



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under
Construction

**DOLLAR
GENERAL**



CORPUS CHRISTI MSA DOLLAR GENERAL

FM RD 624 & MARY GROVER LN, ROBSTOWN, TX 78380

\$1,580,373

6.25% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR
GENERAL**

ROBSTOWN, TX

\$1,580,373 | 6.25% CAP

- New Development Texas Dollar General - Rent to March Commence 2020
- 15-Year Absolute NNN Lease - Zero Landlord Responsibility
- Strong Demographics - 25,000 5 Mile Population
- Corpus Christi MSA - 25 Miles West of the City
- Limited Retail Competition - Closest Dollar Store is 10 Miles Away
- Located Along FM 624 (7,500 VPD) with Great Visibility
- Dollar General Credit Rating (BBB) Same as Walgreens
- Texas is Income Tax Free State

EXCLUSIVELY MARKETING BY:

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PROPERTY DETAILS:

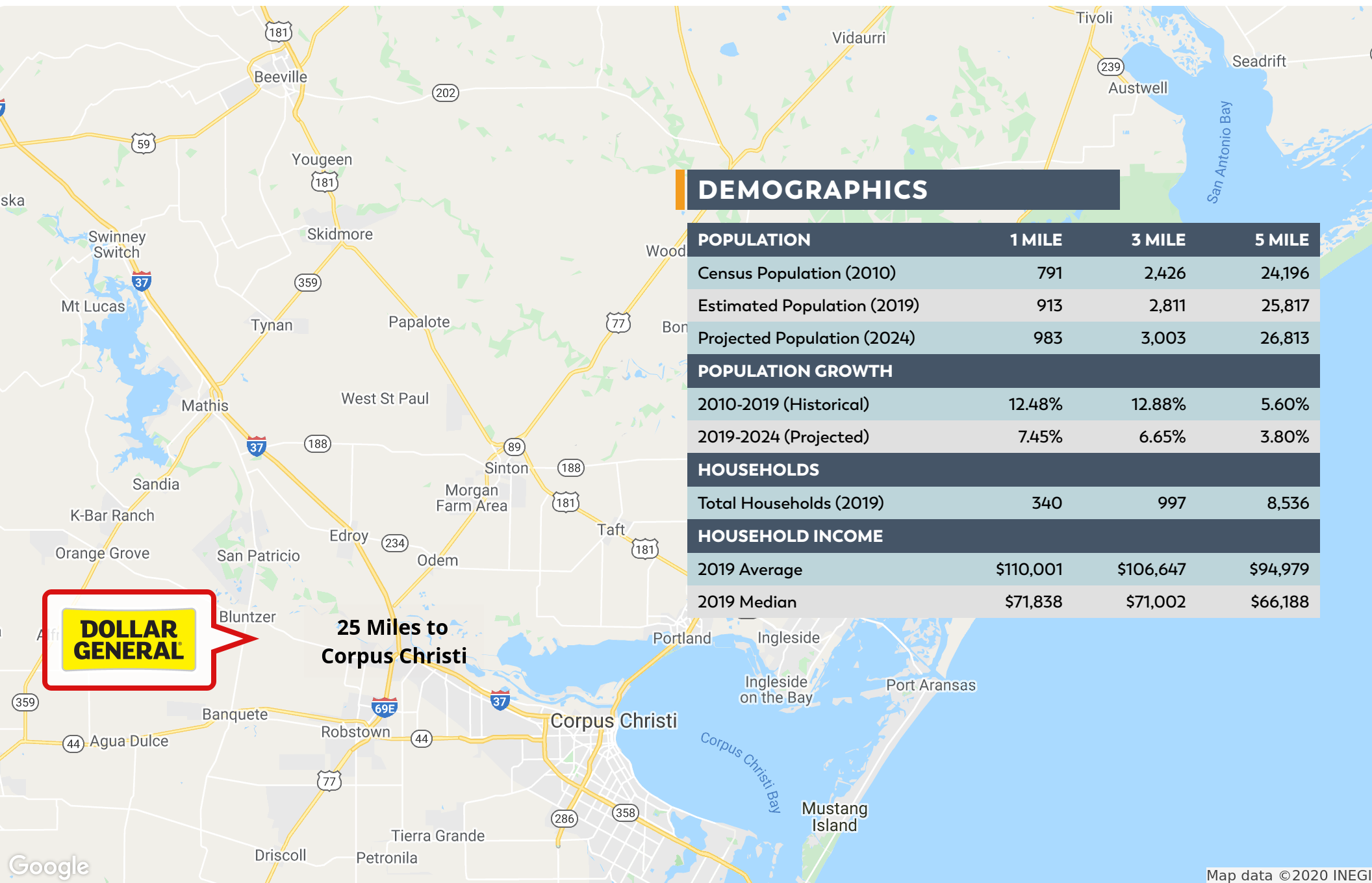
Building Area:	9,026 SF
Land Area:	2.65 AC
Year Built:	2019
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$175.09

