



DOLLAR GENERAL

\$1,712,500 | 6.00% CAP

9205 E US Highway 377, Cresson, TX 76035

- ✓ New 15 Year Corporate Absolute NNN Lease
- ✓ 10% Increases Every 5 Years During Renewal Options
- ✓ S&P BBB Credit Rating and Ranked #119 on Fortune 500
- ✓ Amazon Resistant Retailer Experiencing Explosive Growth
- ✓ Upgraded All Brick Construction

DOLLAR GENERAL®

Dollar General Corp. engages in retailing of merchandise, including consumable items, seasonal items, home products and apparel. Its brands include Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo

INVESTMENT OVERVIEW

DOLLAR GENERAL | CRESSON, TEXAS

\$1,712,500 | 6.00% CAP



\$102,739

NOI



±9,100 SF

BUILDING AREA



±1.828 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **New 2020 construction corporate Dollar General**, S&P BBB rating and ranked #119 on the Fortune 500 List.
- ✓ **Fifteen (15) year absolute NNN lease** commencing mid-June 2020 - no landlord responsibility with 10% rent increases every 5 years, in option periods.
- ✓ **MotorSport Ranch.** The subject property is located less than 0.5 miles from Motorsport Ranch, a racing facility for motorsports hobbyists featuring 2 tracks, plus driving lessons and events.
- ✓ **Dollar General is the country's largest small-box discount retailer** and has achieved 27 consecutive years of same store sales growth - sales increased 9.2% in fiscal year 2018 to \$25.6 Billion.
- ✓ **Amazon resistant retailer experiencing explosive growth**, Dollar General plans to open roughly 1,000 stores in 2020 after opening over 900 stores in 2019.
- ✓ **Dollar General has become a shopping staple** across the country with 16,000 stores in 46 states
- ✓ **Proximity to Fort Worth.** The subject property is located 22 miles from Fort Worth, one of the nations fastest growing cities in the world.

SECURE

NET LEASE

CONTACT FOR DETAILS

EDWARD BENTON

VICE PRESIDENT

(713) 263-3981

ebenton@securenetlease.com

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

DOLLAR GENERAL | CRESSON, TEXAS

DOLLAR GENERAL

DOLLAR GENERAL (dollargeneral.com)

LESSEE: DOLGENCORP, LLC

GUARANTOR: DOLLAR GENERAL CORPORATION

\$25.6 B

REVENUE

BBB

CREDIT RATING

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.



15,590

TOTAL LOCATIONS

FILE PHOTO



IN THE NEWS

DOLLAR GENERAL | CRESSON, TEXAS

DOLLAR GENERAL NO. 1 RETAILER FOR OPENING STORES THIS YEAR

Sarah Min, June 05, 2019 (CBS News)

Even as the so-called retail apocalypse snaps up stores across the country, one seemingly unlikely business has remained standing, and thriving, in the digital era: Dollar General. While many once-mighty retailers close up shop, dollar stores overall are prospering: Out of nearly 2,780 stores slated to open thus far in 2019, about 1800, or more than half, are from discount chains, according to Coresight Research.

Dollar General is planning to open **975 stores in 2019, making it the top retail company for expanding so far this year** — by a long shot.

The top five retailers for planned store openings are Dollar General, Dollar Tree, Family Dollar, Aldi and Five Below. Dollar General alone is planning to open 975 stores, or nearly one-third of all stores announced to open thus far, making it the No. 1 company for expansion this year by a long shot. Dollar Tree follows with about 350 planned store openings.

"We continue to invest in the business from a position of strength. We are continuing to prioritize new store expansion and other real estate projects," said Dollar General CEO Todd J. Vasos in a recent earnings call. By contrast, more than 7,200 stores have been put on the chopping block this year, including 2,100 Payless stores.



[CLICK HERE TO READ MORE](#)

HOW DOLLAR GENERAL IS BUCKING THE TREND

Greg Petro, October 04, 2019 (Forbes)

We're in the midst of a retail renaissance, a time when retailers and brands continue to explore new pathways for marketing, unique sales channels, and an evolving supply chain. We've seen some truly innovative moves, but also we've seen those who fail to innovate, or even just keep up with the times, continue to be left behind - or even disappear. And while more stores had been shuttered by August of this year than in all of 2018, Dollar General (NYSE: DG) is managing to thrive.

