



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - LOW PRICE POINT - SE TEXAS

385 TEXAS AVE, BRIDGE CITY, TX 77611

\$587,520

7.5% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

BRIDGE CITY, TX

\$587,520 | 7.5% CAP

- Low Price Point Dollar General With 4.5+ Years Remaining
- Dollar General has Extended Lease on 2 Occasions, Paying Rental Increases Both Times
- Corporately Guaranteed by Investment Grade Tenant, Dollar General Corporation (NYSE:DG)
- Impressive 30K+ VPD in Front of Subject Property
- Strong Demographics - 16,000 Residents Within 5 Miles With Increasing Population Trends
- Concrete Parking Lot Creating Less Maintenance for Landlord
- Bridge City has a Population of Almost 8,000 & is Part of the Beaumont-Port Arthur MSA
- Dollar General is Considered Best-Positioned for COVID-19 Economic Fallout, Deemed an Essential Business

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

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MATT DAVIS

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CODY CRIST

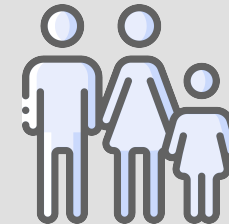
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$44,064
Rent Per SF:	\$5.11
Rent Commencement Date:	1/1/2000
Lease Expiration Date:	7/31/2025
Lease Term Remaining:	4.5+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Dollar General had
\$27.8B in Sales
in 2019



75% of the US
Population is
Within 5 Minutes
of a Dollar General



Dollar General
Ranks #119 on the
Fortune 500 List

PROPERTY DETAILS:

Building Area:	8,625 SF
Land Area:	.86 AC
Year Built:	1999
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$68.12

LEASE ABSTRACT

385 TEXAS AVE | BRIDGE CITY, TX

ANNUALIZED OPERATING DATA

One (1), 5-Year; 8% - Term		Annual Rent	Rent per SF	Cap Rate
Current Term	01/01/2000 - 07/31/2025	\$44,064	\$5.11	7.50%
Option	08/01/2025 - 07/31/2030	\$47,590	\$5.52	8.10%



RESPONSIBILITIES BREAKDOWN

TAXES / INSURANCE

LANDLORD / TENANT

Taxes (Landlord): "Tenant shall reimburse Landlord for general real estate taxes paid by Landlord for the Demised Premises..."

Insurance (Tenant): "Lessee shall, at its sole cost and subject to the terms of this Lease, carry and maintain comprehensive general liability insurance."

INSURANCE

PAID BY TENANT

"Lessee shall, at its sole cost and subject to the terms of this Lease, carry and maintain comprehensive general liability insurance."

