



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Dollar General

8090 Doniphan Drive  
El Paso (Vinton), TX 79821

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

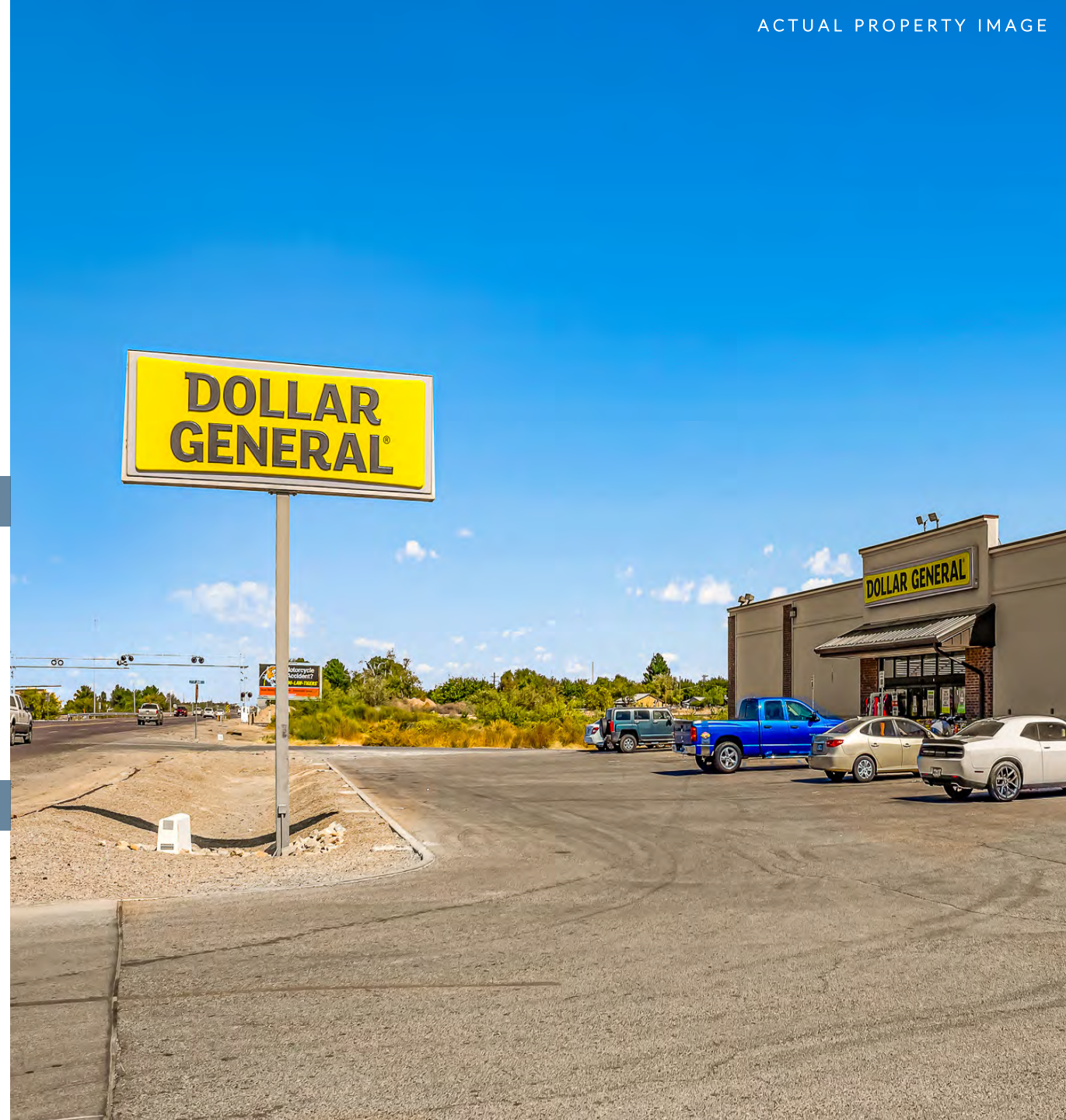
Sands Investment Group is Pleased to Exclusively Offer For Sale a 9,100 SF Dollar General in El Paso (Vinton), TX. This Opportunity Includes a Corporate Guarantee From a High Quality Tenant That Has Been Deemed an Essential Business, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,193,753
CAP	7.00%
NOI	\$83,563
PRICE PER SF	\$131.18
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	8090 Doniphan Drive El Paso (Vinton), TX 79821
COUNTY	El Paso
BUILDING AREA	9,100 SF
LAND AREA	1.30 AC
BUILT	2010





