



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under  
Construction

**DOLLAR  
GENERAL**



DOLLAR GENERAL - NEW DEVELOPMENT - AUGUST 2021

HIGHWAY 84, FRISCO CITY, AL 36445

**\$1,637,374**

5.75% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR  
GENERAL**

FRISCO CITY, AL

**\$1,637,374 | 5.75% CAP**

- New Development Dollar General - Rent Set to Commence August 2021
- Corporately Guaranteed by Dollar General Inc. (NYSE: DG)
- Absolute NNN Lease - Requiring Zero Landlord Responsibilities
- Desirable Wide & Shallow Store Prototype With Large Parking Lot
- Limited Local Retail Competition, Store Would Serve as Primary Source of Goods for Local Residents
- Easily Accessible off U.S. Highway 84 (3,403+ VPD)
- Dollar General is an Investment Grade & Recession-Proof Tenant, Boasting an S&P Credit Rating of BBB

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

682.233.5223 | b.blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | chance@trinityreis.com

**MATT DAVIS**

325.513.6406 | matt@trinityreis.com

**CODY CRIST**

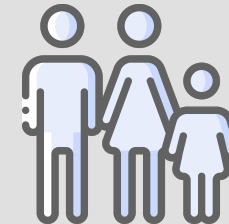
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$94,149
Rent Per SF:	\$10.35
Projected Rent Commencement Date:	8/15/2021
Lease Expiration Date:	8/14/2036
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is located within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

## PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	1.0 AC
Year Built:	2021
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$179.93



## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	8/15/2021 - 8/14/2036	\$94,149	\$10.35	5.75%
Five (5), 5 - Year Options 10% Increase	8/15/2036 - 8/14/2041	\$103,564	\$11.38	6.33%
	8/15/2041 - 8/14/2046	\$113,920	\$12.52	6.96%
	8/15/2046 - 8/14/2051	\$125,312	\$13.77	7.65%
	8/15/2051 - 8/14/2056	\$137,844	\$15.15	8.42%
	8/15/2056 - 8/14/2061	\$151,628	\$16.65	9.26%



## RESPONSIBILITIES BREAKDOWN

### TAXES

REIMBURSED BY **TENANT**

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

### INSURANCE

PAID BY **TENANT**

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all-risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

