



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - UPGRADED CONSTRUCTION - SAN ANTONIO, TX

11685 FM 1518, SCHERTZ, TX 78108

**\$1,932,208**

**5.0% CAP**

TRINITYREIS.COM

Representative Photo



**DOLLAR  
GENERAL**

SCHERTZ, TX

**\$1,932,208 | 5.0% CAP**

- San Antonio, Texas Dollar General
- Rare All Brick Prototype - Significant Construction Upgrades
- New Development - December 2020 Rent Commencement
- Explosive Demographics - 150K 5 Mile Pop with Tremendous 26% Growth From 2010 - 2020
- 15-Year Absolute NNN Lease
- Sits at Entry of Willow Grove Estates Neighborhood - \$325K Median Home Value
- Adjacent to Randolph AFB - Strong Local Economy

## 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

**CODY CRIST**

817.584.2000 | cody@trinityreis.com

## PROPERTY DETAILS:

Building Area:	<b>9,100 SF</b>
Land Area:	<b>1.31 AC</b>
Year Built:	<b>2020</b>
Guarantor:	<b>Dollar General Inc. (NYSE: DG)</b>
Price (Psf):	<b>\$212.33</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>15 Years</b>
Rent Commencement:	<b>12/15/2020</b>
Lease Expiration:	<b>1/1/2036</b>
Base Annual Rent:	<b>\$96,610</b>
Lease Type:	<b>Absolute NNN</b>
Scheduled Rent Increases:	<b>In Option Periods</b>
Options & Increases:	<b>Five (5), 5-Year; 10%</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Tenant</b>
HVAC:	<b>PAID BY Tenant</b>

## TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	3,070	48,641	120,559
2020 Estimated	3,358	58,257	151,954
2025 Projected	3,623	63,166	167,589

## POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	9.38%	19.77%	26.04%
2020 - 2025	7.89%	8.43%	10.29%

## HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$51,956	\$75,898	\$75,552
Average	\$64,947	\$95,435	\$92,894

Demographic data provided by CoStar

**DOLLAR  
GENERAL**

**20 Miles to Downtown  
San Antonio**



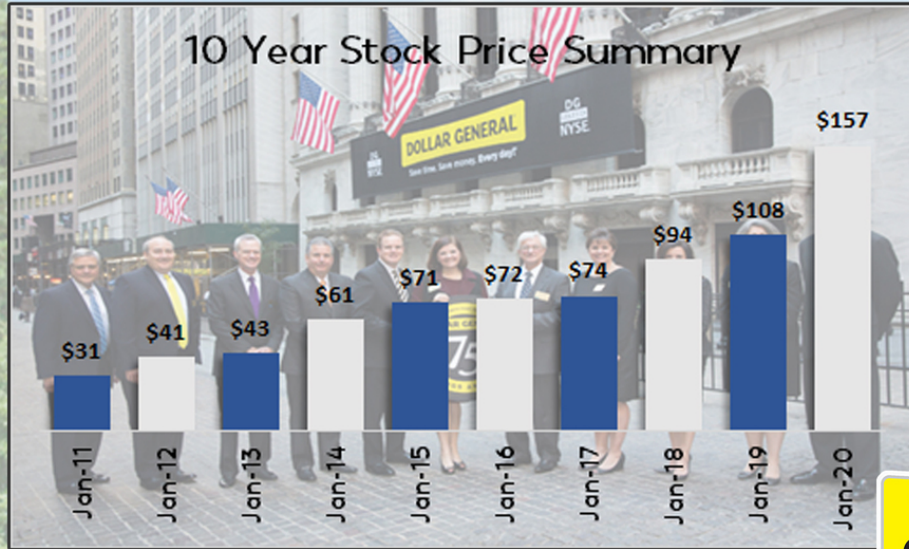


Map data ©2020 Imagery ©2020 , CAPCOG, Landsat / Copernicus, Maxar Technologies, Texas General Land Office, USDA Farm Service Agency

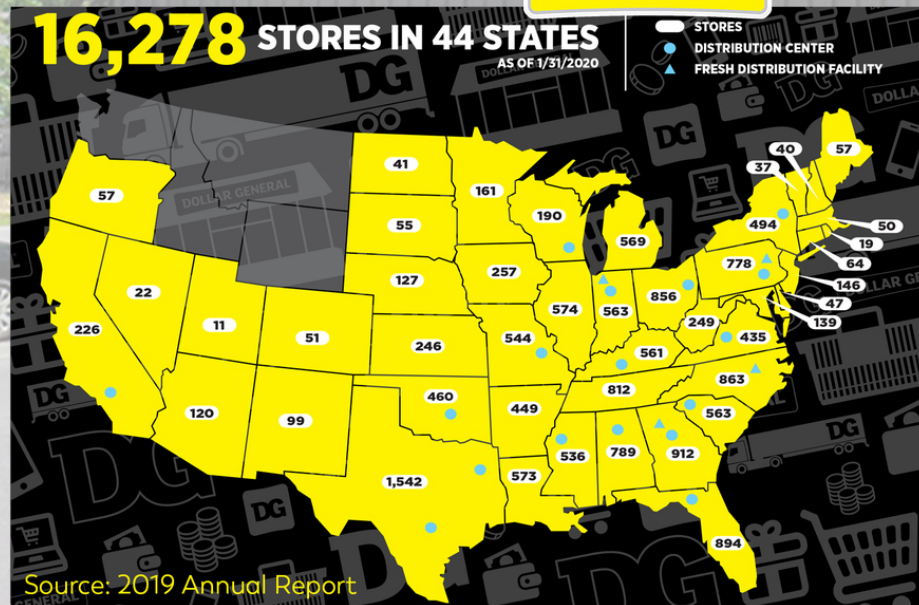








**DOLLAR GENERAL**



**80 Years  
of Success**



**Publicly  
Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$48B**  
Market Cap



**16,200+**  
Locations



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