# HIGHLIGHTS

- Corporate Guarantee From Investment Grade Tenant Dollar General Corporation (NYSE: DG); Dollar General Has Been Deemed an Essential Business
- Dollar General Exercised the First Option in March 2020 and Took the 10% Rental Increase; Showing Commitment to the Site
- Dollar General Has Hired Over 50,000 New Employees to Support Operations Across Its Organization Amid Heightened Demand to Meet Customers Essential Needs
- Dollar General Makes a Compelling Investment Opportunity in Light of the Country's Current Economic Challenges, [Read More Here](#)
- Wells Fargo Believes Dollar General is Best-Positioned For COVID-19 Economic Fallout; [Read More Here](#)
- Demographics Include a Population of 151,738 Residents Making an Average Household Income of \$83,093 Within a 10-Mile Radius
- Vinton is Located Between the Two Major Cities of El Paso, TX and Las Cruces, NM Along Interstate 10; a Major Thoroughfare Between the 2 Cities Which Sees Traffic Counts Exceeding 116,563 VPD
- Vinton is a Northern Suburb of El Paso Which is the 6th Largest in the City in the State of Texas and Has a Population Estimate Over 800,000 Residents
- The Franklin Mountains State Park is Less Than 10-Miles Away and Offers Visitors Hiking, Biking, Rock Climbing, Camping, Geocachings and Bird Watching
- The Sunland Park Racetrack & Casino is a Short 20 Minute Drive Across the Texas New Mexico Border; In Addition They Offer Live Music on the Weekends, Luxury Accommodations, Event Spaces and Several Restaurants
- Nearby Tenants Include: Old Navy, Family Dollar, AutoZone, Starbucks, Nike, IHOP, Whataburger, Subway, H&M, O'Reilly Auto Parts, McDonald's and More





# LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 9,100 SF
LEASE COMMENCEMENT	September 26, 2010
LEASE EXPIRATION	September 30, 2025
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% in Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Shared Between Landlord & Tenant
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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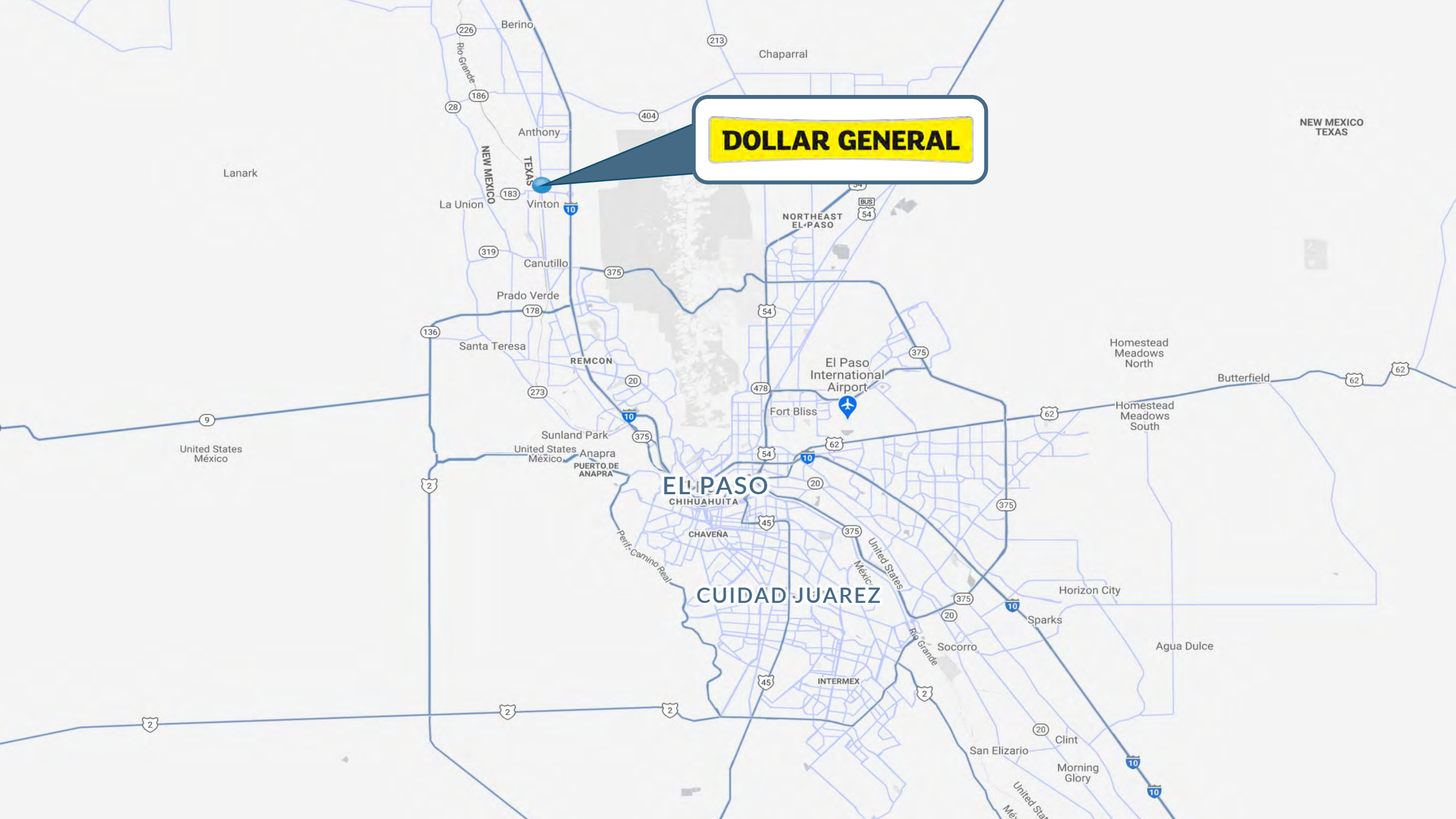
9,100 SF	\$83,563	\$9.18
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ACTUAL PROPERTY IMAGE







**DOLLAR GENERAL**





West Valley  
Fire Dept



Vinton  
Police Dept

Lone Star  
Auto Sales



Vinton Self  
Storage

Oasis Special Events

Bill Childress  
Elementary School



FAMILY DOLLAR

Jesse Trigg Dr

Doniphan Dr



DOLLAR GENERAL



**DOLLAR GENERAL**

**FAMILY DOLLAR**

**VALERO TA**  
**SUBWAY**

Doniphan Dr

INTERSTATE  
10

**True Value**

**DOLLAR GENERAL**

**ACE cricket**

**AutoZone** **O'Reilly**  
metro by T-Mobile **FAMILY DOLLAR**  
AUTO PARTS

**H&M** **OLD NAVY** *aerie*   
**Justice** **THE CHILDREN'S PLACE** **claire's**   
Bath & Body Works **COACH** **SONIC**  
 **Clarks** **DQ** **LUCKY \* BRAND**  
**IHOP** **Pizza Hut** **carter's**  
**WHATABURGER** **DISCOUNT TIRE** **MELROSE** **FOSSIL**  
**McDonald's** **GAP** **RACK ROOM SHOES** **AMERICAN EAGLE**  
**JOHNSTON & MURPHY** **EXPRESS**  **VITAMIN WORLD**  
**MATTRESS FIRM** **AÉROPOSTALE** **TSC** **TRACTOR SUPPLY CO**  
**Extra Space Storage** **ALDO** **Speedway** **SUBWAY**  
**LOFT OUTLET** **cricket** **LANE BRYANT**  
**ANN TAYLOR FACTORY STORE** **SKECHERS** **rue21**  
**FAMOUS footwear** **BANANA REPUBLIC** **metro by T-Mobile**  
**NEW YORK & COMPANY**