PARKING LOT

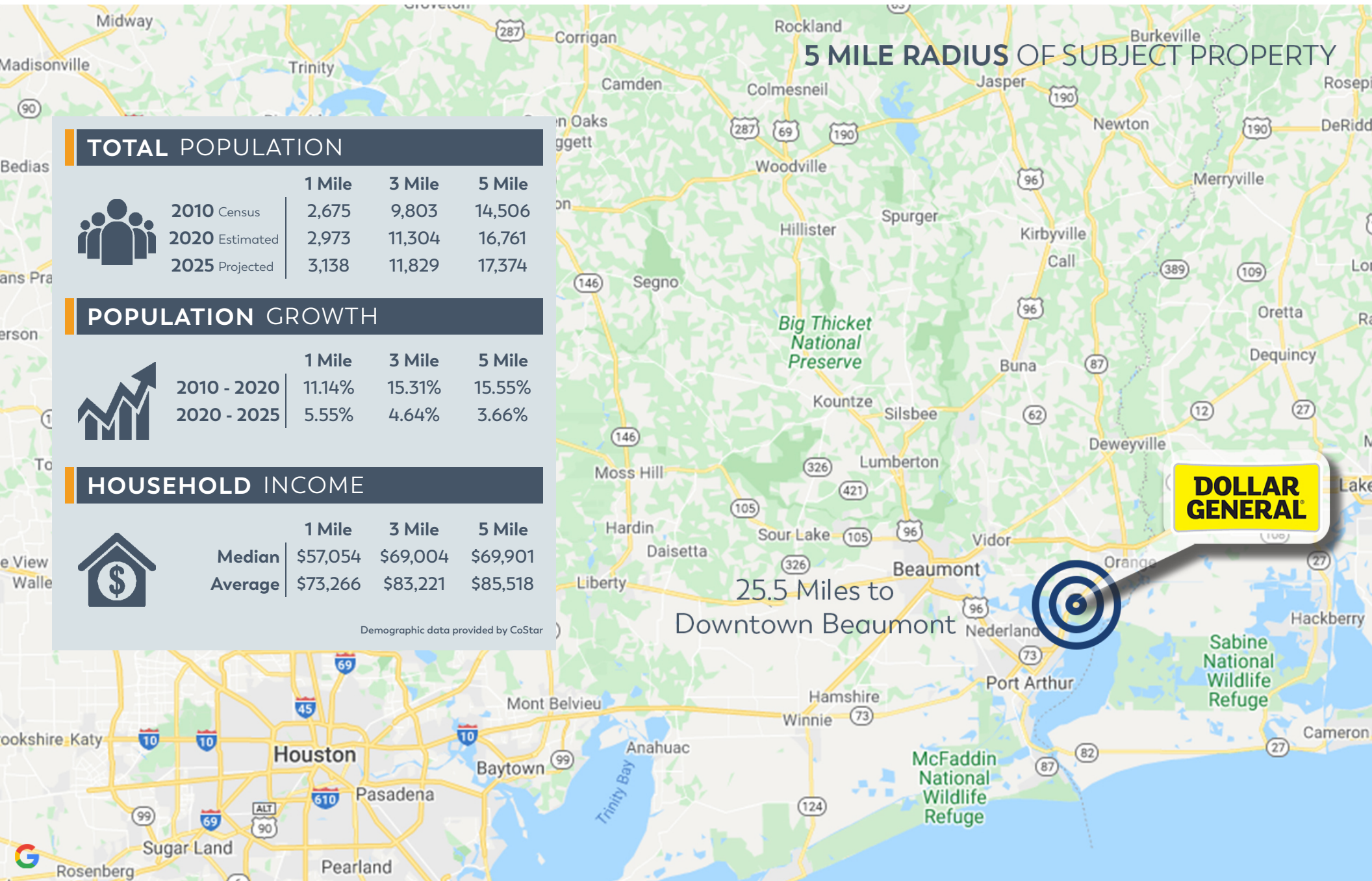
PAID BY LANDLORD

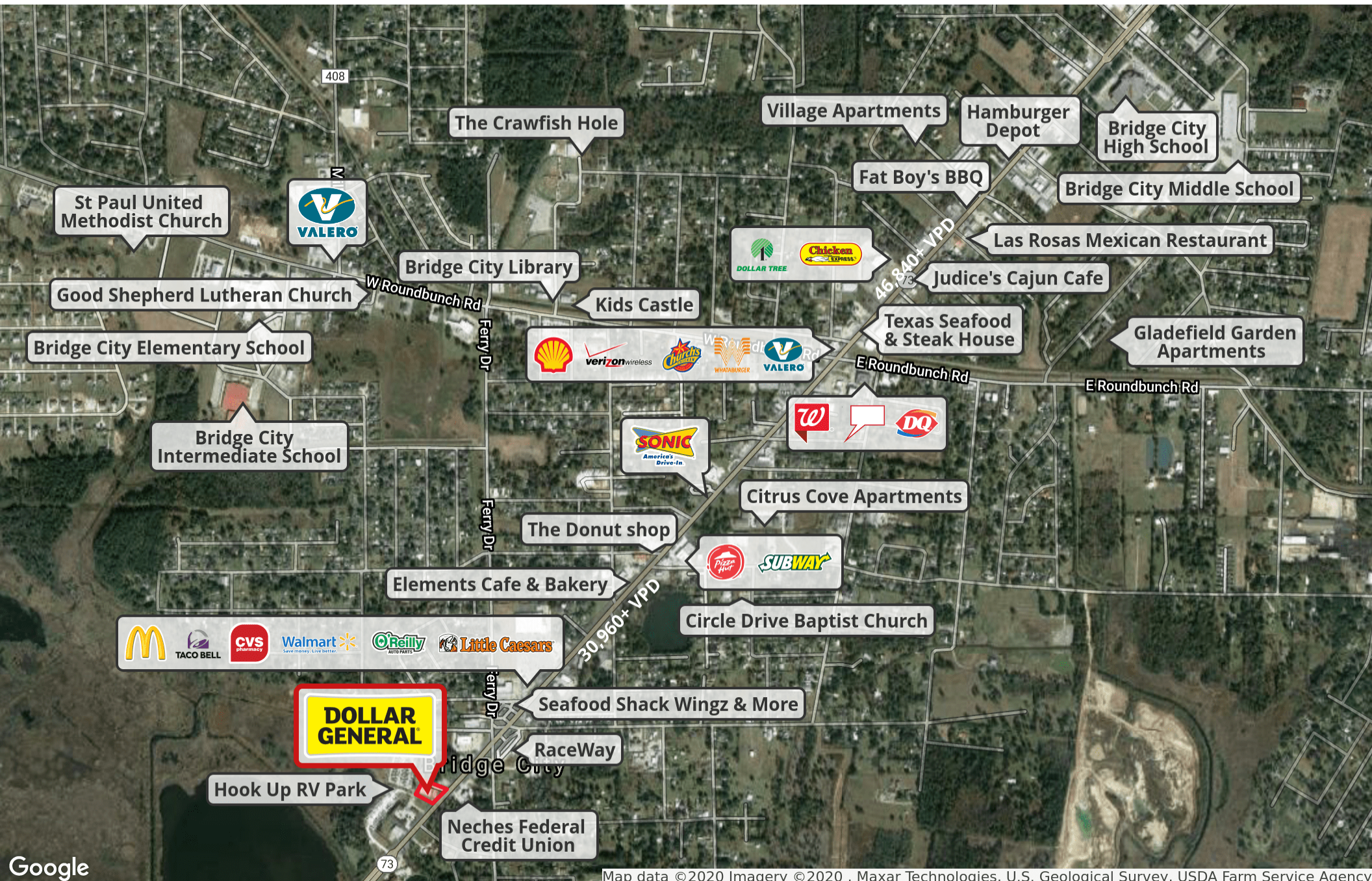
"Tenant agrees to pay Landlord...as Tenant's sole contribution to Landlord for its cost of care and maintenance of the Parking Lot. Tenant shall be responsible for no other reimbursement to the Landlord relative to the Parking Lot other than the fixed Parking Lot Maintenance Costs."