Dollar General's biggest differentiator is that they are serving markets that had been vastly underserved, even by the likes of Walmart. You'd be hard pressed to find a small town in America that isn't within close proximity of a Dollar General. In fact, there are currently **more than 15,000 locations across 44 U.S. states, which surpasses even the number of McDonald's. Seventy-five percent of Americans live within five minutes of a Dollar General**, according to research from Global Data Retail, and these locations are strategically placed to allow shoppers to choose to patronize them over other discount or big box retailers.

The budget retailer has reported 29 consecutive years of same-store growth, with same-store sales increasing 4.0% in the second quarter of this year. This dark horse discount chain has been quietly chugging along for decades, and is now in the process of opening 975 new stores this year, in addition to remodeling 1000 locations and relocating another 100.



[CLICK HERE TO READ MORE](#)

LEASE OVERVIEW

DOLLAR GENERAL | CRESSON, TEXAS

INITIAL LEASE TERM	15-Years, Plus (3), 5-Year Options to Extend
RENT COMMENCEMENT	Mid June 2020
LEASE EXPIRATION	Mid June 2035
LEASE TYPE	Corporate NNN Lease
RENT INCREASES	10% Every 5 Years, In Option Periods
ANNUAL RENT YRS 1-15	\$102,739.20
OPTION 1:	\$113,013.12
OPTION 2:	\$124,314.43
OPTION 3:	\$136,745.88

