



FILE PHOTO

Dollar General

\$1,977,000 | 5.00% CAP

5330 W FM 1885, Mineral Wells, TX 76067

- ✓ **New 15 Year Corporate** Absolute NNN Lease
- ✓ **10% Increases Every 5 Years** During Renewal Options
- ✓ **Amazon Resistant Retailer** Experiencing Explosive Growth
- ✓ **S&P BBB Credit Rating** and Ranked #119 on Fortune 500
- ✓ **Ideal Low Price Point** 1031 Replacement Property

Dollar General Corp. engages in retailing of **merchandise**, including **consumable items**, **seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola**, **Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL MINERAL WELLS, TX

FILE PHOTO



CONTACT FOR DETAILS

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ebenton@securenetlease.com

\$1,977,000

5.00% CAP

NOI

\$98,839

- ✓ Dollar General has an S&P BBB rating and is ranked #119 on the Fortune 500 List - Dollar General has become a shopping staple across the country with ~17,000 stores in the United States.

Building Area

±10,640 SF

- ✓ New 2022 construction corporate absolute net lease with zero landlord responsibility - approximately fifteen years remaining on primary lease term with three 5-Year options to renew.

Land Area

±1.711 AC

- ✓ Peadenville, TX is positioned just 8.5 miles north of Mineral Wells, TX along U.S. Highway 281 approximately 47 miles west of Fort Worth. The property is strategically placed in a high visibility location at the signalized intersection of FM Road 1885 and U.S. Highway 281.

Year Built

2022

- ✓ Dollar General is the country's largest small-box discount retailer and has achieved 31 consecutive years of same store sales growth - Dollar General's same-store sales grew from \$20.3 billion in 2016 to \$31.9 billion in 2020.

Lease Type

Absolute NNN

- ✓ Amazon resistant retailer experiencing explosive growth, Dollar General plans to open roughly 1,050 stores in 2021 after opening approximately 1000 stores in 2020.

Occupancy

100%

- ✓ Subject Property is located in the Great State of Texas which is the World's 9th largest economy with a state domestic product totaling \$1.9 trillion.
- ✓ Texas ranks #1 in the United States in: job creation, population growth, corporate expansions/locations and exports.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL MINERAL WELLS, TX

Dollar General

Lessee: Dolgencorp of Texas, Inc.

Guarantor: Dollar General Corporation

REVENUE

\$27.8 B

CREDIT RATING

BBB

LOCATIONS

16,000+

DOLLAR GENERAL

dollargeneral.com

Dollar General Corporation has been delivering value to shoppers for over 75 years.

Dollar General helps shoppers **Save time. Save money.** Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at **low everyday prices in convenient neighborhood** locations. Dollar General operates **more than 16,000 stores in 46 states** as of March 2020. In addition to **high quality private brands**, Dollar General sells products from America's **most-trusted** brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola. STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices.

Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a **regular wholesale retailer**. Dollar General's (DG) business strategy revolves around driving profitable top line **growth while enhancing its low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.

FILE PHOTO



IN THE NEWS

DOLLAR GENERAL MINERAL WELLS, TX

Dollar General to Accelerate Opening Pace

JON SPRINGER, DECEMBER 04, 2020 (WINSIGHT GROCERY BUSINESS)

The Goodlettsville, Tenn.-based retailer, which already operates nearly 17,000 store locations in the U.S., expects to open 1,000 new stores, remodel another 1,670 units and relocate 110 stores by the end of the current fiscal year on Jan. 29.

The fiscal 2021 plan rate equates to more than 20 new stores every week, or as many new real estate projects in a year as a chain supermarket like Publix operates overall. Including the pace at which it renovates or locates stores, it averages a mind-boggling eight real estate projects every day of the year.

With store sizes generally ranging between a compact 7,300 and 15,000 square feet, with many units opening in existing buildings and with a number of locations in rural communities, Dollar General stores are relatively inexpensive to build.

Dollar General, the discount retailer that's flourished during the pandemic, will accelerate an already galloping pace of new store openings in 2021, planning 1,050 new locations next year along with 1,750 store renovations and 100 store relocations.

The company's capital expenditure budget for the current year is expected to come in at \$1 billion to \$1.1 billion.

Speaking in a conference call reviewing its third-quarter financials this week, Jeffery Owen, Dollar General's chief financial officer, said the company's 2021 real estate plans include adding fresh produce to about 600 stores—in addition to 1,000 that already have such an offering. About half of its new units—and 75% of its remodels—will open under its "Traditional Plus" format, which include 34 cooler doors vs. 22 for the traditional model, bringing the Dollar General still further into competition with food retailers.