## EL PASO | EL PASO COUNTY | TEXAS

El Paso is a city and the county seat of El Paso County, Texas, in the far western part of the state. The 2019 population estimate for the city from the U.S. Census was 681,728, making it the 22nd-largest city in the United States, the sixth-largest city in Texas, and the second-largest city in the Southwest behind Phoenix, Arizona. Its metropolitan statistical area covers all of El Paso and Hudspeth Counties in Texas, and has a population of 840,758. El Paso stands on the Rio Grande across the Mexico–United States border from Ciudad Juárez, the most-populous city in the Mexican state of Chihuahua with 1.4 million people. In 2010 and 2018, El Paso received an All-America City Award. El Paso ranked in the top-three safest large cities in the United States between 1997 and 2014, including holding the title of safest city between 2011 and 2014.

The city is home to three publicly traded companies, and former Western Refining, now Andeavor, as well as home to the Medical Center of the Americas, the only medical research and care provider complex in West Texas and Southern New Mexico, and the University of Texas at El Paso, the city's primary university. The city hosts the annual Sun Bowl college football postseason game, the second-oldest bowl game in the country. El Paso has a strong federal and military presence. William Beaumont Army Medical Center, Biggs Army Airfield, and Fort Bliss are located in the area. Fort Bliss is one of the largest military complexes of the United States Army and the largest training area in the United States. Also headquartered in El Paso are the Drug Enforcement Administration domestic field division 7, El Paso Intelligence Center, Joint Task Force North, United States Border Patrol El Paso Sector, and U.S. Border Patrol Special Operations Group.

The Amigo Airshow is one of El Paso's premier events, and is ranked as one of the top-10 air shows in the country, filled with air entertainment and ground activities. Acts include the Franklin's Flying Circus, where performers walk on the wings of an airborne plane. The El Paso Balloonfest is an annual event celebrated on Memorial Day weekend and is self-described as "3 days of hot air balloons filling the El Paso skies, 3 afternoons of concerts and fun in the sun at Wet N' Wild Waterworld in Anthony, Texas." Over 60 balloons take to the air from TFCU launch field, which is adjacent to the water park. The Franklin Mountains of Texas are a small range that extend from El Paso north into New Mexico. The Franklins were formed due to crustal extension related to the Cenozoic Rio Grande rift.







**DOLLAR GENERAL**

	3 MILES	5 MILES	10 MILES
POPULATION	16,581	33,441	151,738
AVERAGE HH INCOME	\$46,579	\$49,377	\$83,093



# TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 80 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, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills and PepsiCo.

Dollar General operated 16,720 stores in 46 states as of July 31, 2020. Fiscal year 2019 net sales increased 8.3% to \$27.8 billion, compared to \$25.6 billion in fiscal year 2018. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures. Same-store sales increased 3.9% compared to fiscal year 2018, driven by increases in both average transaction amount and customer traffic. The Company reported net income of \$1.7 billion for fiscal year 2019 compared to \$1.6 billion for fiscal year 2018.



COMPANY TYPE  
NYSE: DG



FOUNDED  
1939



# OF LOCATIONS  
16,720+



HEADQUARTERS  
Goodlettsville, TN



WEBSITE  
[dollargeneral.com](http://dollargeneral.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





# 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 sub agency 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:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) 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
- (4) May not disclose any confidential information or any information that a party 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 the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.





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