LEASE OVERVIEW:

Remaining Lease Term:	15 Years
Rent Commencement:	3/2/2020
Lease Expiration:	3/30/2035
Base Annual Rent:	\$98,773
Lease Type:	NNN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Five (5), 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 OVERVIEW

FM RD 624 & MARY GROVER LN | ROBSTOWN, TX



- Robstown is located 20 miles from Corpus Christi, Texas. Corpus Christi is a South Texas coastal city with a population of 326,500+ making it the eighth-most populous city in Texas.
- The Corpus Christi metropolitan area has an estimated population of 442,600+ and is the hub of the six-county Corpus Christi-Kingsville-Alice Combined Statistical Area.
- The Port of Corpus Christi is the third-largest port in the United States in total tonnage (handling over 80 million tons of cargo annually). The port is located on Corpus Christi Bay in the western Gulf of Mexico, with a straight 45-foot-deep channel.
- Corpus Christi is home to Naval Air Station Corpus Christi, providing 6,200 civilian jobs to the local economy, making it the single largest employer in the city. Additionally, Corpus Christi Army Depot, located on NAS Corpus Christi, is the largest helicopter repair facility in the world.
- Several of the attractions which bring people to Corpus Christi are located on North Beach - the Texas State Aquarium and the USS Lexington Museum are two of these. 8 million people visit Corpus Christi every year, and tourism generates \$1 billion for the region annually.