EXPLORE ARTICLE



How Dollar General is Bucking the Trend

GREG PETRO, OCTOBER 04, 2019 (FORBES)

The budget retailer has reported 29 consecutive years of same-store growth, with same-store sales increasing 4.0% in the second quarter of this year.

This dark horse discount chain has been quietly chugging along for decades and is now in the process of opening 975 new stores this year, in addition to remodeling 1000 locations and relocating another 100. According to Business Insider, its prices are generally 20%-40% lower than grocery and drug stores, attracting cost-conscious consumers.

Dollar General's biggest differentiator is that they are serving markets that had been vastly underserved, even by the likes of Walmart. You'd be hard pressed to find a small town in America that isn't within close proximity of a Dollar General. In fact, there are currently more than 15,000 locations across 44 U.S. states, which surpasses even the number of McDonald's. Seventy-five percent of Americans live within five minutes of a Dollar General, according to research from GlobalData Retail, and these locations are strategically placed to allow shoppers to choose to patronize them over other discount or big box retailers.

But it's more than lower prices that have enabled Dollar General to thrive, particularly with Amazon (NYSE: AMZN) offering low prices and fast shipping. The retailer has taken a number of steps to remain top-of-mind and insert itself into consumers' shopping habits. I've highlighted some of the best practices that Dollar General has been employing to quietly innovate in the face of behemoths like Amazon and Walmart (NYSE: WMT) in ways that go beyond just cheap prices. Dollar General's approach speaks to its unique niche and business strategy, which aligns with the most important sales lesson of all: know your customer.

EXPLORE ARTICLE



LEASE OVERVIEW

DOLLAR GENERAL MINERAL WELLS, TX

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Extend
Rent Commencement	Mid-January 2022
Lease Expiration	Mid-January 2037
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Option Periods
Annual Rent YRS 1-15	\$98,839.44
Option 1	\$108,723.36
Option 2	\$119,595.72
Option 3	\$131,555.28

