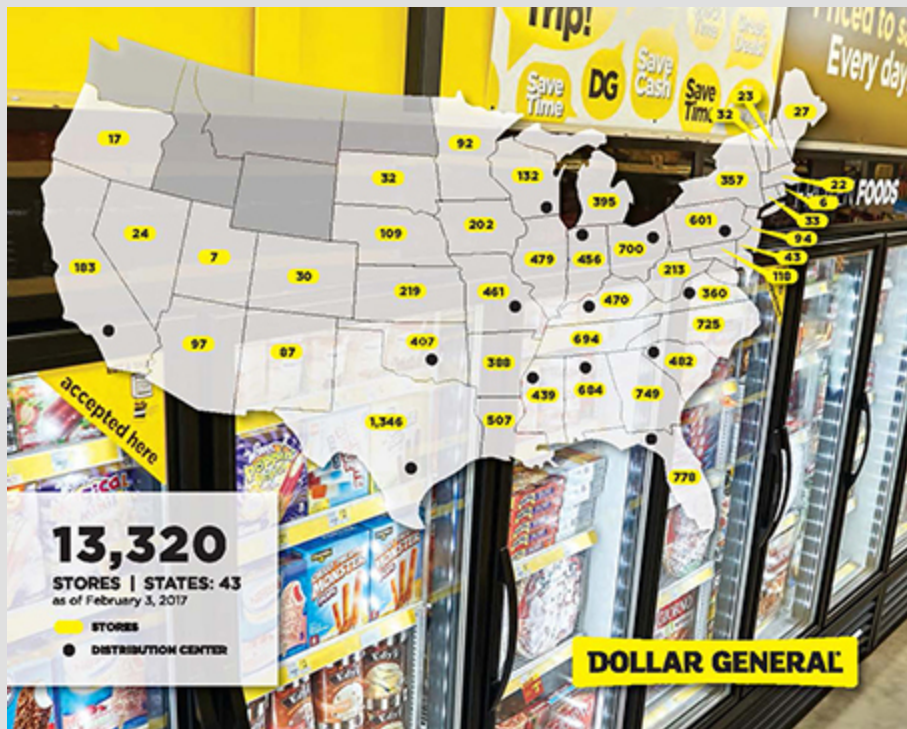
TENANT SUMMARY

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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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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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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