



# RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

New Dollar General Elevations\*

**DOLLAR GENERAL®**



*\*Elevations from Seller's Site Development Plans*



## DOLLAR GENERAL - UNDER CONSTRUCTION | HUTTO, TX (AUSTIN MSA)

FOR SALE // \$2,640,778 // 4.5% CAP RATE //

RETAIL PROPERTY // \*\*\*SEE PAGE 2 FOR IMPORTANT OWNER-AGENCY DISCLOSURE \*\*\*

TEXAS DESIGNATED BROKER:

ELIZABETH RANDALL, CCIM

662.234.4043

ERANDALL@RANDALLCG.COM



# DISCLAIMER



## DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

**IMPORTANT DISCLOSURE:** AN OWNER/AGENCY RELATIONSHIP EXISTS WITH THE DESIGNATED BROKER OF RANDALL COMMERCIAL GROUP, LLC AND THE OWNER OF THE SUBJECT PROPERTY LOCATED AT 1351 CHRIS KELLEY BLVD., HUTTO, TX. THE DESIGNATED BROKER HAS AN OWNERSHIP INTEREST IN THE SUBJECT PROPERTY LOCATED AT 1351 CHRIS KELLY BLVD., HUTTO, TX AND OTHER BUSINESS WITH THE MANAGER OF THE OWNERSHIP ENTITY.



# INVESTMENT SUMMARY



## INVESTMENT SUMMARY

OFFERING PRICE:	\$2,640,778
NET OPERATING INCOME:	\$118,835
OFFERING CAP RATE:	4.5%
YEAR BUILT:	2021
BUILDING SIZE:	9,100 SF
LOT SIZE:	1.01 Acres
PROPERTY ADDRESS	1351 Chris Kelley Boulevard
CITY, STATE, ZIP:	Hutto, TX 78634
TRAFFIC COUNT @ STORE:	25,720
3 MILE POPULATION:	7,518

## PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General located in Hutto, TX (Austin, TX MSA). The subject property has a 15-year, NNN with an estimated delivery date of April 2021. The Hutto Dollar General is a combination of brick and limestone veneer and fiber cement siding (wood-grain look) with an asphalt shingle roof and metal gutters and downspouts. The Subject Property is ideally located on Chris Kelley Blvd approximately half a mile from the US-130 Toll Road interchange with easy access to the greater Austin metro area being just +/-10-miles from Round Rock, +/-26 miles north of Downtown Austin, and +/-28-miles from AUS International Airport. Dollar General is an investment grade tenant with a Standard & Poor's "BBB" credit rating.



FOR SALE // RETAIL PROPERTY

## LEASE SUMMARY

TENANT:	Dolgencorp of Texas, Inc.
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$118,835.00
RENT PSF:	13.06
BLDG. DELIVERY DATE:	April 2021
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	10% per Option
LEASE GUARANTOR:	Dollar General Corporation

## LOCATION DESCRIPTION

The Subject Property is ideally located on Chris Kelley Blvd approximately half a mile from the US-130 Toll Road interchange. Chris Kelley Blvd is one of the main commercial thoroughfares in Hutto and recently (2016) received an \$11 million overhaul that included a median, turn lanes, and wider shoulders. The Hutto Dollar General sits at the entrance to the Park at Brushy Creek, a master-planned community 3-miles southwest of Downtown Hutto. The Park at Brushy Creek homes are 1 and 2-story traditional homes in stone, stucco and brick. The Subject Property has easy access to the greater Austin metro area being just +/-10-miles from Round Rock, +/-26 miles north of Downtown Austin, and +/-28-miles from AUS International Airport.

Hutto, TX is located in the Austin, TX MSA and offers big-city amenities with a family-friendly atmosphere of a small town. Hutto has been named one of the fastest growing communities in Texas with a population of +/-30,000 ( source: Texas State Data Center). Being only 10 miles from Round Rock's high tech manufacturing and assembly center, Hutto is the ideal lower cost alternative for many small and mid-size companies. Hutto is also attractive to such business due to East Williamson County Higher Education Center-Hutto (EWCHEC), a multi-institutional teaching center that brings college degrees and workforce training programs to the Hutto Community. Currently, the city is working on such projects as Innovation Business Park (72-acre light industrial and business area), the master-planned Co-op District in downtown Hutto, and the \$800-million private/public partnership to relocate Perfect Game, the country's largest baseball scouting organization, to Hutto.