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





MAIN STREET
±791 VPD

254
TEXAS



±154 VPD



Chris Cox Horseman'ship Company

281

N.U.S. HIGHWAY 281
±4,730 VPD

DOLLAR GENERAL

SUBJECT PROPERTY
5330 W FM 1885



W FM 1885
±1,481 VPD

GRACE CHRISTIAN
ACADEMY TEXAS
SCHOOL



SITE OVERVIEW

DOLLAR GENERAL MINERAL WELLS, TX



Year Built

2022



Building Area

±10,640 SF

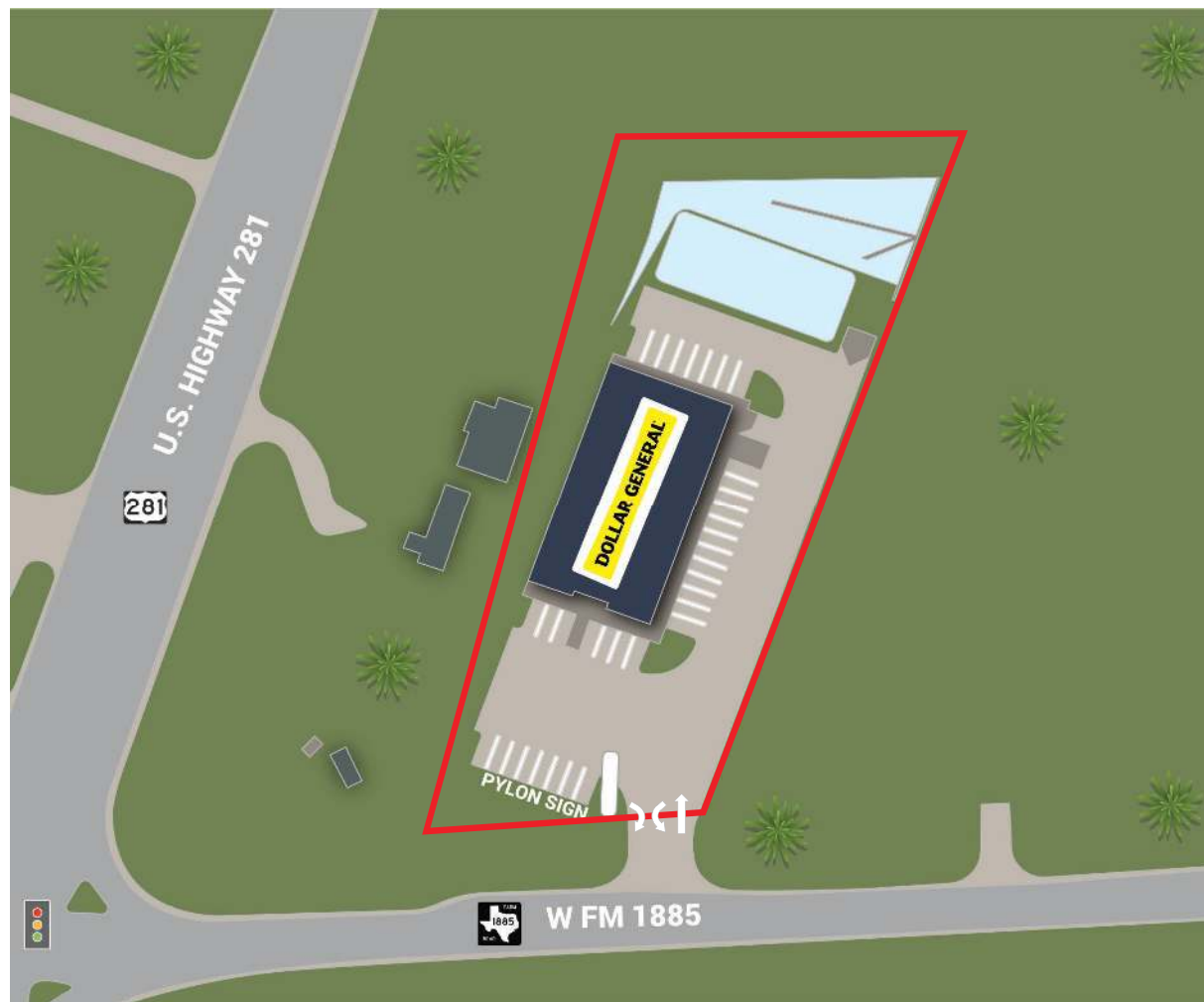


Land Area

±1.711 AC

NEIGHBORING RETAILERS

- Hunt Brothers Pizza
- Chris Cox Horsemanship Co



FILE PHOTO

CONGRATULATIONS

LOCATION OVERVIEW

DOLLAR GENERAL MINERAL WELLS, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

AMR/American Airlines (25,000)
2.

Lockheed Martin (13,690)
3.

Fort Worth ISD (12,000)
4.

Texas Health Resources (12,000)
5.

NAS - Fort Worth - JRB (10,000)
6.

Arlington ISD (8,500)
7.

University of Texas at Arlington (7,311)
8.

JPS Health Network (6,500)
9.

City of Fort Worth (6,161)
10.

Cook Children's Health Care System (6,042)
11.

Tarrant County College (5,999)
12.

Alcon Laboratories Inc. (5,393)
13.

Bell Helicopter Textron (4,953)
14.

BNSF Railway (4,500)
15.

Tarrant County Government (4,310)

LOCATION OVERVIEW

DOLLAR GENERAL MINERAL WELLS, TX



Peadenville

Texas



125

Population



\$50,154

Median Household Income

The city ranked the 3rd "Best City to Raise a Family in the Country" by SmartAsset in 2017

3rd

Fort Worth #2 "Best Cities for Job Seekers"- Forbes

#2

Peadenville, Texas is a town located in Palo Pinto County.

It is located 50 miles West of Downtown Fort Worth. **Fort Worth**, the city of cowboys and culture, is the 16th largest city in the United States and part of Texas' #1 tourist destination.

Fort Worth's population continues to boom as people flock to the city, drawn by its steady economy, topnotch entertainment and easy going lifestyle.

The city is conveniently located 17 miles away from Dallas-Fort Worth International Airport, which serves as a gateway for visitors from all over the world.

The city's nine major districts provide numerous options for entertainment, cultural experiences, premier shopping and delicious cuisine. Fort Worth maintains its small-town feel and hospitality while it embraces modernization and growth opportunities. Known and the most typically "Texan" of all Texas cities, Fort Worth balances its agriculture, cattle and oil heritage seamlessly with an ever-growing array of new businesses and industries. Downtown Fort Worth is the central business district of the city and is home to many commercial office buildings. Day and night, downtown is abuzz with people who are fully immersed in the best nightlife, dining and entertainment Fort Worth has to offer. At the heart of Fort Worth's growing entertainment district, Sundance Square is the epitome of urban design and functionality and is one of the safest urban areas in the country. A 35-block development filled with boutiques, restaurants, night spots and art galleries, Sundance Square is one of the best entertainment and shopping districts in the Southwest. Texas Christian University is the most prominent university in Fort Worth. Located just three miles from downtown, TCU has a total undergraduate and graduate enrollment of over 10,000.