### ROOF & STRUCTURE

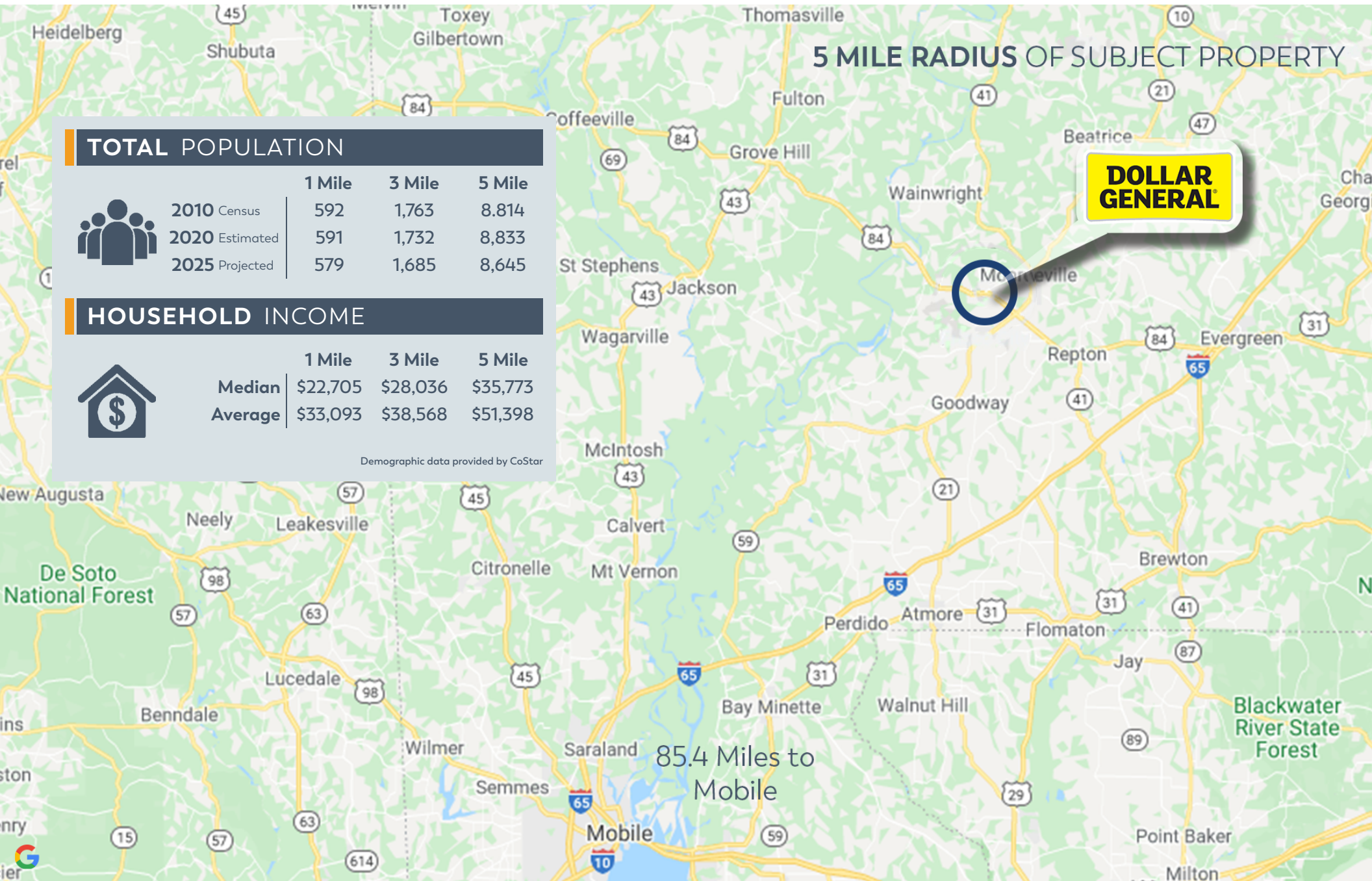
PAID BY **TENANT**

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

### PARKING LOT & HVAC

PAID BY **TENANT**

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.





