

DOLLAR GENERAL

11932 POTRANCO RD, SAN ANTONIO TEXAS 78253



FOR SALE

SALES PRICE : \$1,600,000



HIGHLIGHTS

Land Area	1.13 AC
Building Area	9,014 SF
Zoning	OCL
CAP Rate	5.70%
Year Build	2005
Guarantor	Dollar General (NYSE:DG)
Price Per SF	\$ 177.50

More Information

Septic converted to sewer in 2018 and 2019

HVAC was replaced in 2018

Fence replaced in 2018

Lease Overview

Modified NNN Lease

Currently under exercised extended option (Oct. 1 2020- Sept 30 2025)

Oct. 1 2025 - Sept. 30 2030 \$7,990.40 x Month Base Rent

Oct. 1 2030 - Sept. 30 2035 \$8,789.44 x Month Base Rent

Oct. 1 2035 - Sept. 30 2040 \$9,668.38 x Month Base Rent

LANDLORD RESPONSIBILITIES

Parking & Exterior Maintenance

Mechanical, Electrical & Plumbing

Structural

TENANT RESPONSIBILITIES

Reimburses LL for Property Taxes and Insurance

Interior maintenance under \$1,000 per occurrence

CONTACT

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- Two access points- Potranco Rd and Tallowood St.
- High Visibility
- 1.5 Miles from Walmart and Brand New Costco Warehouse use



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Tenant Information



OVERVIEW

Dollar General Stands for convenience, quality brands and low prices. They have design small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. They don't carry every brand and size, just the most popular ones. Dollar General saves you time by staying focused on life's essentials. The average Dollar General customer completes their shopping trip in less than 10 minutes.

FACTS

- \$33.7 Billion in sales in fiscal 2020
- \$6.67 Billion Net Worth
- 17,426 stores in 46 state as of April 30, 2021
- More than 157,000 employees
- Included on Fortune's *2020 World's Most Admired Companies* list

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Map

Demographics



**DOLLAR
GENERAL**



WAL*MART

**COSTCO
WHOLESALE**

LOOP
1604

TJ-maxx
HomeGoods



Demographics	1 MILE	3 MILE	5 MILE
Population	15,747	84,234	207,956
Average HH Income	\$101,550	\$ 95,180	\$89,181
Households	4,649	26,553	67,490



Information About Brokerage Services

11-2-2015

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.

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Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

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Designated Broker of Firm	License No.	Email	Phone

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>(210) 366-1400</u>
			Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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