PAGE 3



# COMPLETE HIGHLIGHTS



REPRESENTATIVE PHOTO



FOR SALE // RETAIL PROPERTY

## LOCATION INFORMATION

BUILDING NAME	Dollar General - Under Construction   Hutto, TX (Austin MSA)
STREET ADDRESS	1351 Chris Kelley Boulevard
CITY, STATE, ZIP	Hutto, TX 78634
COUNTY	Williamson
MARKET	Austin MSA
SIGNAL INTERSECTION	No

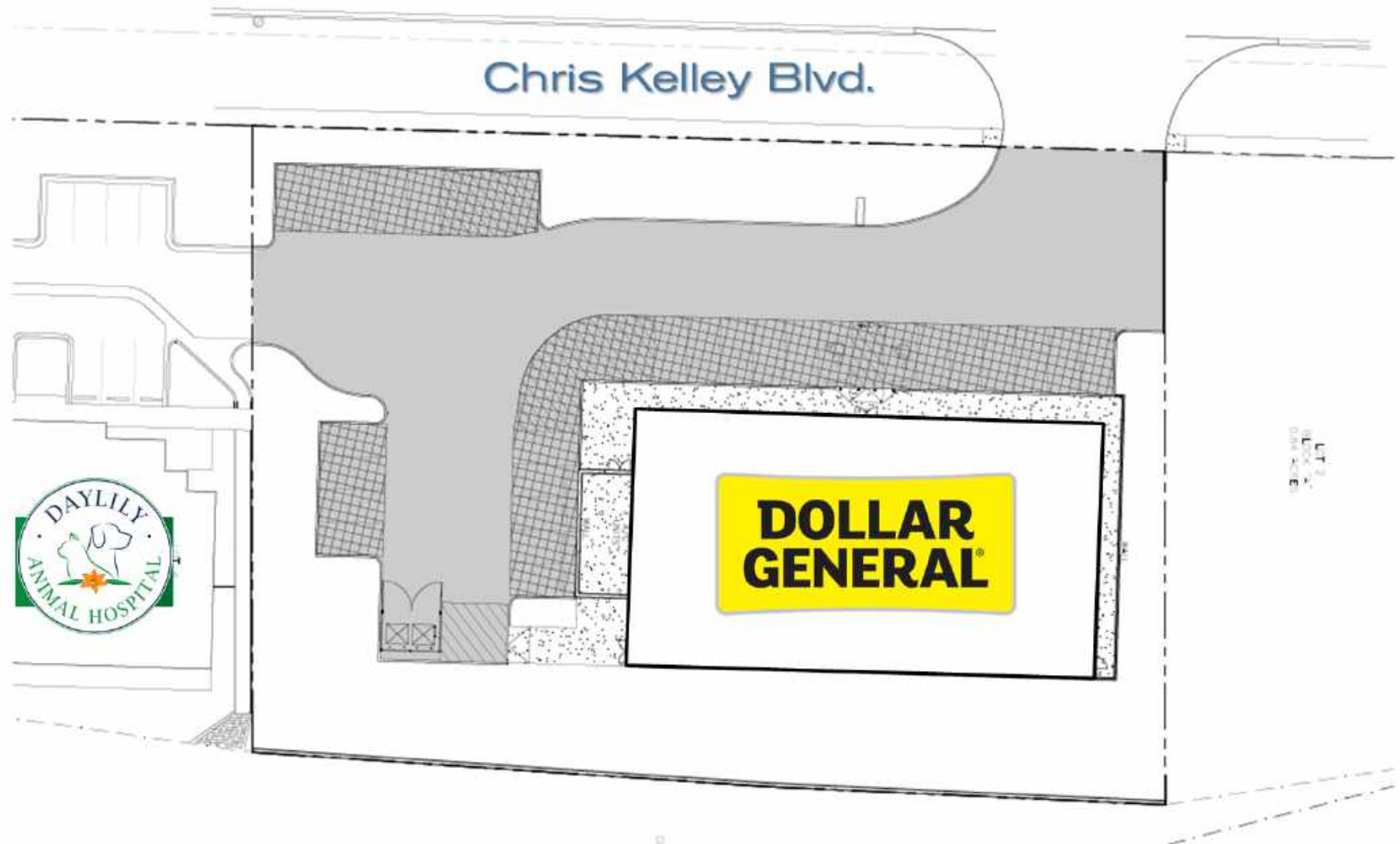
## BUILDING INFORMATION

NOI	\$118,835.00
CAP RATE	4.5
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2021
FRAMING	Wood
CONDITION	Excellent
ROOF	Asphalt shingle roofing over #15 felt vapor barrier over 5/8" plywood roof deck
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

