



\$393K Median Home Price

Cypress Springs Neighborhood  
\$277K Median Home Price



\$517K Median Home Price



3,200 Homes  
\$730K Median Home Price



Enrollment of 16,290



Berry Center of  
Northwest Houston



Yaupon Ranch  
945 Homes



Greenhouse Rd. - 17,435 VPD

**DOLLAR  
GENERAL**



## OFFERING MEMORANDUM

# INFILL HOUSTON DOLLAR GENERAL - ABS NNN LEASE

19120 FM 529, CYPRESS, TX 77433

**BRANSON BLACKBURN**  
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**CODY CRIST**  
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**DOLLAR  
GENERAL**

CYPRESS, TX

**\$2,188,800 | 4.5% CAP**

- Infill Houston Absolute NNN Lease Dollar General
- Staggering 330,000+ 5 Mile Population
- Rare Opportunity to Acquire Absolute NNN Lease Dollar General in Texas' Largest City
- Newer Development with Over 12 Years Remaining on Current Lease - Built in 2019
- Located Along FM 529 in NW Houston - Several Residential and Retail Developments Along Corridor
- Surrounding Area Experiencing Significant Growth - 32% Within 5 Miles Between 2010 - 2021

## EXCLUSIVELY MARKETING BY:

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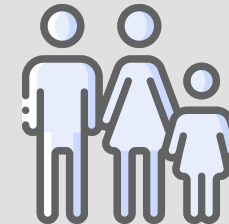
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$98,496
Rent Per SF:	\$12.87
Rent Commencement Date:	6/5/2019
Lease Expiration Date:	6/30/2034
Lease Term Remaining:	12+ 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:	7,654 SF
Land Area:	.9 AC
Year Built:	2019
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$285.97



## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Current Term	6/5/2019 - 6/30/2034	\$98,500	\$12.87	4.50%
Three (3), 5-Year Options 10% Increase	7/1/2034 - 6/30/2039	\$108,350	\$14.16	4.95%
	7/1/2039 - 6/30/2044	\$119,185	\$15.57	5.45%
	7/1/2044 - 6/30/2049	\$131,103	\$17.13	5.99%



## 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").

### 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.

### 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.



# HOUSTON

Houston, TX lives up to their slogan, “The City With No Limits”. Mighty in size, this Texas city is the most populous city in the Lone Star State and 4th most-populous in the US. Houston was ranked #1 on Forbes ‘America’s Fastest Growing Cities’ list in 2015. Home to over 20 Fortune 500 companies, the largest port in the nation, and a thriving culture, Houston’s future opportunities are truly limitless.