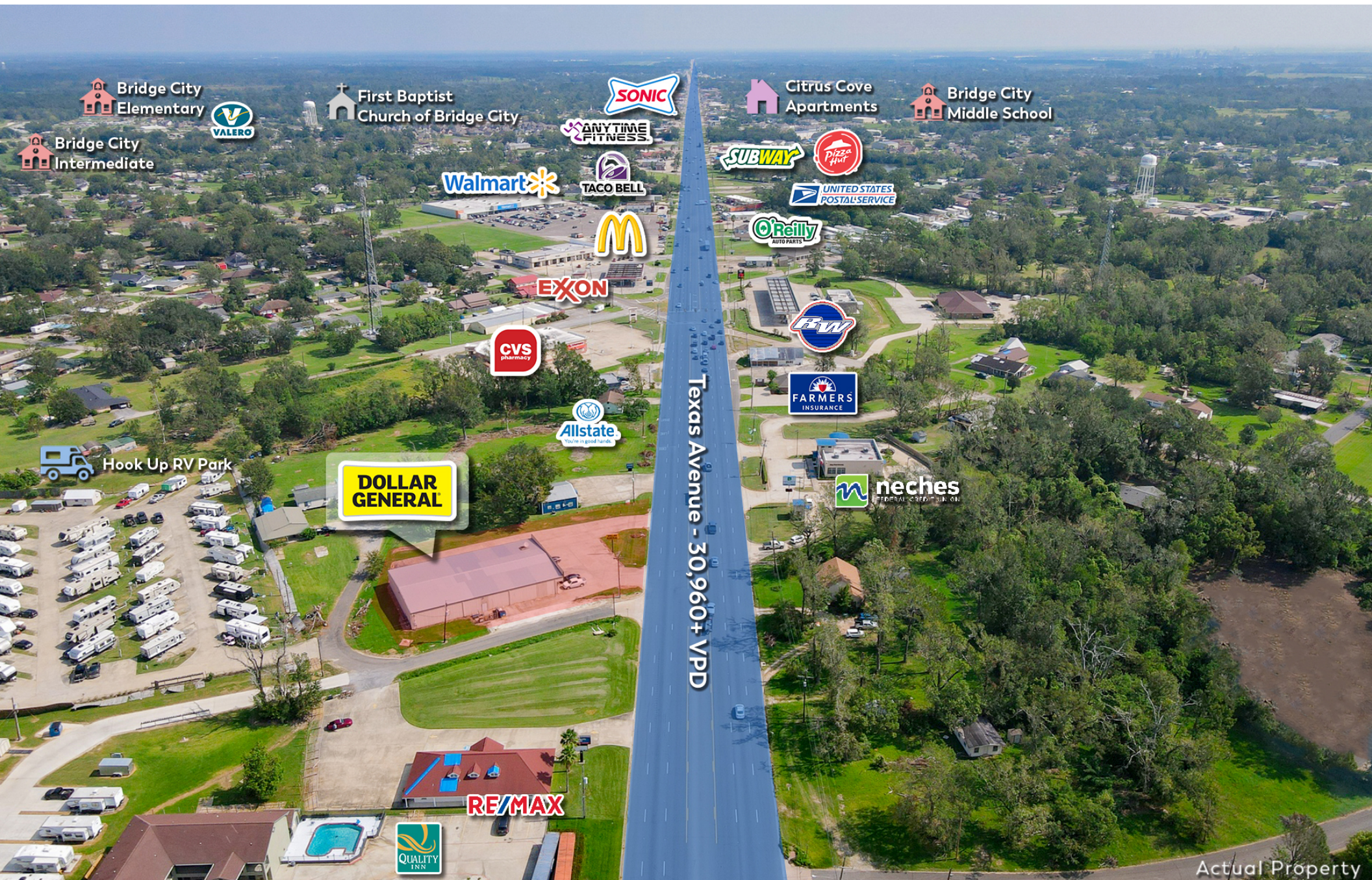
ROOF & STRUCTURE

PAID BY LANDLORD

"Lessor shall maintain at its cost and expense in good condition and shall perform all necessary maintenance, repair, and replacement to the exterior of the premises including but not limited to the roof, foundation, floors... and all other structural portions of the building."







Actual Property



Texas Avenue - 30,960+ VPD



RE/MAX



The Elite RV Park



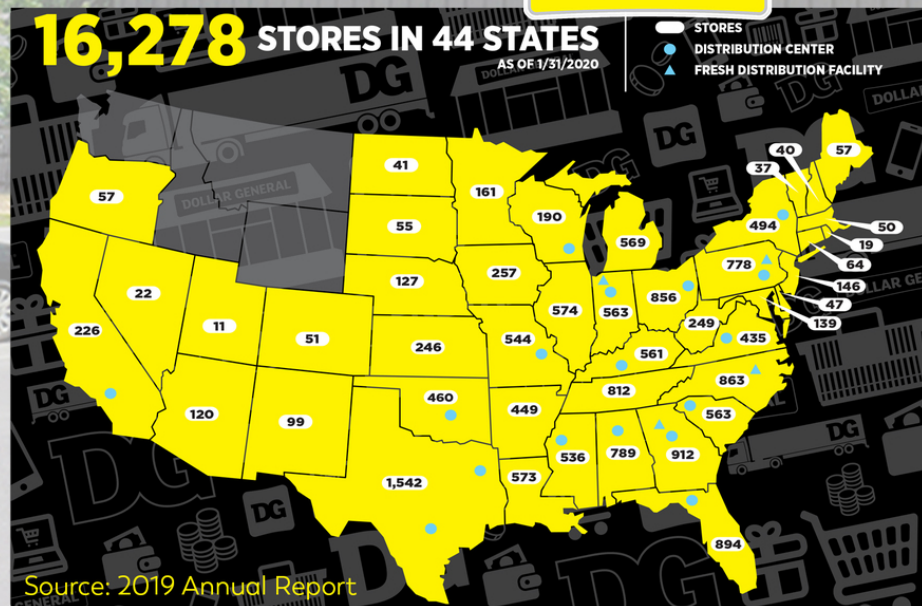
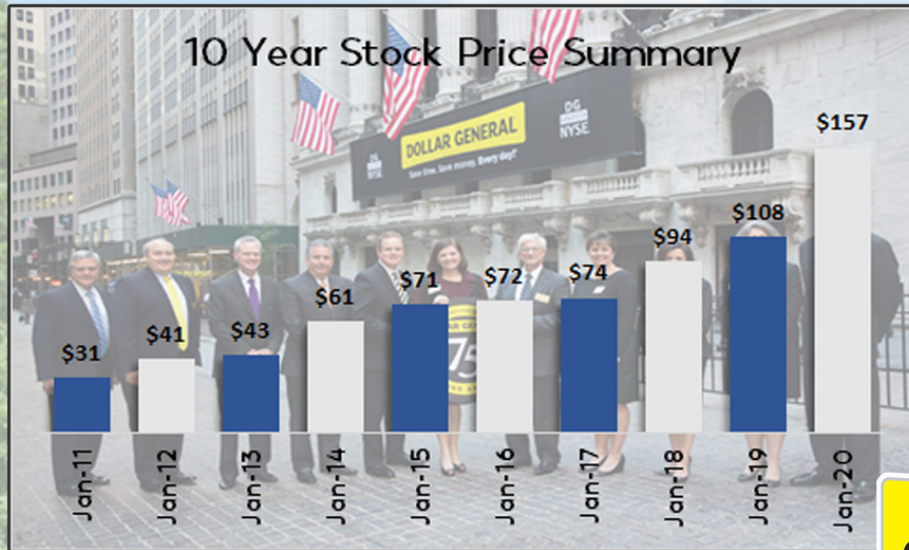
Hook Up RV Park



DOLLAR
GENERAL

Actual Property





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.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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
IABS 1-0 / 11-2-2015

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