PAGE 4



# SITE PLANS





# ELEVATIONS



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

*\*Elevations from Seller's Site Development Plans*

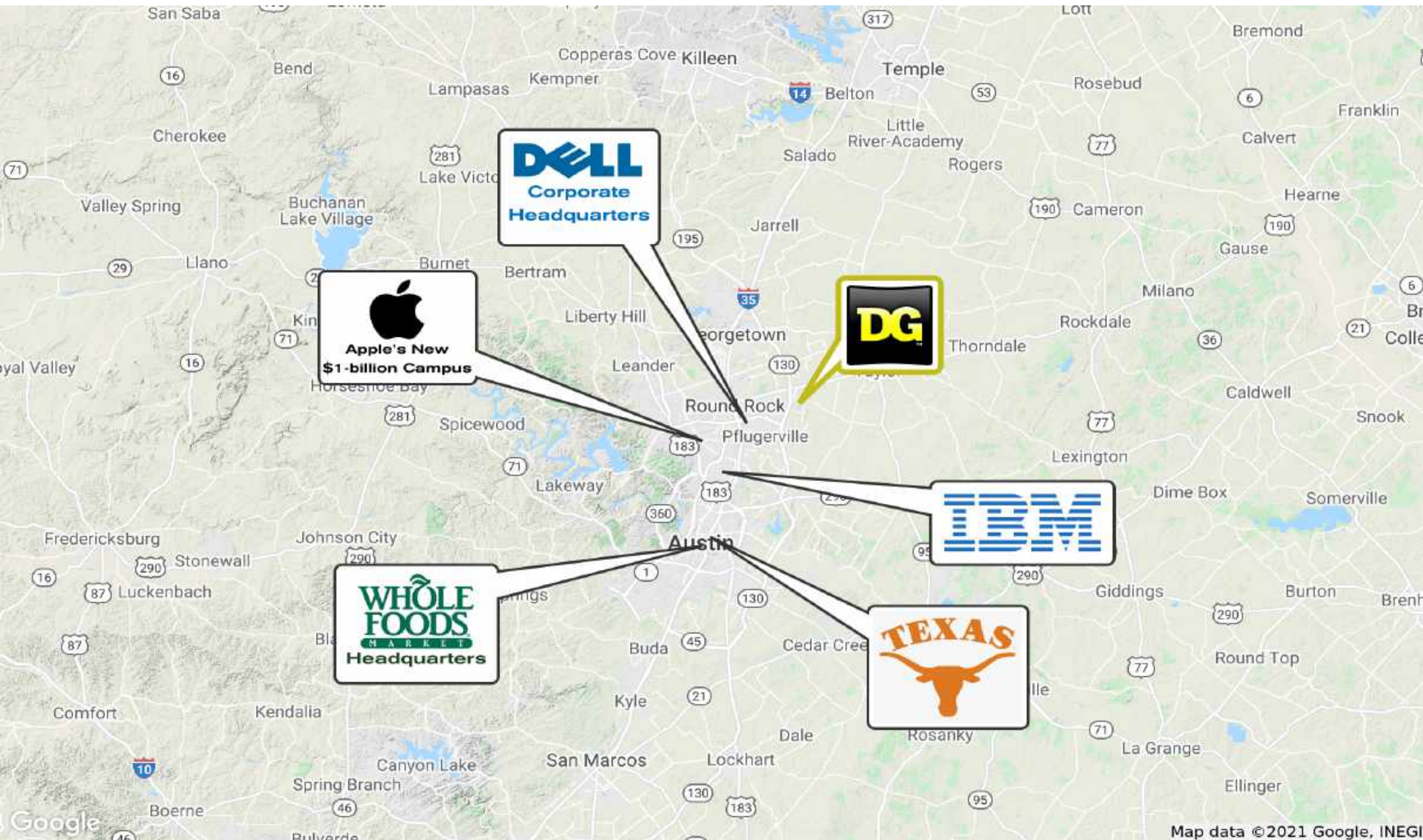


# AERIAL MAP





# REGIONAL MAP



Map data ©2021 Google, INEGI

FOR SALE // RETAIL PROPERTY

PAGE 8

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM



# HUTTO, TX



## ABOUT HUTTO, TX

Hutto, TX is located in the Austin, TX MSA and offers big-city amenities with a family-friendly atmosphere of a small town. Hutto has been named one of the fastest growing communities in Texas with a population of +/-30,000 ( source: Texas State Data Center). Being only 10 miles from Round Rock's high tech manufacturing and assembly center, Hutto is the ideal lower cost alternative for many small and mid-size companies.

