



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - UPGRADED CONSTRUCTION - 100K 5 MILE POP

4333 NORTH 10TH STREET, ABILENE, TX 79603

\$1,663,194

6.0% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

ABILENE, TX

\$1,663,194 | 6.0% CAP

- Rare Upgraded Construction Corner Entry Dollar General
- Upgraded on all 4 Sides of Building - Stone/Wood Construction
- 15-Year Absolute NNN Lease - Zero Landlord Responsibilities
- Very Dense Location - Surrounded by Neighborhoods and Schools
- Abilene has Population Over 110,000 and is Regional Hub for West/Central Texas - Home to Dyess Air Force Base, Contributing \$310M Yearly to Local Community
- Nearly 100K Population Within 5 Miles of Property
- Directly Across the Street From Lee Elementary (520 Students)
- Located at Corner of N 10th Street and N Pioneer Drive (16,000 VPD Combined)

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

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MATT DAVIS

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PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	.80 AC
Year Built:	2019
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$182.77

LEASE OVERVIEW:

Remaining Lease Term:	15 Years
Rent Commencement:	2/29/2020
Lease Expiration:	3/1/2035
Base Annual Rent:	\$99,792
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

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



		1 Mile	3 Mile	5 Mile
2010	Census	8,461	57,005	96,920
2020	Estimated	8,660	57,463	98,835
2025	Projected	8,784	58,052	100,304

POPULATION GROWTH



		1 Mile	3 Mile	5 Mile
2010 - 2020		2.00%	0.72%	1.68%
2020 - 2025		1.40%	1.00%	1.50%

HOUSEHOLD INCOME



		1 Mile	3 Mile	5 Mile
Median		\$45,873	\$41,509	\$43,638
Average		\$62,433	\$59,266	\$61,129

Demographic data provided by CoStar

**DOLLAR
GENERAL®**

3 Miles to
Downtown Abilene



ABILENE

Abilene is home to Abilene Christian University. Founded in 1906, the institution boasts a student body population of over 5,000. The city also holds Dyess Air Force Base which spans over 6,500 acres and accounts for 13,000 military members and civilians. Abilene is a central location for the surrounding area, providing shopping for several rural communities. The city has a current population of 170,000+ and continues to grow.

.55% Annually
2019 Population Growth



170,000+
2019 Total Population



\$42,766
2019 Median Household Income





DYESS AIR FORCE BASE

- Abilene is Home to Dyess Air Force Base. The Base is Owned by United States Air Force (USAF) and Operated by Air Combat Command (ACC). It is Currently Used as a Military Air Force Base and Supports the Pilot Training and Air Lift Capabilities for the USAF.
- About 13,000 Military and Civilian Personnel are Currently Residing at the Base.
- Dyess Air Force Base Contributed \$2.64 Billion to the Texas Economy & \$310 Million Yearly to Local Community.
- The Base Employs More Than 5,000 People, Making it the Single Largest Employer in the Area.

Dyess AFB
Golf Course

Dyess
Elementary



Image courtesy of Dyess

RETAILER MAP

4333 NORTH 10TH STREET | ABILENE, TX



RETAIL MAP

4333 NORTH 10TH STREET | ABILENE, TX







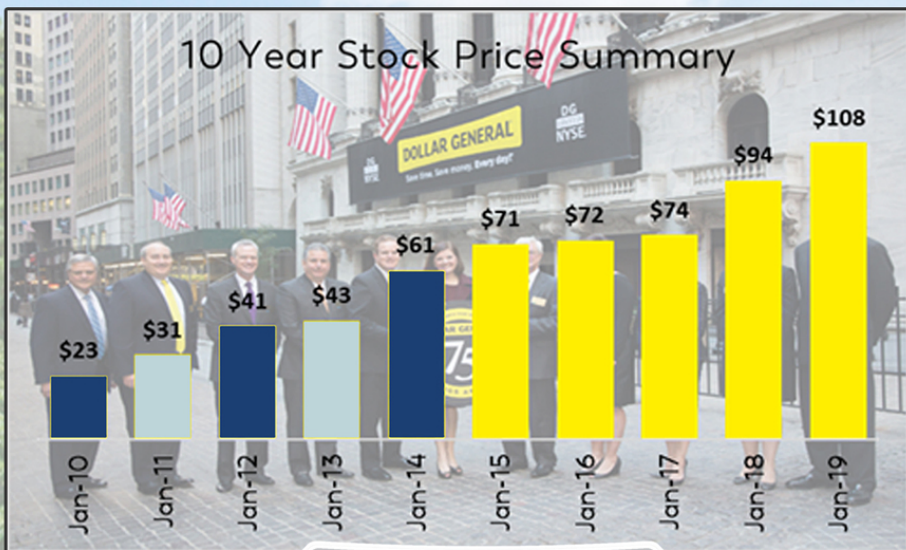


Actual Property



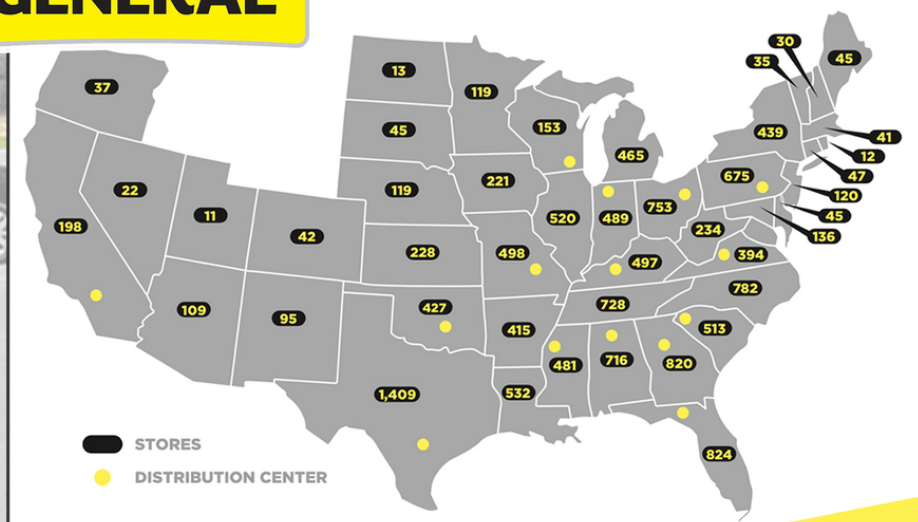
Actual Property

10 Year Stock Price Summary



DOLLAR GENERAL®

IN 44 STATES



81 Years
of Success



Publicly Traded Co.
NYSE: DG



BBB
S&P Rated



\$42B
Market Cap



15,400+
Locations

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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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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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