



**TRINITY**  
REAL ESTATE INVESTMENT SERVICES



**SAN ANTONIO, TX DOLLAR GENERAL**

TBD US-87 EAST & BECK RD, SAN ANTONIO, TX 78263

**\$2,272,160**

**4.4% CAP**

TRINITYREIS.COM

Representative Photo

**DOLLAR  
GENERAL**

SAN ANTONIO, TX

**\$2,272,160 | 4.4% CAP**

- Absolute NNN Lease Dollar General in San Antonio, Texas With 15 Years Remaining on Current Term
- Larger 10,542 Square Foot Prototype to Accommodate Higher Projected Sales Volume
- Rapid Growth of Over 33% in 5-Mile Radius Between 2010 and 2021 - 5-Mile Population Currently Exceeds 25K
- Property Located Along Hwy 87, With a Daily Traffic Count Exceeding 15,000 Vehicles
- Limited Local Retail Competition - Nearest Dollar Store is Over 4 Miles Away
- Subject Property Located Only 16 Miles SE of Downtown San Antonio - The 7th Largest City in the US With 1.4M+ Residents
- Property Located at Entrance to Tupelo Row - Higher End Residential Neighborhood with an Average Home Price of \$472K

## EXCLUSIVELY MARKETED BY:

**BRANSON BLACKBURN**

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## INVESTMENT OVERVIEW:

Base Annual Rent:	\$99,975
Rent Per SF:	\$9.48
Projected Rent Commencement Date:	7/15/2022
Lease Expiration Date:	7/31/2037
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Continued 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:	10,542 SF
Land Area:	1.18 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE:DG)
Price Per SF:	\$215.53



## TBD US-87 EAST &amp; BECK RD | SAN ANTONIO, TX

## TAXES

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...

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”).

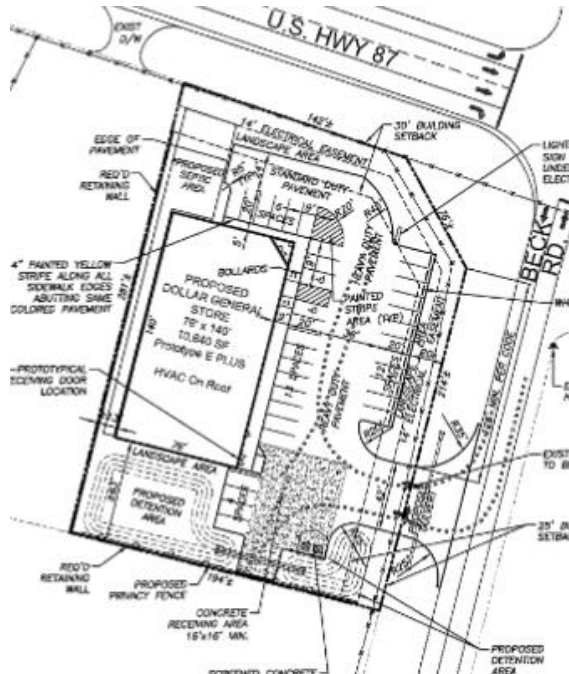
## PAID BY TENANT

...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.

PAID BY **TENANT**

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	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/15/2022-7/31/2037	\$99,975	\$9.48	4.40%
Five (5), 5-Year Options 10% Increase	8/1/2037-7/31/2042	\$109,973	\$10.43	4.84%
	8/1/2042-7/31/2047	\$120,970	\$11.48	5.32%
	8/1/2047-7/31/2052	\$133,067	\$12.62	5.86%
	8/1/2052-7/31/2057	\$146,373	\$13.88	6.44%
	8/1/2057-7/31/2062	\$161,011	\$15.27	7.09%



# RESPONSIBILITIES BREAKDOWN

## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	205	4,719	18,754
2021 Estimated	215	5,119	25,010
2026 Projected	235	5,571	28,343

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	4.87%	8.47%	33.35%
2021 - 2026	9.30%	8.82%	13.32%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$56,993	\$64,856	\$58,272
Average	\$75,166	\$83,420	\$75,065

Demographic data provided by CoStar

**DOLLAR  
GENERAL®**

16 Miles to  
Downtown  
San Antonio



# SAN ANTONIO

San Antonio is the seventh-most populous city in the United States and the second-most populous city in Texas with more than 1.5 million residents. In 2021, CNBC ranked Texas as #4 out of the 50 states in its "Top States for Business". Booming Texas growth has been due in large part to cities like San Antonio with its thriving job market and tourist industry. San Antonio is known for its famous River Walk, historical Spanish missions, the Alamo, Sea World, Six Flags and Fiesta Texas theme parks. Annually, 34+million people visit San Antonio, generating \$14 billion for the city's economy.

1.9% Annually  
2021 Population Growth



1.47 Million  
2022 Total Population



\$70,778  
2022 Median Household Income









# RETAIL MAP

TBD US-87 EAST & BECK RD | SAN ANTONIO, TX

Under  
Construction

**DOLLAR  
GENERAL**



Blue's Barber  
Shop



Baldy's  
American Diner



Washington Brothers  
Automotive



Take Flight  
Performance



Phenix Architectural  
Millwork



Pantheon  
Motors



Jon Wayne Academy  
& Service Center



Gemler  
Automotive



Circle C  
Millwork



Beck Road



15,635 VPD



Actual Property



# RETAIL MAP

TBD US-87 EAST & BECK RD | SAN ANTONIO, TX

Under  
Construction

**DOLLAR  
GENERAL**



East Central High School  
3,104 Students



Calaveras  
Lake



Seersucker  
Distillery



Calaveras  
Power Station

**BIESENBACH Inc.**  
HVAC • E.M.S. • CONTROLS

Circle C  
Millwork



New Development Neighborhood  
Tupelo Row - Avg List Price of \$472K

**State Farm**

Actual Property



# RETAIL MAP

TBD US-87 EAST & BECK RD | SAN ANTONIO, TX

Under  
Construction

**DOLLAR  
GENERAL**

Lakeside Neighborhood  
Avg List Price of \$227K

DOWNTOWN SAN ANTONIO  
16 Miles Away



BG Metals Inc.

ASF  
ALL SEASONS  
FEEDERS

Alamo  
Filter Co.  
Church of God  
7th Day



HEB Super Regional  
Warehouse

St Jerome  
Catholic Church

KW  
WWEQUIPMENT  
SALES CO.

PARK  
A Northwest Pipe Company

International Brangus  
Breeders Association

Adam Valdez  
CPA PLLC

Studio 1426  
Hair Salon

State Farm

**DOLLAR  
GENERAL**



15,635 VPD



Actual Property



Under  
Construction

**DOLLAR  
GENERAL**

**DOLLAR  
GENERAL**

Actual Property



Under  
Construction

**DOLLAR  
GENERAL**



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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# 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)  
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