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FILE PHOTO



INTEGRITY
BIOCHEM

B & B
SELF STORAGE

devon

171
TEXAS

CRESSON HIGHWAY
± 4,619 VPD

NEW CAMPER
RENTALS.COM

RANCH OAK
LANDSCAPE

Exxon

Henson
Lumber

SONIC

VALERO

TEXAS
NAPA

bookroomsnow

DOLLAR GENERAL
SUBJECT PROPERTY
9205 E US HWY 377

TEAM
SMS
MYTDR MOTORSPORTS
MER
LASERTECHNICAL EQUIPMENT SUPPLY
DPI
TEXAS
SPEED
TOPPRACING
PERFORMANCE
TYPEA
DRIVE XOTIC

WMI
WESTERN
MANUFACTURING
INDUSTRIES

U.S. HIGHWAY
± 21,364 VPD

377

TRINITY
COMMERCIAL
SERVICES

SECURE NET LEASE 7

WASSER
CENTRAL

SITE OVERVIEW

DOLLAR GENERAL | CRESSON, TEXAS



2020
YR BUILT



±9,100 SF
BUILDING AREA



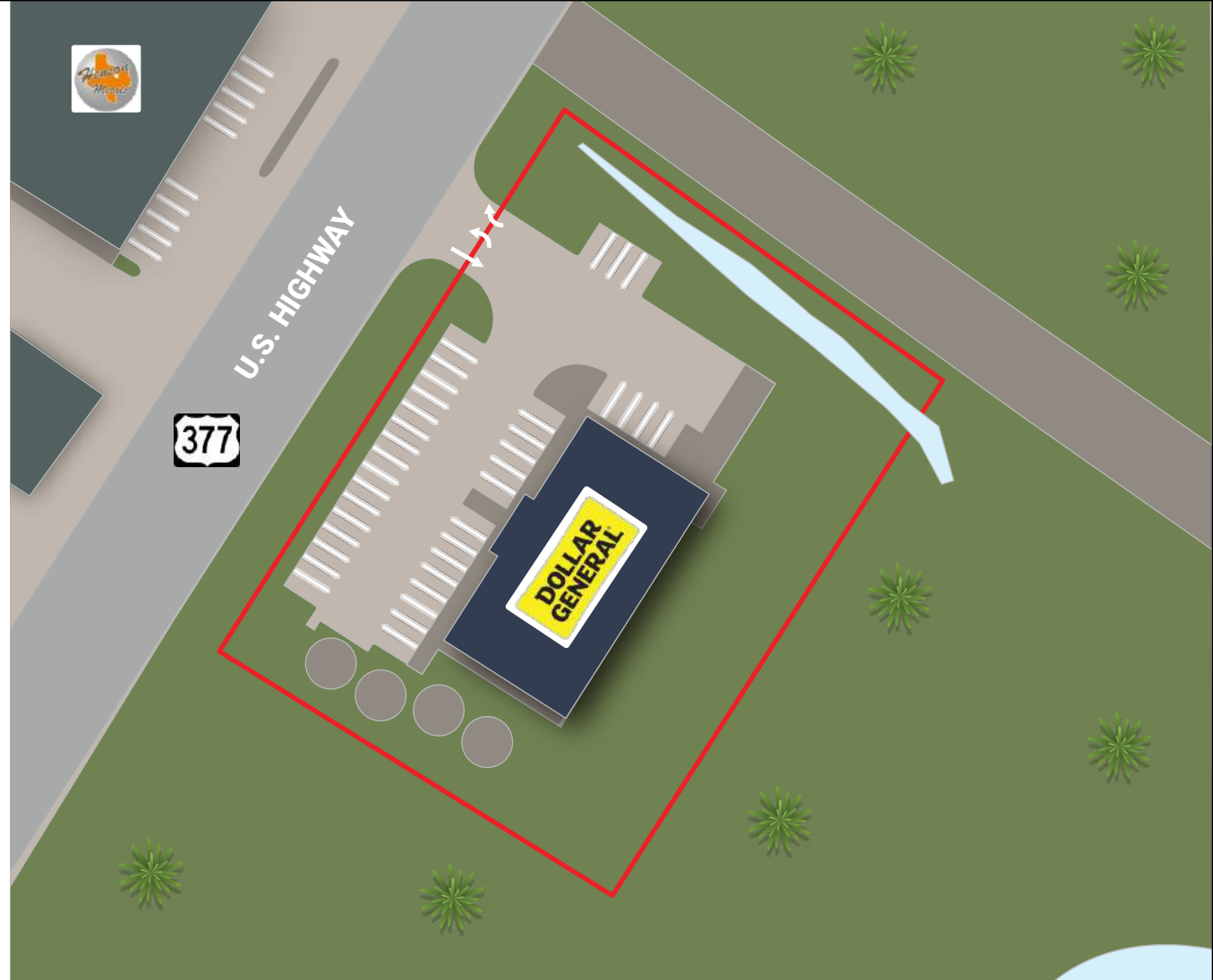
±1.828 ACRES
LAND AREA

NEIGHBORING RETAILERS

Meadow Lake Enterprises	Exxon
Hensons Metal	Gulf
NAPA Auto Parts	Snyder Motorsports
Texas RV Trader	Type A Motors
Sonic Drive-In	Texas Autosports FM
Valero	Henson Lumber
Motorsport Enterprises Racing	Formula Mazda
B & B Self Storage	

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8 | SECURE NET LEASE



FILE PHOTO



DOLLAR GENERAL | CRESSON, TEXAS

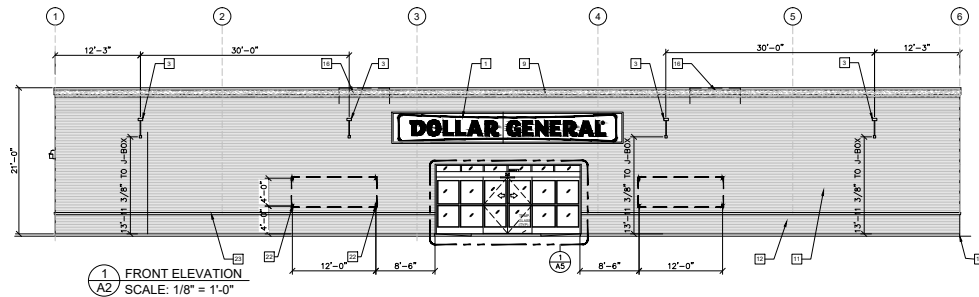
[illegible]

NOTE:

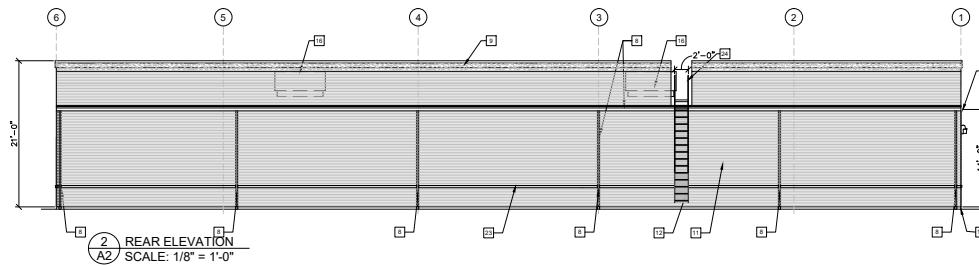
1. REFER TO SHEET T01 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.

