

Investment Highlights

Remarkable Location

The Property is situated near a major intersection along University Avenue, a primary arterial through Lubbock with daily reported traffic counts of 37,900 vehicles.

Strong Real Estate Fundamentals

Dollar General benefits from irreplaceable rent. Rents are below market for this location at under \$8.50 psf and well below replacement cost for a new build-to-suit. This provides high probability for future lease renewals and excellent repositioning opportunities upon lease renewal.

Rental Increases with Multiple Renewal Options

Dollar General is operating under a NN Lease, with rental increases every 5 years during primary and renewal terms. The tenant has two (2), five (5) year renewal options remaining.

National Investment Grade Tenant

Dollar General operates over 15,000 locations across the United States and generated nearly \$27.8 billion in total revenue in 2019. Dollar General has an investment grade credit rating, S&P: BBB.

Income Tax-Free State

Texas is known for its favorable business environment and is one of just 9 states that has no state income tax. The lack of state income tax can result in higher overall yields and simpler out-of-state ownership compared to investments in other states.

Excellent Market

Lubbock is the second largest city in west Texas. With over 250,000 in population, it benefits from a diverse economy, large universities, city amenities and affordable living. The Hub City continues to experience tremendous population growth.



PRICE:
\$1,090,000



Cap Rate:
7.00%

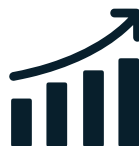
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NATIONAL
INVESTMENT GRADE TENANT



EXCELLENT
MARKET



RENTAL INCREASES
MULTIPLE RENEWAL OPTIONS



REMARKABLE
LOCATION



INCOME
TAX-FREE STATE