## HUTTO, TX QUICK FACTS

- Hutto is located approximately 22-miles northeast of Austin, TX.
- Hutto is considered one of the fastest-growing cities in Texas. According to Community Impact, Hutto's population has seen a 90.1% increase since the 2010 census. (Source: Community Impact Newspaper)
- The city of Hutto has projected that the city's population could grow to more than 85,000 people in 2040, based on historical residential permit patterns. (Source: Community Impact Newspaper)
- Hutto is also home to the East Williamson County Higher Education Center-Hutto (EWCHEC) is a multi-institutional teaching center that brings college degrees and workforce training programs to the Hutto Community. (Source: AQUILA)
- EWCHEC has partnered with Temple College, Texas State Technical College, and Texas A&M University to bring these educational opportunities to residents of Hutto. (Source: AQUILA)
- One of the biggest attractions in Hutto is its Downtown Co-Op District -- a mixed-use walkable development that will expand to a 35-acre site where residents can work, live and play. (Source: <https://huttoco-opdistrict.com/>)
- Perfect Game, the country's largest baseball scouting organization, is relocating its national headquarters to Hutto, TX. The estimated \$800 million project, the largest in the city's history, is expected to include Hutto's first indoor sports and events center, designed to seat 13,000. It was also expected to have a convention hotel; 24 baseball fields; and office, commercial, medical and residential space. (Source: Commercial Property Executive)



# GREATER AUSTIN METROPOLITAN AREA



## GREATER AUSTIN METRO AREA

The Greater Austin Metropolitan Area is one of the most popular and fastest growing areas of the country. In recent years, Austin has been a hotbed for technology, startups, and innovation earning itself the nickname "Silicon Hills". Austin also has a highly educated workforce, thanks in part to the University of Texas and other local universities. There's no personal income tax, and the city has more affordable housing than on the coasts, from which it pulls a lot of its transplants (source: Forbes). Austin is a special place with an appealing culture. It has a lot of great parks, river access, hike and bike trails, good food, and great music.