ELEVATION KEYED NOTES

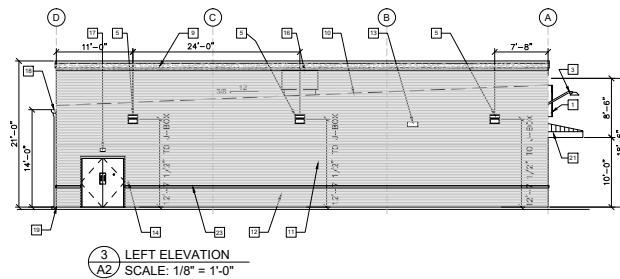
- 1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. THE PRICING AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 2 NOT USED
 3 FLOOD LIGHT. SIGN TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
 4 NOT USED
 5 WALL PACE SIGN TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 6 NOT USED
 7 TRIM - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 8 GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 9 E.I.F. CORNICE, "UNIVERSAL-KHARK" COLOR, SHERWIN WILLIAMS #120
 10 STANDING SEAM METAL ROOF.
 11 KING SIZE BRICK, ACME "CANYON BROWN" COLOR.
 12 KING SIZE BRICK, ACME "CANYON GRAY" COLOR.
 13 VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
 14 DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
 15 NOT USED
 16 HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL DRAWING M01 FOR MORE INFORMATION.
 17 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 4'0" A.F.F.
 18 MINIMUM EXHAUST HEIGHT IS 14'-0" A.F.F.
 19 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.
 20 NOT USED
 21 METAL CANOPY BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. (ONLY APPLICABLE TO C & D PROTOTYPES)
 22 12" DIAMETER 4" LONG STAINLESS STEEL STUD BOLTS WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF EACH TOTAL OF 8 BOLTS.
 23 KING SIZE BRICK WATER TABLE, ACME "CANYON BROWN" COLOR.
 24 ROOF ACCESS LADDER, REF. 2A/J3



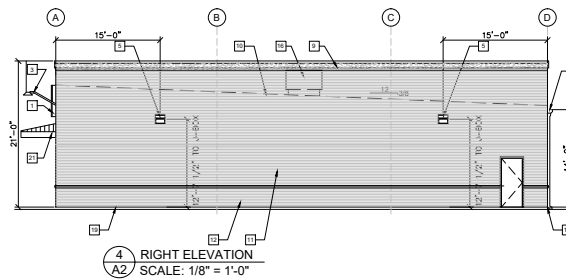
1 FRONT ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
A2 SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
A2 SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
A2 SCALE: 1/8" = 1'-0"

