



TRINITY

REAL ESTATE INVESTMENT SERVICES



**NEW DEVELOPMENT TX DOLLAR GENERAL**

3275 W FUQUA ST., HOUSTON, TX 77045

**\$2,429,000**

**4.5% CAP**

TRINITYREIS.COM

REPRESENTATIVE PHOTO



**DOLLAR  
GENERAL**

HOUSTON, TX

**\$2,429,000 | 4.5% CAP**

- Brand New 2022 Development Dollar General, Rent Set to Commence May of 2022
- Located 13 Miles From Downtown Houston, the Most-Populous City in the State
- Extremely Dense 5-Mile Demographics of 240,179 Residents
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Situated on Highly Trafficked W Fuqua Street With 20,061 VPD Passing Directly in Front of Subject Property Daily
- Corporately Guaranteed by an Investment Grade Tenant, Dollar General Corporation has an S&P Credit Rating of BBB
- Several National Tenants Nearby Including McDonald's, Sonic Drive-In, Shell, Valero, AutoZone and More

## EXCLUSIVELY MARKETING BY:

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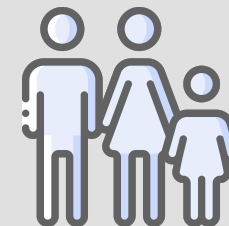
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$109,305
Rent Per SF:	\$11.98
Rent Commencement Date:	5/18/2022
Lease Expiration Date:	5/31/2037
Lease Term Remaining:	15 Years
Lease Type:	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:	9,122 SF
Land Area:	1.35 AC
Year Built:	2021
Guarantor:	Dollar General Corporation
Price Per SF:	\$266.28

# LEASE ABSTRACT

3275 W FUQUA ST. | HOUSTON, TX

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	2/15/2022 - 2/28/2037	\$109,305	\$11.98	4.50%
Five (5), 5-Year Options 10% Increase	3/1/2037 - 2/28/2042	\$120,236	\$13.18	4.95%
	3/1/2042 - 2/28/2047	\$132,259	\$14.50	5.45%
	3/1/2047 - 2/28/2052	\$145,485	\$15.95	5.99%
	3/1/2052 - 2/28/2057	\$160,033	\$17.54	6.59%
	3/1/2057 - 2/28/2062	\$176,037	\$19.30	7.25%



REPRESENTATIVE PHOTO

## RESPONSIBILITIES BREAKDOWN

### TAXES

#### REIMBURSED BY TENANT

Landlord will cause the Demised Premises to be taxed as a separate tax parcel within the City or County/Parish in which it is located, as applicable. 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 or other definitive proof of payment for such taxes.

### INSURANCE

#### PAID BY TENANT

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant.

### 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.

## TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	10,075	69,725	196,431
2021 Estimated	12,866	84,021	240,179
2026 Projected	14,091	92,539	262,051