2.2% Annually  
2019 Population Growth



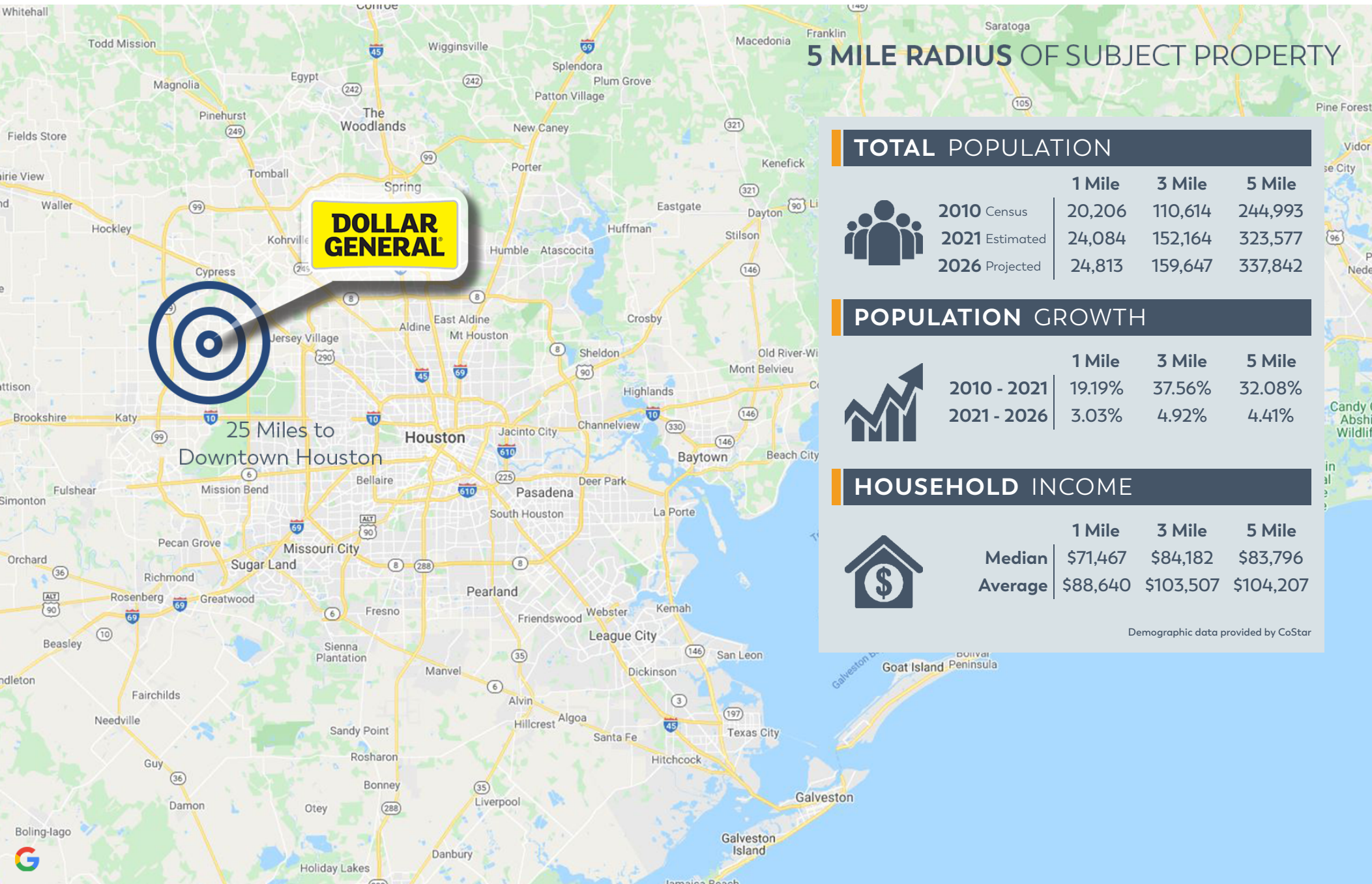
2.33 Million  
2019 Total Population



\$63,802  
2019 Median Household Income









# RETAIL MAP

19120 FM 529 | CYPRESS, TX





## Key Demographics 5 Miles



Total Population  
2021  
323,577 Residents



Projected Growth  
2021 - 2026  
4.41%



Barker Village  
\$298K Median Home Price



Strathmore Neighborhood  
\$237K Median Home Price



Highland Creek Village  
\$230K Median Home Price



Remington Grove Neighborhood  
\$230K Median Home Price



Cypress Lakes High School  
3,110 Students



Hoover Elementary  
690 Students



CFISD Alternative  
Learning Center



**DOLLAR  
GENERAL**

Affordable  
**STORAGE**

FM 529 - 18,806 VPD

Greenhouse Rd. - 17,435 VPD

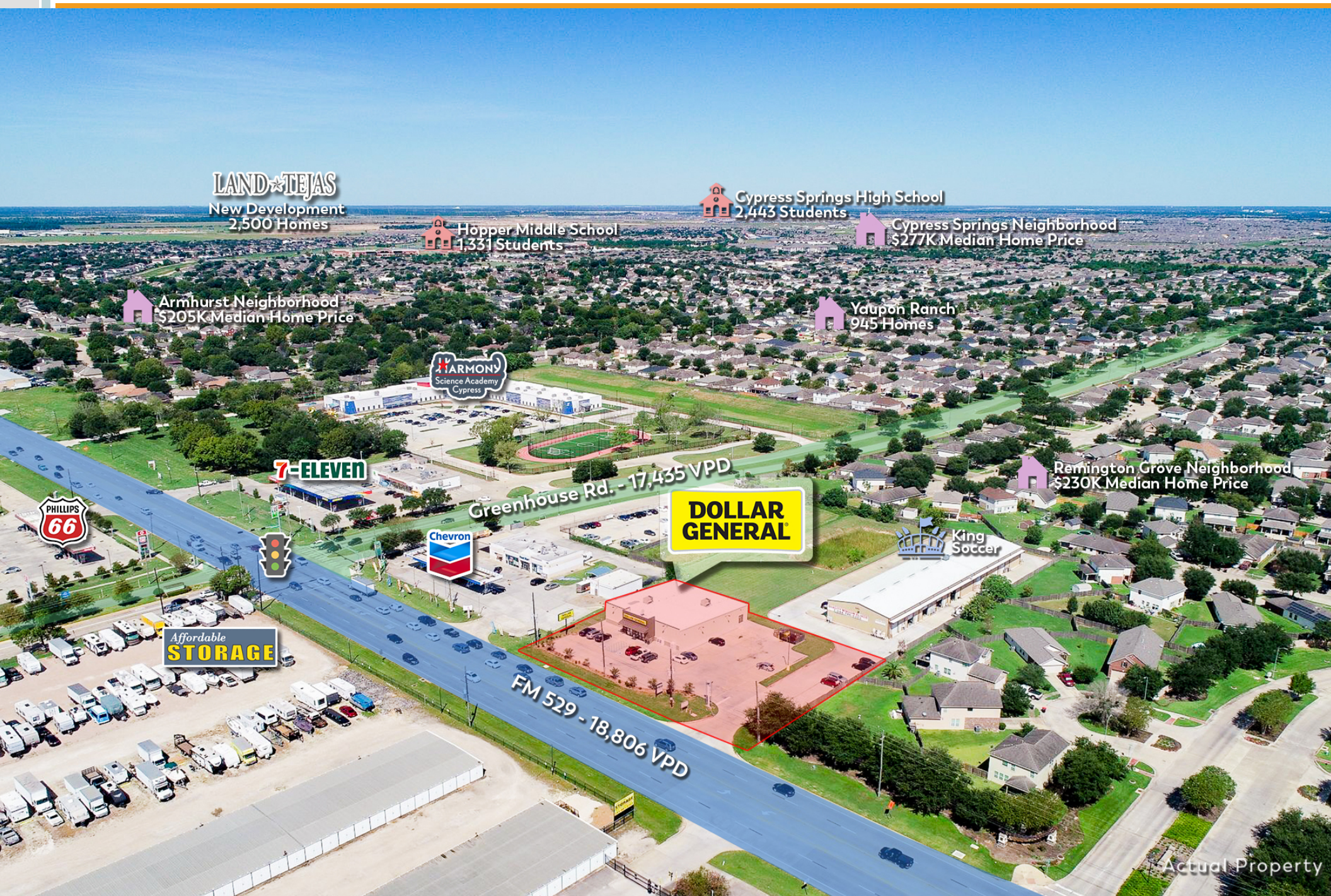


Actual Property











# RETAIL MAP

19120 FM 529 | CYPRESS, TX