MORTAR AND GROUT

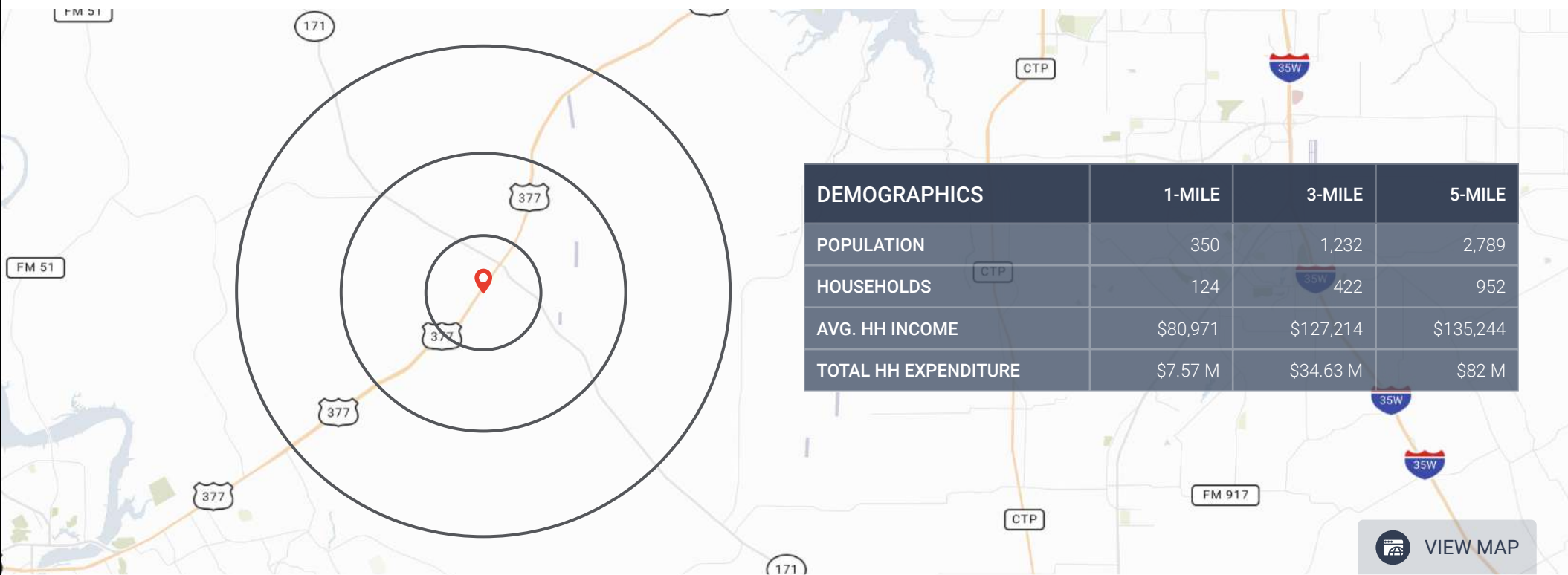
- A. MORTAR MATERIALS:
 1. MORTAR FOR MASONRY: ASTM C270, PORTLAND CEMENT/HYPHOSULITE LINE.
 2. WATER: DRINKABLE
 3. ADMIXTURES NOT ALLOWED UNLESS APPROVED BY ENGINEER
- B. MORTAR MIXES:
 1. A MORTAR FOR REINFORCED MASONRY: ASTM C270, TYPE S
 2. MORTAR FOR MORTAR VENEER AND NON-BEARING WALLS AND PARTITIONS: ASTM C270, TYPE N
- C. MORTAR MIXING:
 1. THOROUGHLY MIX MORTAR INGREDIENTS OF CONSISTENT MORTAR LEVELS IN QUANTITIES REQUIRED FOR IMMEDIATE USE OF MORTAR, WITH ASTM C270. MANTAIN SAND UNIFORMLY DAMP IMMEDIATELY BEFORE MORTAR.
 2. DO NOT USE ANTI-FREEZE COMPOUNDS TO LOWER THE FREEZING POINT OF THE MORTAR. C.F. OF MORTAR BY EVAPORATION OF WATER TO BE MAINTAINED WITHIN TWO HOURS OF MIXING. USE MORTAR WITHIN TWO HOURS OF MIXING.
 3. GROUT: ASTM C476, 8:1 N/4 SLUMP. PREMIXED TYPE IN ACCORDANCE WITH ASTM C476. DO NOT ACCORDANCE TO ASTM C476. DO NOT ACCORDANCE TO THOROUGHLY MIX.
 4. GROUT: ASTM C476, 8:1 N/4 SLUMP. PREMIXED TYPE IN QUANTITIES DEMAND FOR IMMEDIATE USE IN ACCORDANCE WITH ASTM C476. MANTAIN SAND UNIFORMLY DAMP IMMEDIATELY BEFORE MORTAR.
 5. DO NOT USE ANTI-FREEZE COMPOUNDS TO LOWER THE FREEZING POINT OF THE MORTAR.

