



## OFFERING MEMORANDUM

Actual Property

# DOLLAR GENERAL - DFW METROPLEX - 6.0% CAP

2175 E ARKANSAS LN, ARLINGTON, TX 76010

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TRINITY REAL ESTATE INVESTMENT SERVICES // 4200 AIRPORT FRWY, FORT WORTH, TX 76117

**DOLLAR  
GENERAL**

ARLINGTON, TX

**\$2,265,000 | 6.0% CAP**

- Upgraded Brick Construction NN Dollar General With Recent 5 Year Extension
- Hard Corner Along E Arkansas Lane, Generating 20,865+ VPD Directly in Front of Subject Property
- Extremely Dense Demographics of 138K+ Residents in 3 Miles & 369K+ Residents in 5 Miles
- Located in the DFW Metroplex With An Impressive 9.45% Population Growth in the Immediate Area
- Arlington is Home to the Texas Rangers, Dallas Cowboys, and Six Flags Attracting Tourists & Locals Alike
- Dense Retail Corridor Including National Credit Tenants Walgreens, Shell, Popeye's, Dollar Tree & More
- Dollar General is an Investment Grade & Recession-Proof Tenant, Boasting an S&P Credit Rating of BBB

## EXCLUSIVELY MARKETING BY:

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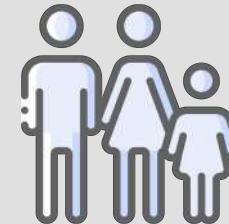
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## INVESTMENT OVERVIEW:

NOI:	\$135,910
Rent Per SF:	\$16.34
Rent Commencement Date:	5/18/2012
Lease Expiration Date:	6/30/2026
Lease Term Remaining:	4.5+Years
Lease Type:	NN
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:	8,320 SF
Land Area:	1.31 AC
Year Built:	2011
Guarantor:	Dollar General Corp. (NYSE: DG)
Price Per SF:	\$272.24

# LEASE ABSTRACT

2175 E ARKANSAS LN | ARLINGTON, TX

## ANNUALIZED OPERATING DATA

Options & Increases	Term	Fixed Rent	Fixed Rent per SF	Percentage Rent
Current Term	5/18/2012 - 6/30/2026	\$135,910	\$16.34	3% Over \$4,503,333/annum
Two (2), 5-Year; 10% Options & Increases	7/01/2026 - 6/30/2031	\$149,501	\$17.97	3% Over \$4,983,368/annum
	7/01/2031 - 6/30/2036	\$164,451	\$19.77	3% Over \$5,481,704/annum



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## RESPONSIBILITIES BREAKDOWN

### TAXES & INSURANCE

REIMBURSED BY **TENANT**

Taxes: Tenant will reimburse Landlord for real estate taxes on the Demised Premises.

Insurance: Tenant will reimburse Landlord for the insurance premium for the insurance Landlord is required to carry.

### PARKING LOT

PAID BY **LANDLORD/TENANT**

Landlord will keep the parking, service and access areas (and other exterior areas, if any) in a good state of repair and property lighted. Tenant will be responsible for asphalt and concrete repairs until the aggregate costs equal \$1500 in any lease year. Tenant will be responsible for maintaining the existing landscaping, mowing, snow plowing, removing trash and debris, restriping the parking area and repairing parking area lights.

### ROOF & STRUCTURE

PAID BY **LANDLORD**

Landlord will maintain and keep in good repair and replace when necessary the roof. Landlord will maintain and keep in good repair and replace when necessary all structural portions of the building.

### HVAC

PAID BY **TENANT**

Tenant will maintain and repair the heating and air conditioning systems, except during the last year of the lease term, Tenant will not be obligated to replace any major components of the HVAC systems.

## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	23,595	122,656	337,743
2021 Estimated	25,785	138,609	369,657
2026 Projected	26,847	144,844	382,974

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	9.28%	13.01%	9.45%
2021 - 2026	4.12%	4.50%	3.60%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$46,108	\$49,179	\$56,516
Average	\$54,046	\$60,350	\$70,992

Demographic data provided by CoStar

**DOLLAR  
GENERAL**

20.2 Miles to  
Downtown Fort Worth

20.6 Miles to  
Downtown Dallas



# ARLINGTON

Arlington, often referred to as “The American Dream City” is home to some of the most popular Texas attractions. Located in the DFW Metroplex, Arlington is equidistant between Dallas and Fort Worth. Arlington has a population of over 400K, which continues to grow annually. This Texas city is home to the Texas Rangers (MLB), the Dallas Cowboys (NFL) and Six Flags Over Texas, bringing in millions of visitors annually.

9.45%  
Population Growth (2010-2021)



400,316  
2021 Population



\$60,571  
2021 Median Household Income



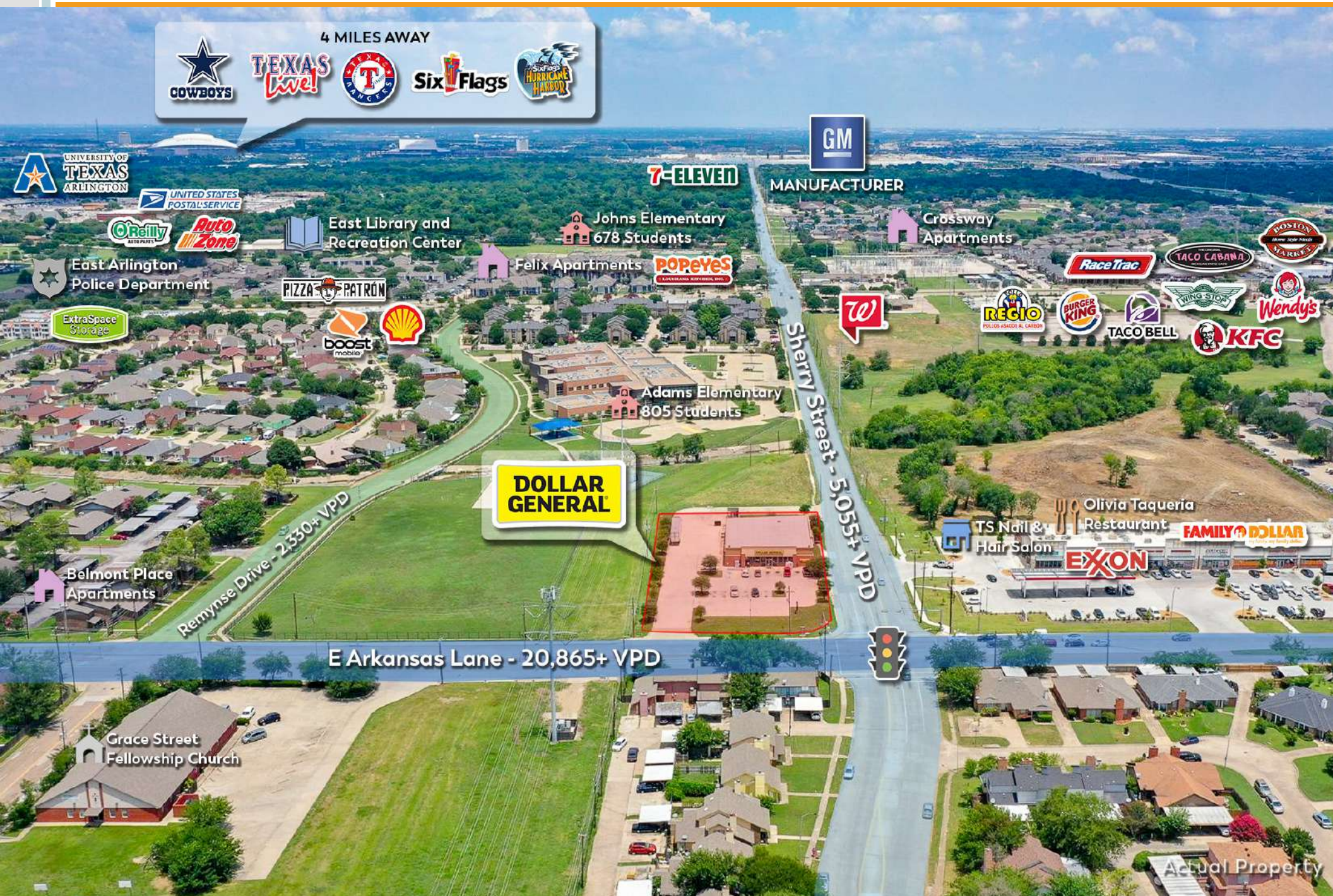
# RETAILER MAP

2175 E ARKANSAS LN | ARLINGTON, TX



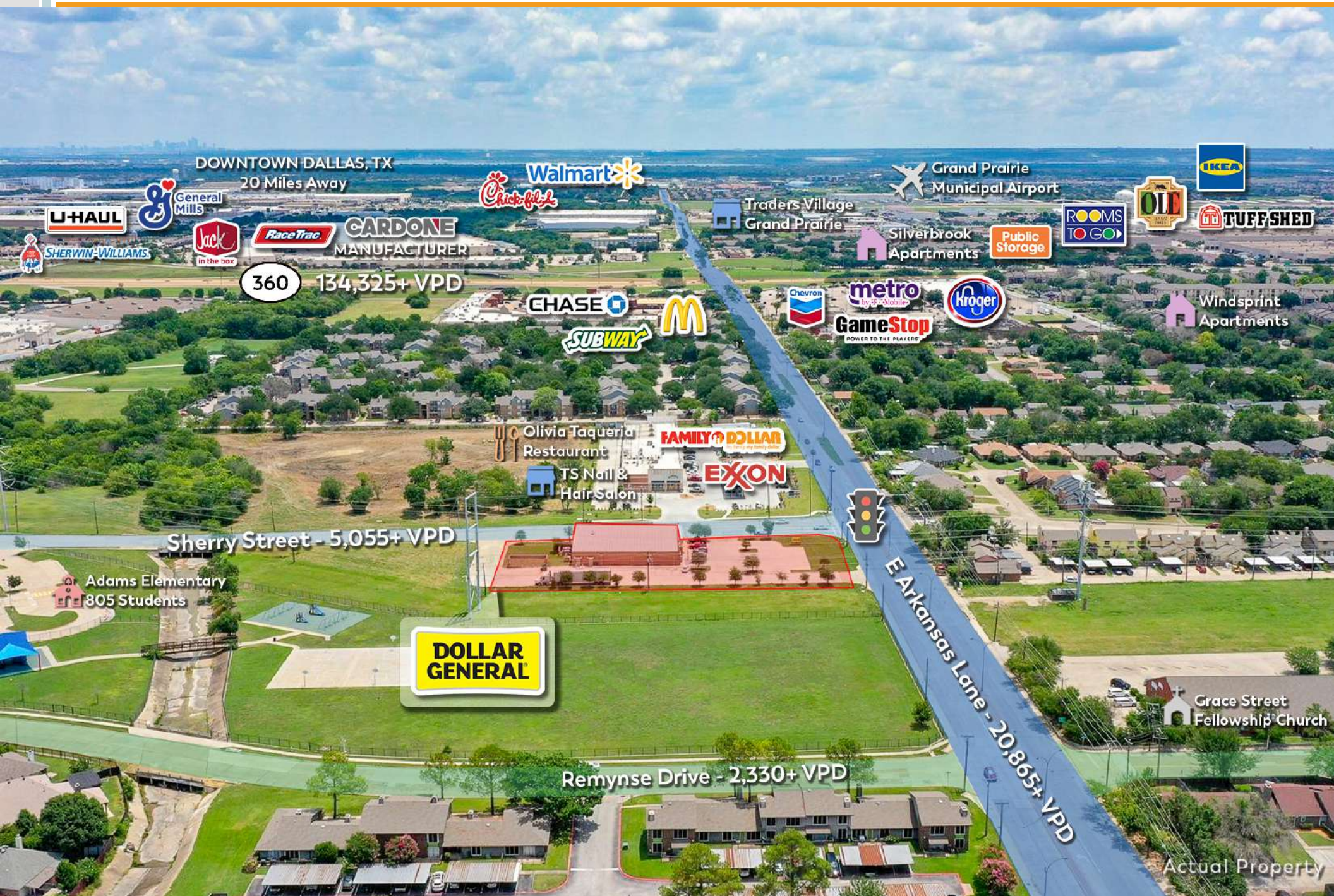
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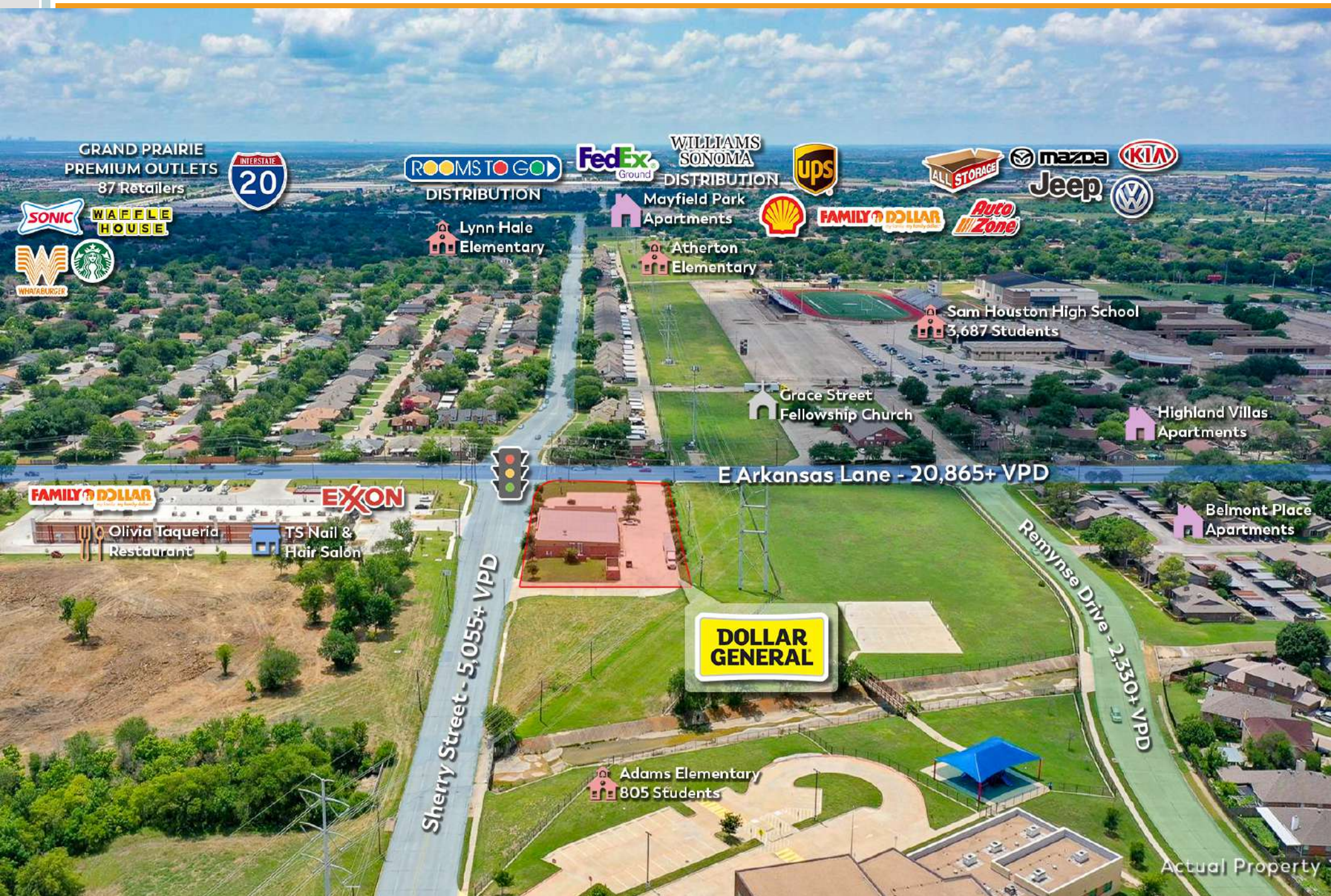
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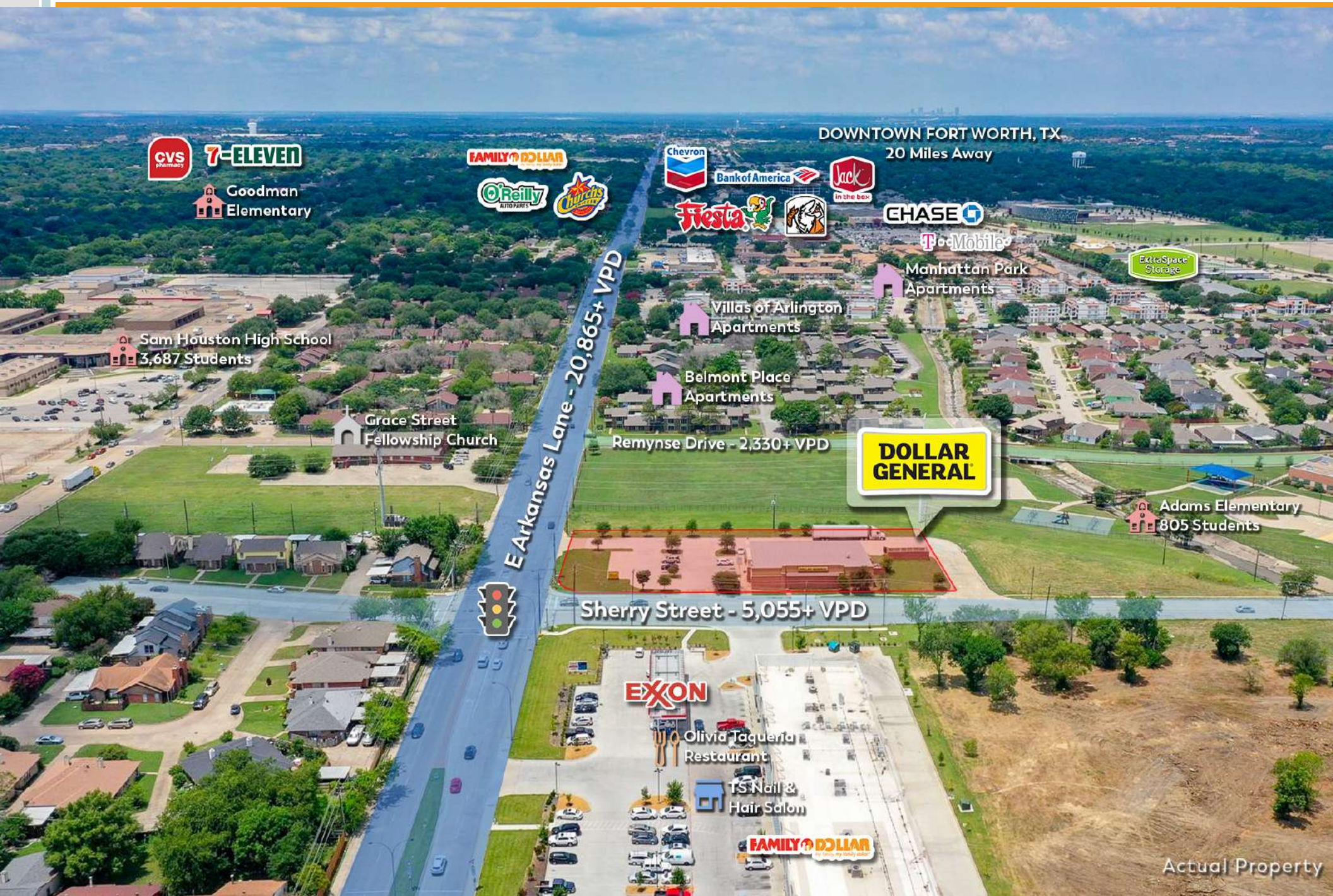
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**DOLLAR  
GENERAL®**



**82 Years  
of Success**



**Publicly  
Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$49B**  
Market Cap



**17,500+**  
Locations

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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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](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015

# TRINITY

REAL ESTATE INVESTMENT SERVICES

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