IN THE NEWS

DOLLAR GENERAL MINERAL WELLS, TX

Parker, Palo Pinto counties a popular place to be

GLENN EVANS, OCTOBER 07, 2021 (WEATHER FORD DEMOCRAT)

The folks who record the signs of growth in Parker and Palo Pinto counties are working in a popular neighborhood. Residential building permits in the cities, new and upgraded septic system applications in unincorporated areas and realty records paint a steady, sometimes dramatic, rise in homebuilding in both counties.

Christine Acord, in the Weatherford Building Division, has been busy fielding new residential building permits pouring into city hall. "There have been a lot this year, I can say that," she said. "This year alone, we have done close to 400 ...We've still got a few months to go, and we've still got a lot of applications coming in. [Last] week alone we put in, probably, 20 new-builds." She added the city received 300 residential building permit applications in 2020, and 250 the year before that. Mineral Wells, too, is seeing a significant increase in new-home construction permit applications. Building Official Robert Turk reports numbers that are smaller than in Weatherford, but that still reflect a 650 percent increase since 2016.

The people who build the homes describe a mix of young families and retirees who are hiring their services, people from the congested urban area to the east along with a mix of newcomers from California and other states.

"That year brought two applications to the home of Crazy Water, three the next year. Seven were filed in 2018, dropping to four the next year but leaping to 14 in 2020. Turk reported 13 applications so far this year. Outright land sales in Palo Pinto County are skyrocketing, as County Clerk Janette Green estimates her office has handled between 1,200 and 1,500 more land-sale documents so far this year than during all of 2020. Last year's document count had been passed up by May or June, she added.

EXPLORE ARTICLE

Fort Worth Chamber Sets Sights On Growth, Innovation

SEPTEMBER 24, 2020 (PTACH)

Fort Worth, one of the five fastest-growing cities in the United States, continues to attract new business, even as 2020 takes its toll on cities across the country.

Brandom Gengelbach, the new CEO at the Fort Worth Chamber of Commerce, aims to shine a bright light on the future ahead for the city.

"Business leaders from all around the country continue to tell me how they feel hamstrung in high-tax states," Gengelbach said. "While having a tax-friendly business environment certainly helps, we are seeing an unprecedented amount of growth in Fort Worth for a variety of reasons, including a cohesive, supportive government infrastructure, as well as an overwhelmingly affable environment, a career-ready talent pool, ample transportation opportunities and a favorable cost of living."

Fort Worth added more than 50,000 jobs in the past year.