ROBSTOWN **5 MILE RADIUS** KEY DEMOGRAPHICS



25,817

2019 Total
Population



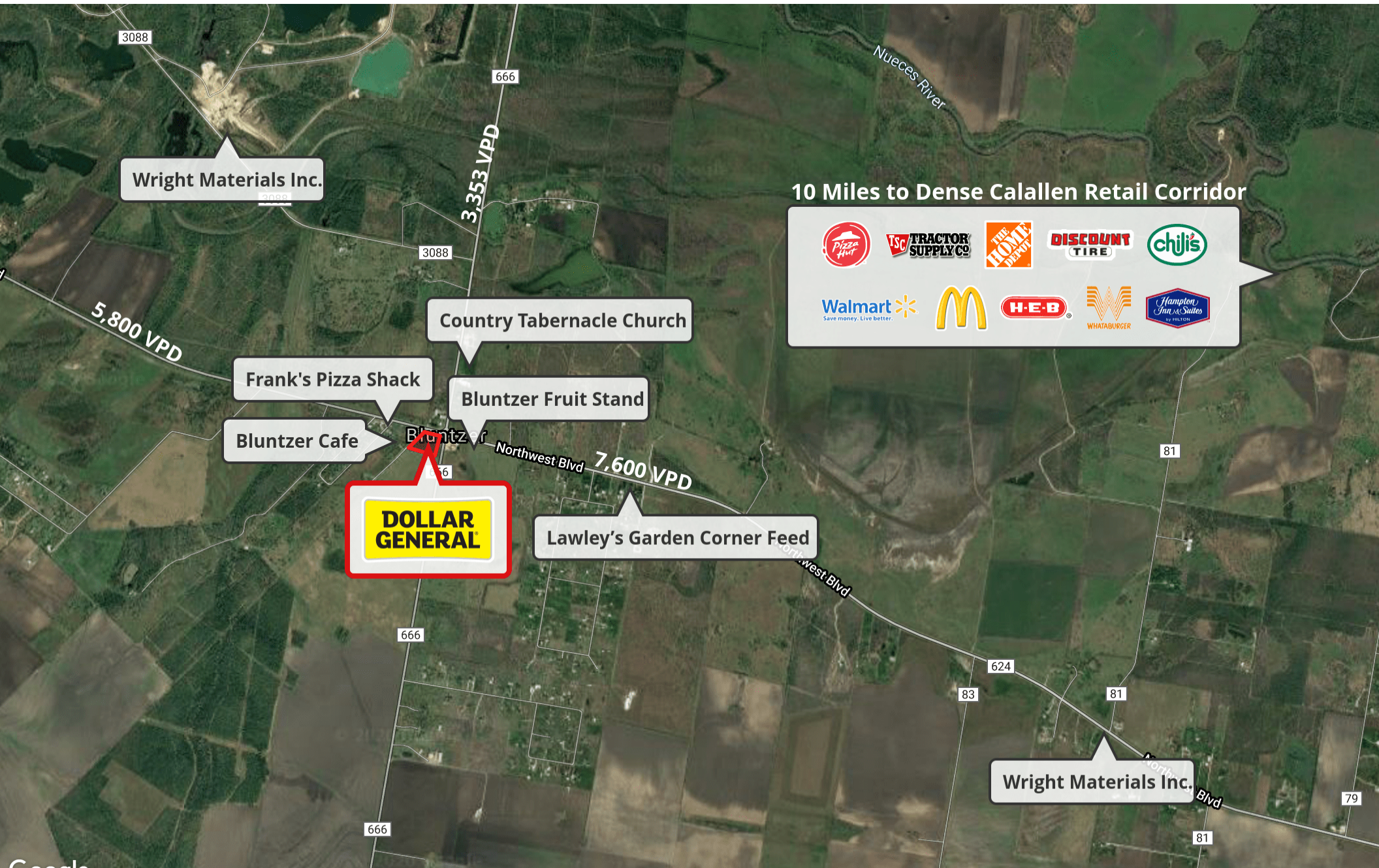
\$94,979

2019 Average
Household Income



5.60%

2019-2024
Growth/Yr:
Population





Volunteer Fire
Department/EMS

FM 624 7,600+ VPD

Times
Market

FM 666

Las Milpas Road

DOLLAR
GENERAL

Actual Property

Key 5 Miles Demographics



Total Population
(Estimated) 2019
25,817



Projected Growth
2019 - 2024
3.80%

 John's Truck
& Tractor Service



Country
Tabernacle Church



Volunteer Fire
Department/EMS



