



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - DENSE INFILL HOUSTON, TX - 240K+ POP.

2720 SOUTHMORE AVE, PASADENA, TX 77502

\$1,201,200

7.0% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

PASADENA, TX

\$1,201,200 | 7.0% CAP

- Infill Houston NN Dollar General - 5 Years Remaining on Current Term
- 2010 Build with Large Concrete Parking Lot
- 240,000+ Population Within 5 Miles of Property
- Shares Access With Auto Zone - Great Cross Traffic
- New Development Surrounding the Location
- Zero HVAC Responsibility for Landlord - DG Responsible for Replacement and Repairs
- Dollar General is a Recession Proof Tenant - Hiring Over 50,000+ Employees Amidst COVID-19 Pandemic

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:	9,014 SF
Land Area:	1.67 AC
Year Built:	2010
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$133.26

LEASE OVERVIEW:

Remaining Lease Term:	5+ Years
Rent Commencement:	11/9/2010
Lease Expiration:	11/30/2025
Base Annual Rent:	\$84,084*
Lease Type:	NN
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 Landlord
HVAC:	PAID BY Tenant

*Rent Based off 3% Increase Commencing November of 2020

**Tenant Fully Reimburses CAM & Parking Lot Maintenance

LEASE ABSTRACT

2720 SOUTHMORE AVE | PASADENA, TX

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	11/09/2010 - 11/30/2020	\$81,600	\$9.05	6.79%
Rental Increase	12/01/2020 - 11/30/2025	\$84,084	\$9.33	7.00%
Three (3), 5-Year Options 10% Increase	12/01/2025 - 11/30/2030	\$92,448	\$10.25	7.70%
	12/01/2030 - 11/30/2035	\$101,698	\$11.28	8.47%
	12/01/2035 - 11/30/2040	\$111,868	\$12.41	9.31%



RESPONSIBILITIES BREAKDOWN

TAXES

REIMBURSED BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes.

INSURANCE

PAID BY TENANT

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant. Tenant further agrees to maintain a "special cause of loss" policy insuring all improvements on the Demised Premises.

ROOF & STRUCTURE

PAID BY LANDLORD

Landlord shall maintain, repair and replace, at its sole cost and expense, all structural and exterior aspects of the Demised Premises.

HVAC & PARKING LOT

PAID BY TENANT

HVAC: Tenant will maintain, repair and replace the HVAC equipment at its expense; provided; in the event of a replacement within the last two (2) years of the term of this Lease, the replacement cost will be amortized over ten (10) years and the Tenant shall be responsible for remaining time. **Parking Lot:** Tenant shall reimburse landlord for actual cost of maintenance and repairs of the parking lot.



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	24,555	116,354	231,916
2020 Estimated	25,152	120,234	240,398
2025 Projected	25,700	123,019	246,090

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	2.43%	3.33%	3.66%
2020 - 2025	2.18%	2.32%	2.37%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$39,324	\$45,594	\$52,127
Average	\$51,669	\$58,799	\$68,062

Demographic data provided by CoStar



HOUSTON

Houston, TX lives up to their slogan, "The City With No Limits". Mighty in size, this Texas city is the most populous city in the Lone Star State and 4th most-populous in the US. Houston was ranked #1 on Forbes 'America's Fastest Growing Cities' list in 2015. Home to over 20 Fortune 500 companies, the largest port in the nation, and a thriving culture, Houston's future opportunities are truly limitless.

2.2% Annually
2019 Population Growth



2.33 Million
2019 Total Population



\$63,802
2019 Median Household Income





RETAIL MAP

2720 SOUTHMORE AVE | PASADENA, TX



DOWNTOWN HOUSTON
16 MILES AWAY

Fischers
Hardware

DOLLAR
GENERAL

Dynasty
Boxing Club



Preston Street - 10,075+ VPD

Southmore Avenue - 11,850+ VPD

Under Construction
Gas Station

Sparks
Elementary



Actual Property



Key Demographics



Total Population
2020 - 3 Mile
120,234



Total Population
2020 - 5 Mile
240,398

**DOLLAR
GENERAL**

9,014 SF | 1.67 AC

Southmore Avenue - 11,850+ VPD

Actual Property



Actual Property



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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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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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President/Managing Partner

325.864.9775

B.Blackburn@trinityreis.com

CHANCE HALES

Partner

806.679.9776

Chance@trinityreis.com

MATT DAVIS

Partner

325.513.6406

Matt@trinityreis.com

CODY CRIST

Associate Director

817.584.2000

cody@trinityreis.com

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