

DOLLAR GENERAL - TEXAS NEW DEVELOPMENT - NOVEMBER 2021 COMPLETION

103 S PLAINS ST, ROPESVILLE, TX 79358

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 SUMMARY

DOLLAR GENERAL

ROPESVILLE, TX

\$2,054,220 | 5.0% CAP

- New Development Texas Dollar General With Full 15 Year Term
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- "Plus" Size 10,640 SF Corner Entry Store Prototype, Built to Accommodate Higher Projected Sales Volume
- Limited Local Retail Competition Closest Dollar Store is 13.4 Miles Away
- High Average Household Income of Over \$100k in a 10 Mile Radius - Well Above National Average
- Great Visibility Along US Highway 62 Generating Nearly 12,000 VDP
- Located 21.5 Miles From Lubbock, the 11th Most-Populous City in Texas
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETED BY:

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$102,711
Rent Per SF:	\$9.65
Rent Commencement Date:	11/8/2021
Lease Expiration Date:	11/30/2036
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

PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	.96 AC
Year Built:	2021
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$193.07



NEWS

As a Recession Proof

Tenant. Dollar

General is #119 on

the Fortune

500 List Operatina

17.000+ Stores

LEASE ABSTRACT

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	11/8/2021 - 11/30/2036	\$102,711	\$9.65	5.00%
Three (3), 5-Year Options 10% Increase	12/1/2036 - 11/30/2041	\$112,982	\$10.62	5.50%
	12/1/2041 - 11/30/2046	\$124,280	\$11.68	6.05%
	12/1/2046 - 11/30/2051	\$136,708	\$12.85	6.65%



TAXES

PAID 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

BREAKDOWN

S

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

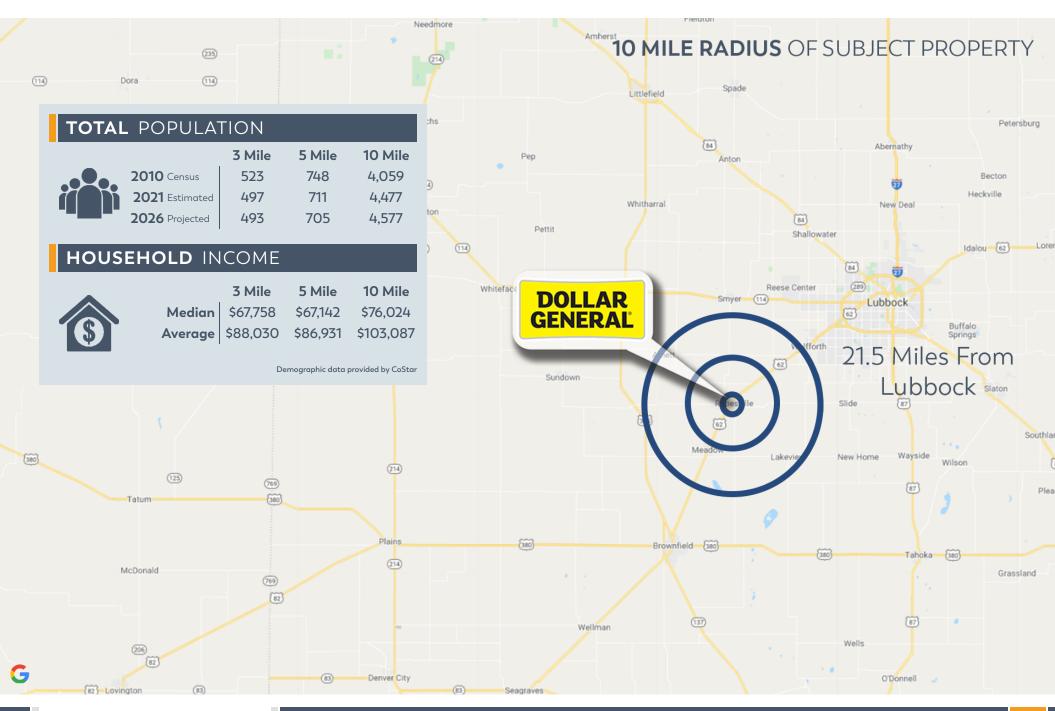
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LOCATION OVERVIEW



Lubbock is the 11th most populous city in Texas. Nicknamed "Hub City", Lubbock is the economic, educational, and healthcare center of the Permian Basin area. Lubbock is home to Texas Tech University and Lubbock High School. Tech is the sixth-largest colleged by enrollment by state, with 35.000 students. The Lubbock area has the largest contiguous cotton growth in the world, making it the U.S.'s third-largest cotton producer. Lubbock has a total population of 263,648 and a median family income of \$62.226.