CONCRETE UNIT MASONRY

- [illegible]

LOCATION OVERVIEW

DOLLAR GENERAL | CRESSON, TEXAS



ECONOMIC DRIVER'S (# of Employees)

- Walmart Inc (450)

Godley School Systems (400)

Midway Oilfield Construction (250)

Owen Oil Tools LP (245)

National Inspections Services (153)
- H.E. Butt Grocery Company (145)

Senior Care Centers (135)

The Korger Co. (125)

Lowe's Home Center (122)

Pinnergy LTD (110)
- P.C. Contractors L.L.C (110)

Voyager Energy Services (110)

LOCATION OVERVIEW

DOLLAR GENERAL | CRESSON, TEXAS



CRESSON TEXAS



764
POPULATION



\$72,000
MEDIAN HOUSEHOLD INCOME

Cresson is a city located in the corners of Hood, Johnson, and Parker counties in the U.S. state of Texas. It is located in the intersection of U.S Highway 377 and State Highway 171, 25 miles southwest of Fort Worth. The community of Cresson

Forth Worth is ranked among the top places in the nation to live and do business (Money Magazine)

was established in 1887 by the Gulf, Colorado and Santa Fe Railroad. The history of the town indicated it was once a progressive thriving community. It was service by two railroad, a cotton gin, hotel, barber shop, bank, school, general store, plus a number of other businesses. Over the years as roads were improved and automobiles came into general use Fort Worth and Grandbury grew while Cresson was reduced to a wide place in the Road. For a number of years Cresson remained a quiet residential community surrounded by some of the best Rangeland in Texas, Thousands of Cattle were shipped annually first by rail, then

by truck from Cresson Ranches to Market. The City of Cresson was incorporated in November 2001 and the first city counsel was elected in 2002. The first city limits encompassed two square miles with a half a mile ETJ. Cresson's city limits an ETJ now includes 33 square miles. Part of the **Dallas-Fort Worth-Arlington (MSA)** with a population of approximately 7,539,711 making it the largest in both Texas and the South and fourth largest in the United States. Passing Houston to become the fourth largest economy with a GDP of \$613.4 billion in 2019. The Fort Worth Independent School District has a major presence in the city, with over 86,000 students alone. In addition, Fort Worth is conveniently located 17.5 miles from DFW International Airport. With 1,860 flights daily, DFW Airport serves as a gateway for visitors from around the globe, making Fort Worth an easily accessible international and domestic leisure destination.

**FORT
WORTH**

FORT WORTH IS
ONE OF THE
NATION'S FASTEST
GROWING CITIES.

125

125 BEST PLACES
TO LIVE IN THE
U.S.A (US NEWS &
WORLD REPORT'S
LIST)

THE 10 FORTH WORTH SUBURBS SET TO GROW THE MOST BY 2030

John Egan, January 12, 2016 (*LawnStarter*)

The slogan of Aledo, TX, is "Rich Heritage, Dynamic Future." The way Aledo is growing, though, "dynamic" might be an understatement.

A LawnStarter review of population projections from the Texas Water Development Board shows Aledo will be the fastest-growing suburb in the Fort Worth area from 2014 to 2030. In all, our analysis indicates 10 Fort Worth suburbs — all with fewer than 7,000 residents now — will witness population growth of at least 50 percent from 2014 to 2030.

Cressons poulation is set to grow 59% from 2014-2030

The U.S. Census Bureau estimates 3,110 people lived in Aledo in 2014. According to the water board's forecast, Aledo will have 8,320 residents in 2030. That would represent a stunning growth rate of 168 percent.

"Massive development, however, can disrupt that desired lifestyle, plus put pressure on existing semi-rural infrastructure, which can lead to issues such as traffic congestion and, in turn, longer commutes," Walker says. "However, many people are willing to tolerate these inconveniences in exchange for lower housing costs, a preferred lifestyle and desired schools in comparison with those neighborhoods where they might consider living that are closer to the urban center."

Below is our list of the 10 Fort Worth suburbs forecast to grow the most from 2014 to 2030, ranked according to their projected growth rates.