Lawley's Garden
Corner Feed



Bluntzer
Fruit Stand



Times
Market

FM 624
7,600+ VPD

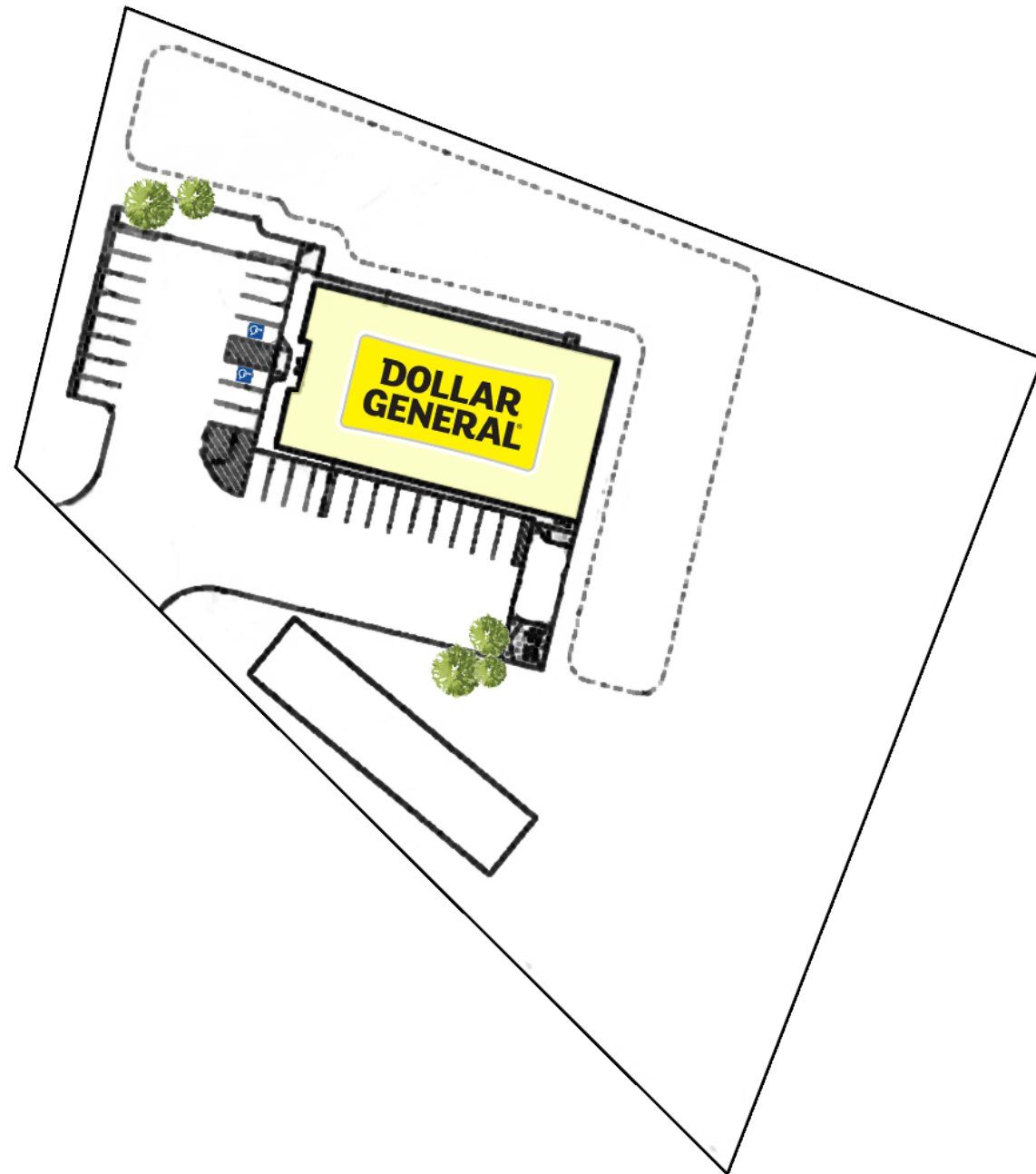
FM 666

Under
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**DOLLAR
GENERAL**

Actual Property





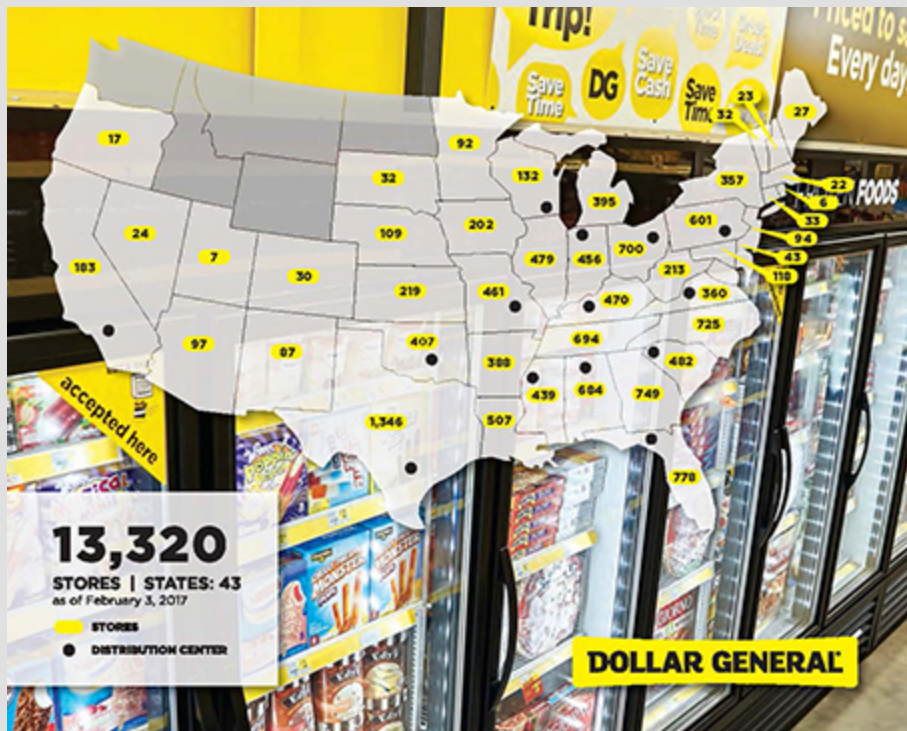
TENANT SUMMARY

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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Representative Photo

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
IABS 1-0 / 11-2-2015

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