## QUICK FACTS - AUSTIN-ROUND ROCK MSA

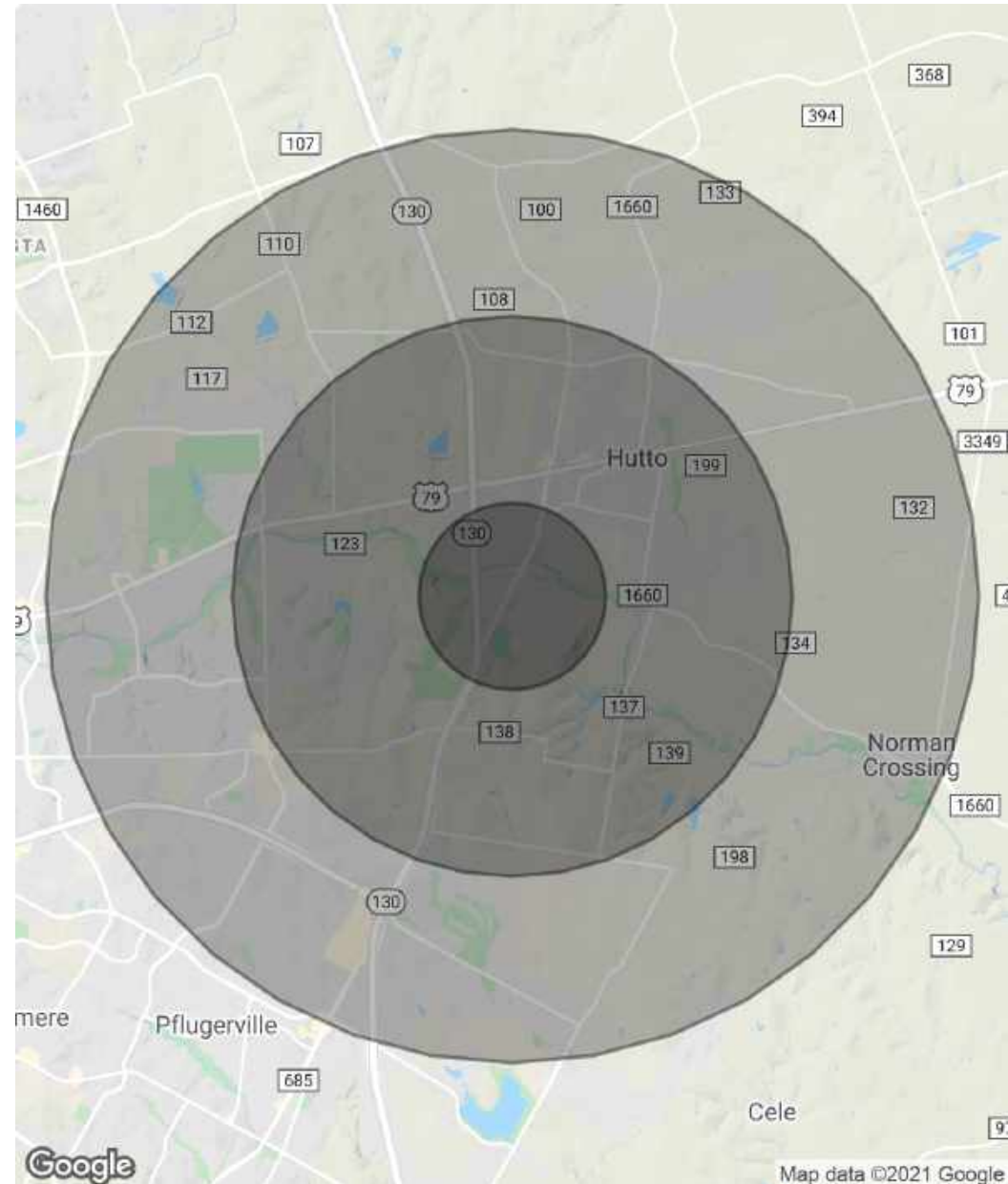
- Austin is the state capital of Texas
- Between 2017-2019, Austin was named the best place to live in the United States each year (Source: U.S. News & World Report).
- Ranked 4th in WalletHub's "Best Large Cities to Start a Business" ([www.wallethub.com](http://www.wallethub.com))
- Austin is the 11th-most populous city in the US, the 4th-most populous city in Texas, and the 2nd-most populous state capital. (Source: Wikipedia)
- Dell Technologies Corporate Headquarters is based in Round Rock. The Company employs approximately 11,500 people in its Round Rock Facility
- In 2019, Apple broke ground on its new \$1-billion, 3-million-square-foot Austin Campus. The new facility is expected to open in 2022 and will make Apple the largest private employer in Austin. (Source: [www.apple.com](http://www.apple.com))
- Home to IBM Research Facility. Austin is one of 12 IBM research laboratories worldwide. (Source: [www.research.ibm.com](http://www.research.ibm.com))
- Austin is where Whole Foods was founded and is still home to its Corporate Headquarters (Source: [www.wholefoodsmarket.com](http://www.wholefoodsmarket.com))
- Austin is home to The University of Texas at Austin ("UT"). With approximately 52,000 total students, UT consistently ranks as one of the top public universities nationwide (Source: [www.utexas.edu](http://www.utexas.edu))



# DEMOGRAPHICS MAP & REPORT

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,842	54,202	133,854
HOUSEHOLDS	3,191	17,605	42,708
FAMILIES	2,376	14,312	34,655
AVG HH SIZE	2.77	3.08	3.13
MEDIAN AGE	31.8	33.8	33.5
MEDIAN HH INCOME	\$88,786	\$102,043	\$103,630
AVG HH INCOME	\$112,976	\$132,253	\$133,581

\* Demographic data derived from 2020 Site to Do Business (Esri)





# TENANT PROFILE



**Dollar General Corporation** has been delivering value to shoppers for 80 years. Headquartered in Goodlettsville, TN, the BBB S&P rated, company 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 everyday low prices in convenient neighborhood locations. Dollar General operates over 16,000 stores as of February 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

<https://www.dollargeneral.com/>



**4.6% Increase**  
Same Store Sales Q3



**\$25.6 Billion**  
In Sales



**1,000**  
Stores to Open in  
2020



**80**  
Years in Business



**32 Quarters**  
Same Store Growth



## RANDALL COMMERCIAL GROUP, LLC

Elizabeth Johnson Randall, CCIM

President, Designated Broker - TX, TX License # 755728

Direct: 662-234-4043 | Office: 662-234-4044

Email: [erandall@randallcg.com](mailto:erandall@randallcg.com)

## ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

**Our corporate strategy is simple: client first.** We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.





EQUAL HOUSING  
OPPORTUNITY