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State Route 47 - 1,688+ VPD

U.S. Highway 84 - 3,403+ VPD

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Actual Property



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**DOLLAR  
GENERAL**

Pure Gospel of  
Jesus Christ Church

Mt. Rose Missionary  
Baptist Church

P & P Minimart  
Convenience Store

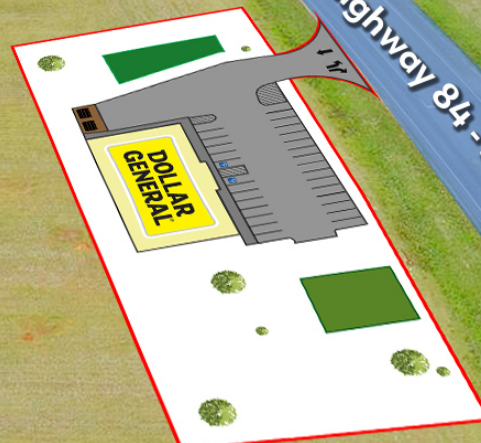
## Key Demographics 2020



Total Population  
3 Miles  
1,654



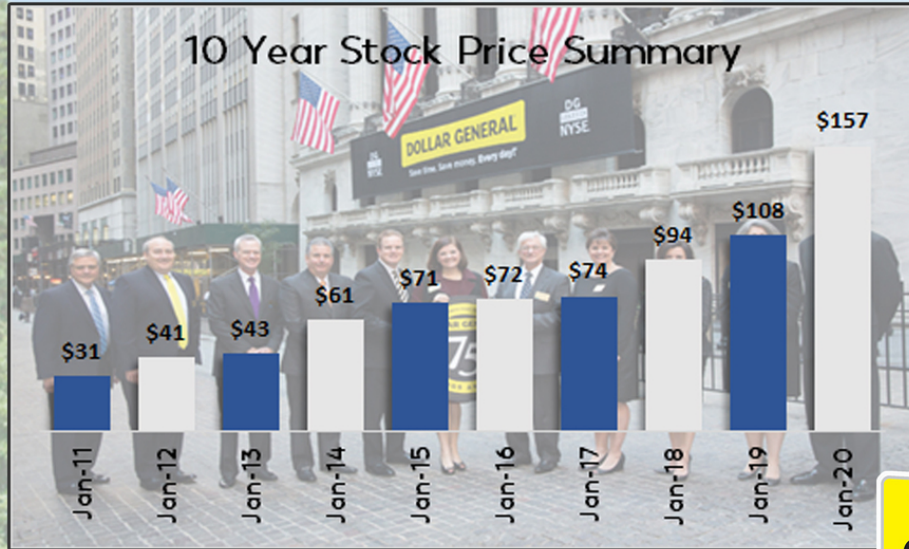
Total Population  
5 Miles  
8,740



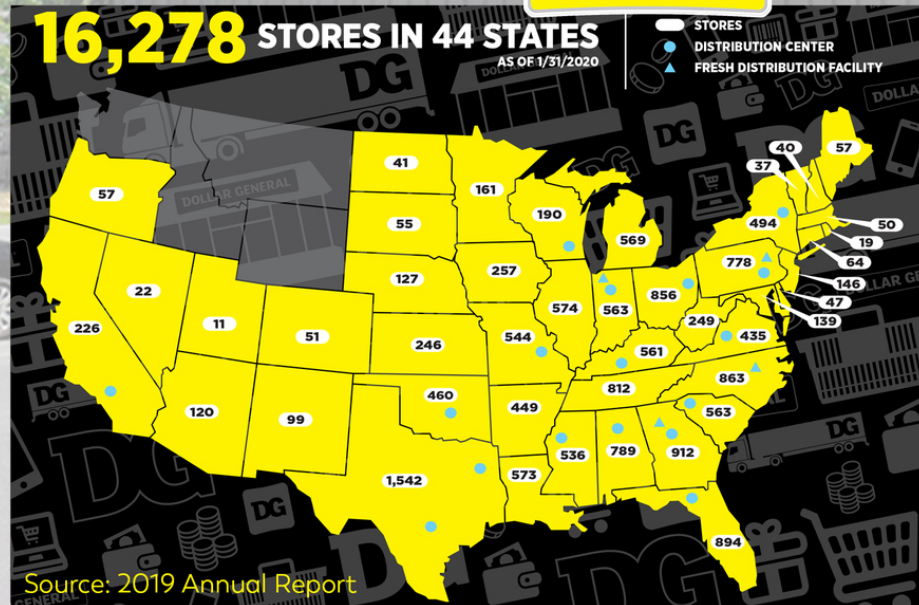
State Route 47 - 1,688+ VPD  
U.S. Highway 84 - 3,403+ VPD

Actual Property





**DOLLAR GENERAL**



**80 Years  
of Success**



**Publicly  
Traded Co.**  
NYSE: DG



**BBB  
S&P Rated**



**\$48B  
Market Cap**



**16,200+  
Locations**



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b.blackburn@trinityreis.com

**BROKER OF RECORD**

**BRIAN BROCKMAN**

Bang Realty-Alabama Inc

AL #119315

**CHANCE HALES**

806.679.9776

chance@trinityreis.com

**MATT DAVIS**

325.513.6406

matt@trinityreis.com