[CLICK HERE TO READ MORE](#)

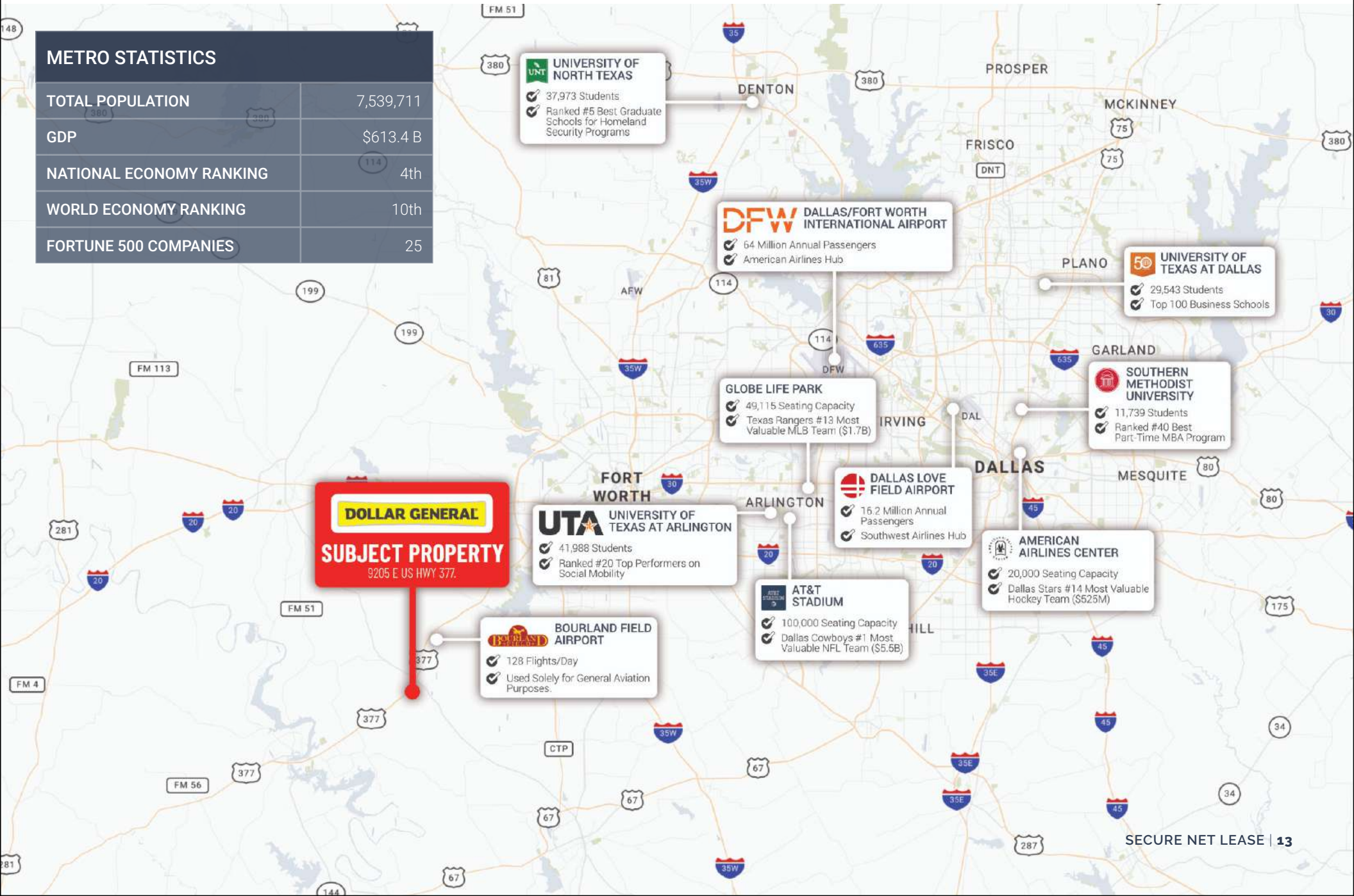


DALLAS FORTH WORTH MSA

DOLLAR GENERAL | CRESSON, TEXAS

METRO STATISTICS

TOTAL POPULATION	7,539,711
GDP	\$613.4 B
NATIONAL ECONOMY RANKING	4th
WORLD ECONOMY RANKING	10th
FORTUNE 500 COMPANIES	25



SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

DALLAS OFFICE

10000 N. Central Expressway
Suite #200
Dallas, TX 75231
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430

securenetlease.com

TEXAS DISCLAIMER

DOLLAR GENERAL | CRESSON, TEXAS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests

of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- ▷ may not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.