0.92% 2020 Population Growth Rate



263,648 2020 Total Population

\$71,273 2021 Average Household Income



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RETAIL MAP





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RETAIL MAP



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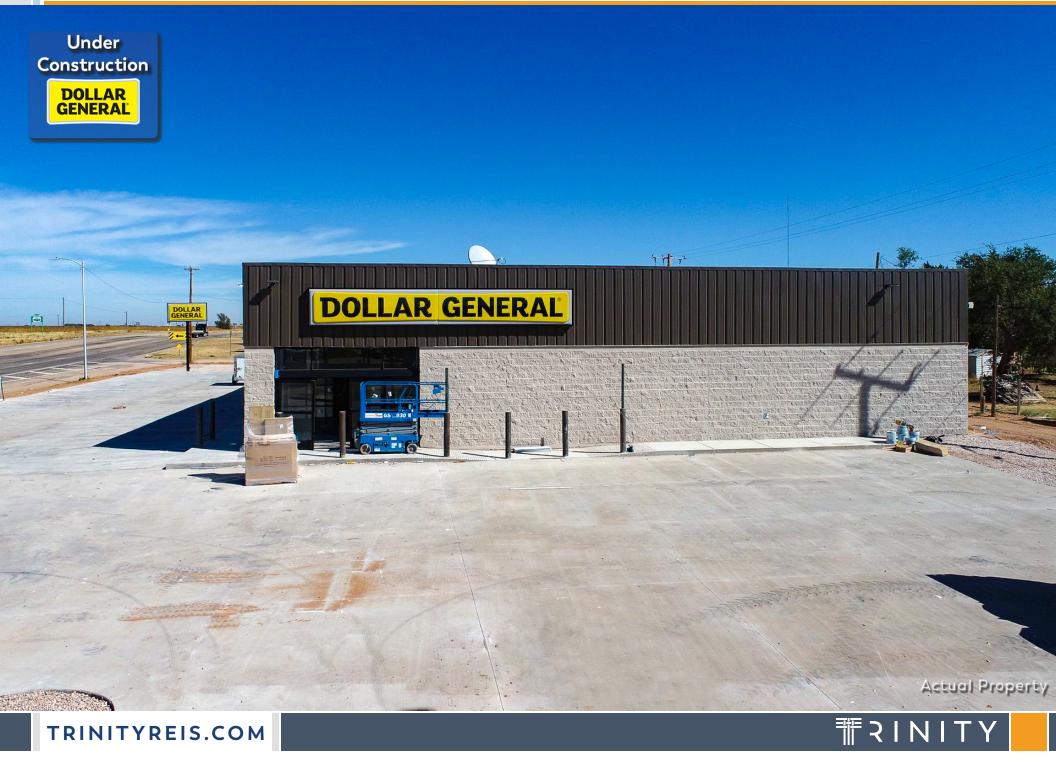
PROPERTY PHOTO

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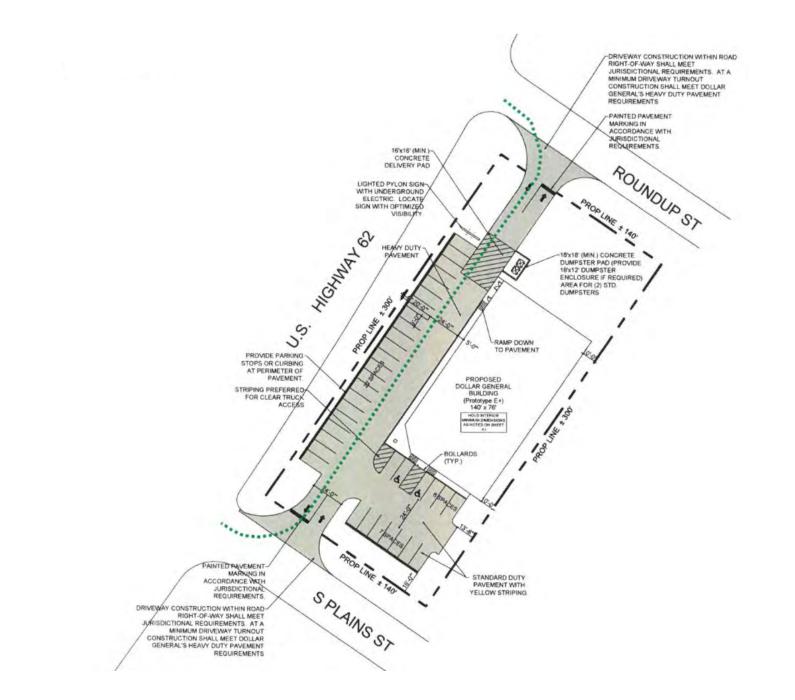




PROPERTY PHOTO



SITE PLAN





TENANT OVERVIEW

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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 a 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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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

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Information available at <u>www.trec.texas.gov</u> IABS 1-0 / 11-2-2015



CONTACT INFORMATION

Under Construction DOLLAR GENERAL

REAL ESTATE INVESTMENT SERVICES

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BRANSON BLACKBURN President/Managing Partner 682.233.5223 b.blackburn@trinityreis.com CHANCE HALES Partner 806.679.9776 chance@trinityreis.com MATT DAVIS Partner 325.513.6406 matt@trinityreis.com **CODY CRIST** Associate Director 817.584.2000 cody@trinityreis.com

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