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Berry Center of Northwest Houston



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Science Academy  
Cypress

**DOLLAR  
GENERAL**

King  
Soccer

Ca Mau  
Food Market



Greenhouse Rd. - 17,435 VPD

FM 529 - 18,806 VPD

Affordable  
**STORAGE**

Actual Property





Actual Property





Actual Property



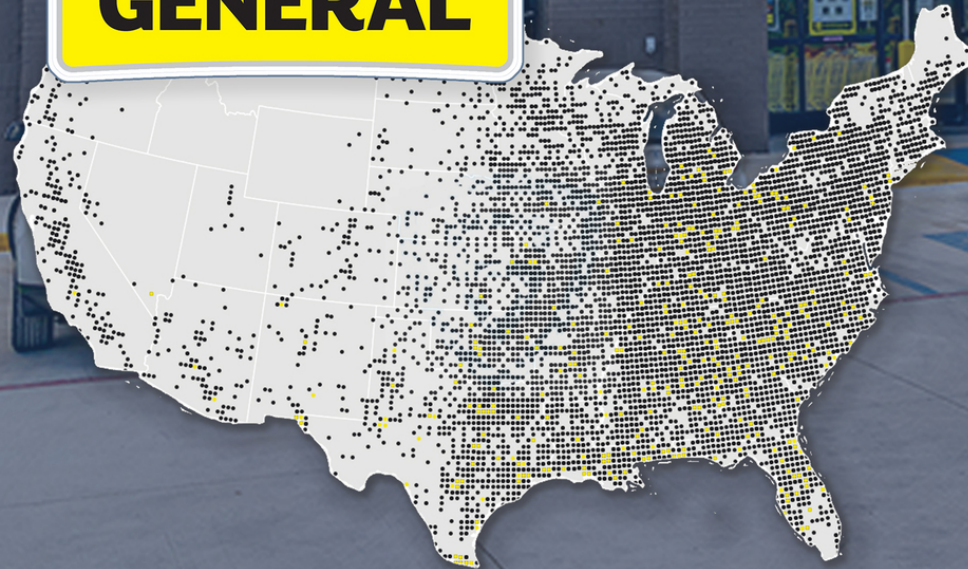


Actual Property





**DOLLAR  
GENERAL®**



**82 Years  
of Success**



**Publicly  
Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$49B**  
Market Cap



**17,500+**  
Locations



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## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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.

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# 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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Actual Property