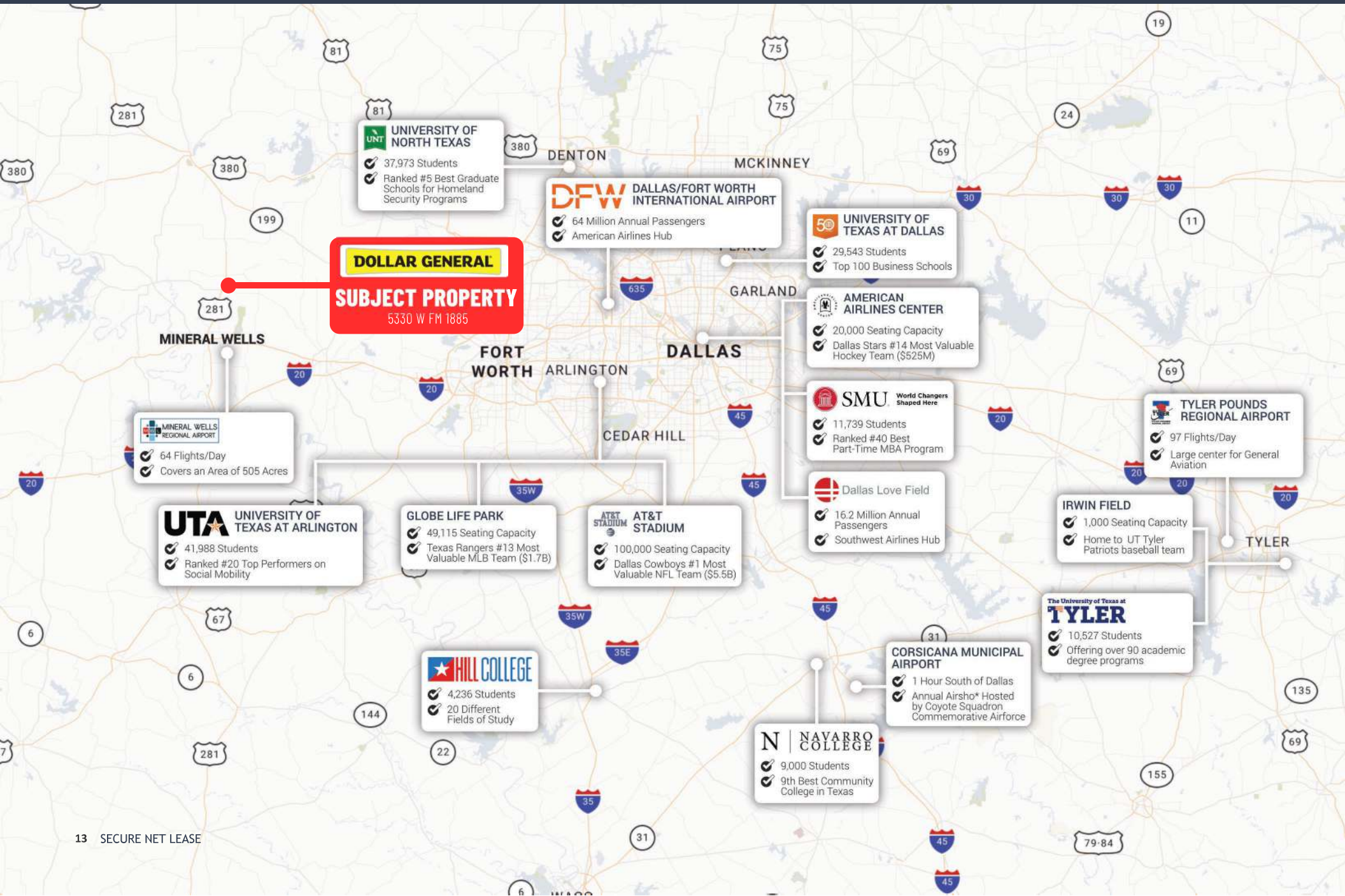
These new jobs were a welcome career opportunity for both locals and to those new to the city. The new jobs included highly-skilled positions in biotechnology, aviation and transportation automation and health care. Businesses like Linear Labs, M2G Ventures and Bell Helicopter chose to grow in Fort Worth, and their leaders are enthusiastic about the upshot of that decision.

"Fort Worth embraces innovation in all forms," said Linear Labs co-founder and CEO Brad Hunstable. "In doing business in this city, new ideas are welcomed, and informed key collaborations allow businesses from here – and those planting a flag here – to flourish. Fort Worth has embraced our big dreams and plans, and we're excited about being a part of the next tech innovation hub right here."

EXPLORE ARTICLE

DALLAS-FORT WORTH METRO

DOLLAR GENERAL MINERAL WELLS, TX



DOLLAR GENERAL
SUBJECT PROPERTY
5330 W FM 1885

UNIVERSITY OF NORTH TEXAS
37,973 Students
Ranked #5 Best Graduate Schools for Homeland Security Programs

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT
64 Million Annual Passengers
American Airlines Hub

UNIVERSITY OF TEXAS AT DALLAS
29,543 Students
Top 100 Business Schools

AMERICAN AIRLINES CENTER
20,000 Seating Capacity
Dallas Stars #14 Most Valuable Hockey Team (\$525M)

SMU World Changers Shaped Here
11,739 Students
Ranked #40 Best Part-Time MBA Program

Dallas Love Field
16.2 Million Annual Passengers
Southwest Airlines Hub

TYLER POUNDS REGIONAL AIRPORT
97 Flights/Day
Large center for General Aviation

IRWIN FIELD
1,000 Seating Capacity
Home to UT Tyler Patriots baseball team

The University of Texas at TYLER
10,527 Students
Offering over 90 academic degree programs

CORSICANA MUNICIPAL AIRPORT
1 Hour South of Dallas
Annual Airsho* Hosted by Coyote Squadron Commemorative Airforce

N | NAVARRO COLLEGE
9,000 Students
9th Best Community College in Texas

HILL COLLEGE
4,236 Students
20 Different Fields of Study

GLOBE LIFE PARK
49,115 Seating Capacity
Texas Rangers #13 Most Valuable MLB Team (\$1.7B)

AT&T STADIUM
100,000 Seating Capacity
Dallas Cowboys #1 Most Valuable NFL Team (\$5.5B)

UTA UNIVERSITY OF TEXAS AT ARLINGTON
41,988 Students
Ranked #20 Top Performers on Social Mobility

MINERAL WELLS REGIONAL AIRPORT
64 Flights/Day
Covers an Area of 505 Acres

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

DOLLAR GENERAL MINERAL WELLS, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who **will** pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner **will** accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer **will** pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.