## POPULATION GROWTH



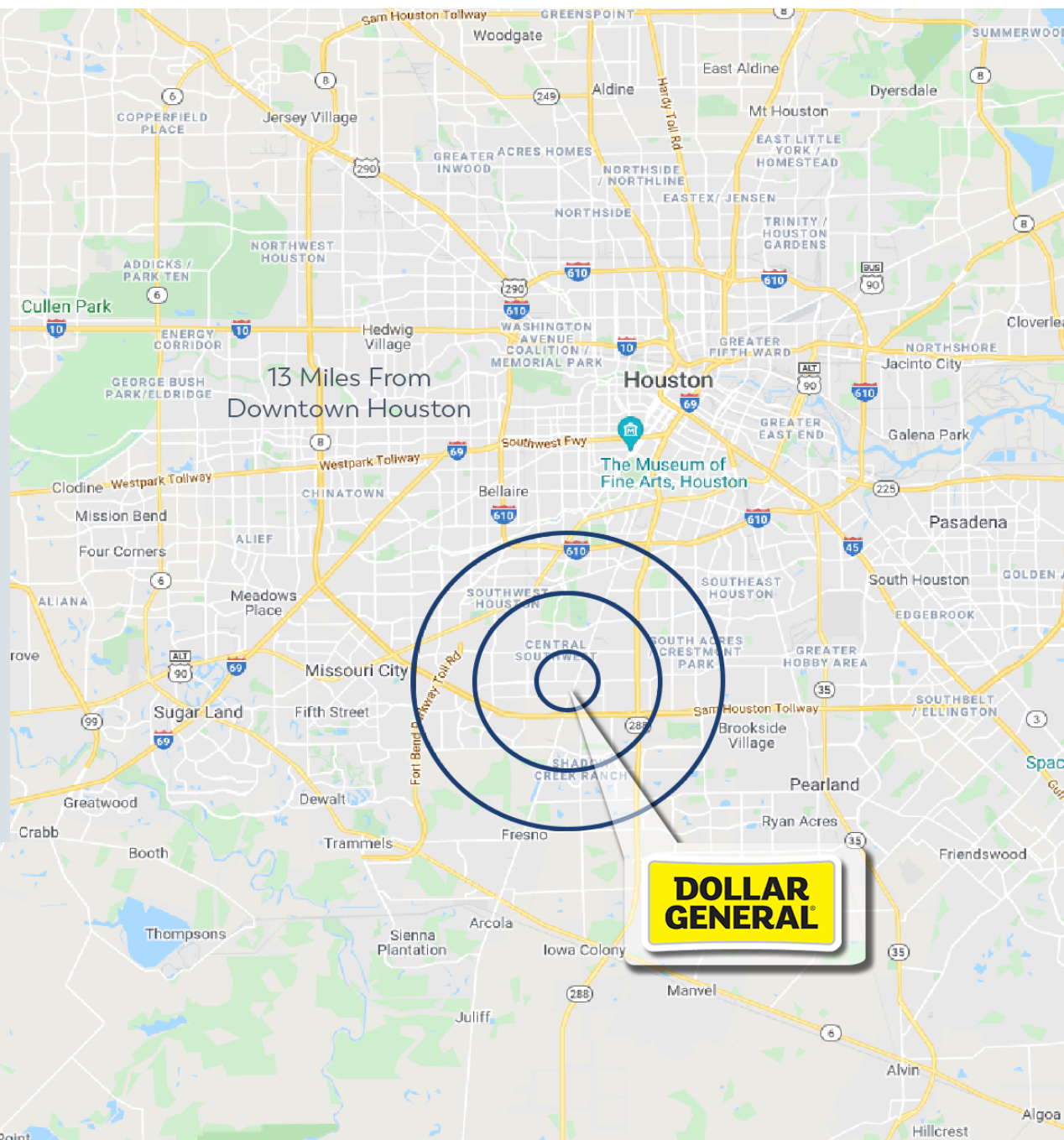
	1 Mile	3 Mile	5 Mile
2010 - 2021	2.20%	1.67%	1.80%
2021 - 2026	1.84%	1.95%	1.76%

## HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$48,727	\$57,743	\$61,995
Average	\$58,093	\$75,472	\$86,722

Demographic data provided by CoStar





# 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





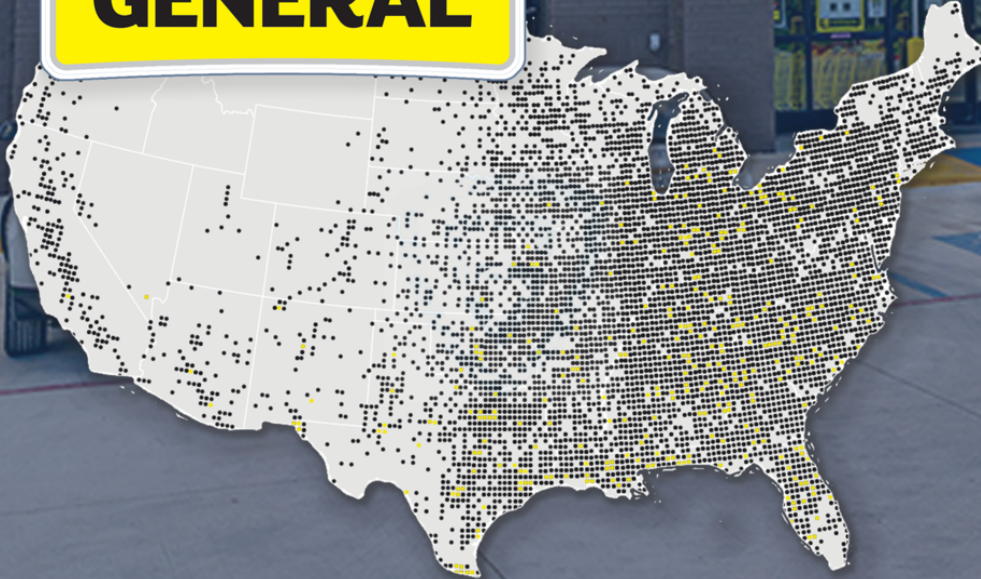


Map data © 2022 Imagery © 2022 , Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency





**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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