

Investment Highlights

Strategic Store Site

The Property is located along College Ave, near the signalized intersection of State Highway 114, and benefits from a combined traffic count of +/- 15,000 VPD.

Commitment to Location

Dollar General has operated continuously at the subject location since 2006 and signed an extension which will take the primary Lease term through 2028. With annual base rent set at \$7.26 per square foot, Dollar General benefits from a below market and below replacement rent level.

Rental Increases with Multiple Renewal Options

Dollar General is operating under a NN Lease, with rental increases every 5 years during renewal terms. The tenant has three (3), five (5) year renewal options remaining.

National Investment Grade Tenant

Dollar General operates over 16,500 locations across the United States and generated nearly \$27.8 billion in total revenue in 2020. Dollar General has an investment grade credit rating, S&P: BBB.

Income Tax-Free State

Texas is one of 9 states that has no state income tax.

Favorable Debt Market

The current debt market is experiencing lucrative interest rates for investors.



Subject Property

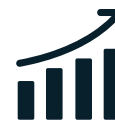
\$ PRICE:
\$1,007,000

% Cap Rate:
6.50%

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**COMMITMENT
TO LOCATION**



**RENTAL INCREASES
MULTIPLE RENEWAL OPTIONS**



**STRATEGIC
STORE SITE**



**INCOME
TAX-FREE STATE**