



OFFERING MEMORANDUM

Actual Property

9+ YEAR NN TEXAS DOLLAR GENERAL

6617 BUFFALO GAP RD. (ALT 6625), ABILENE, TX 79606

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**DOLLAR
GENERAL**

ABILENE, TX

\$1,156,570 | 5.25% CAP

- 9+ Year NN Lease Dollar General in Abilene, TX
- Dollar General Recently Executed 6 Year Extension Committing Long-Term to Site
- Property is Located Along Buffalo Gap Road in the Path of Expansion for the City of Abilene
- Population has Surged in the Immediate Area - 35% Growth Within 1 Mile of Subject Property
- Located in Wylie School District - Preferred School District of Abilene With Several Newer Development Properties Surrounding Location
- Tremendous Visibility From Buffalo Gap Road - Featuring Daily Traffic Counts over 11,000 VPD

EXCLUSIVELY MARKETING BY:

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INVESTMENT OVERVIEW:

Net Operating Income:	\$60,720*
Rent Per SF:	\$6.74
Rent Commencement Date:	2/9/2005
Lease Expiration Date:	12/31/2031
Lease Term Remaining:	9.5+ Years
Lease Type:	NN
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:	9,014 SF
Land Area:	.85 AC
Year Built:	2005
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$128.31

*Tenant paying \$488.26 monthly as Tenant's contribution for Landlord's parking area maintenance costs. Amount not included in NOI.

LEASE ABSTRACT

6617 BUFFALO GAP RD. (ALT 6625) | ABILENE, TX

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	2/9/2005-12/31/2031	\$60,720	\$6.74	5.25%
Two (2), 5-Year Options 10% Increase	1/1/2032-12/31/2036	\$66,792	\$7.41	5.78%
	1/1/2037-12/31/2041	\$73,471	\$8.15	6.35%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Lessee shall reimburse Lessor for the general real estate taxes...
Insurance: ...Lessee shall at its sole cost and expense, pay the Insurance Provider directly for Lessor's Liability Insurance and Property Insurance.

ROOF & STRUCTURE

PAID BY **LANDLORD**

Lessor shall maintain at its cost and expense in good condition and shall perform all necessary maintenance, repair, and replacement to the exterior of the premises including, but not limited to, the roof, all paved and grass or landscaped areas, foundations, floors, walls and all interior and exterior utility lines and pipes, and all other structural portions of the building during the term of this Lease...

PARKING LOT

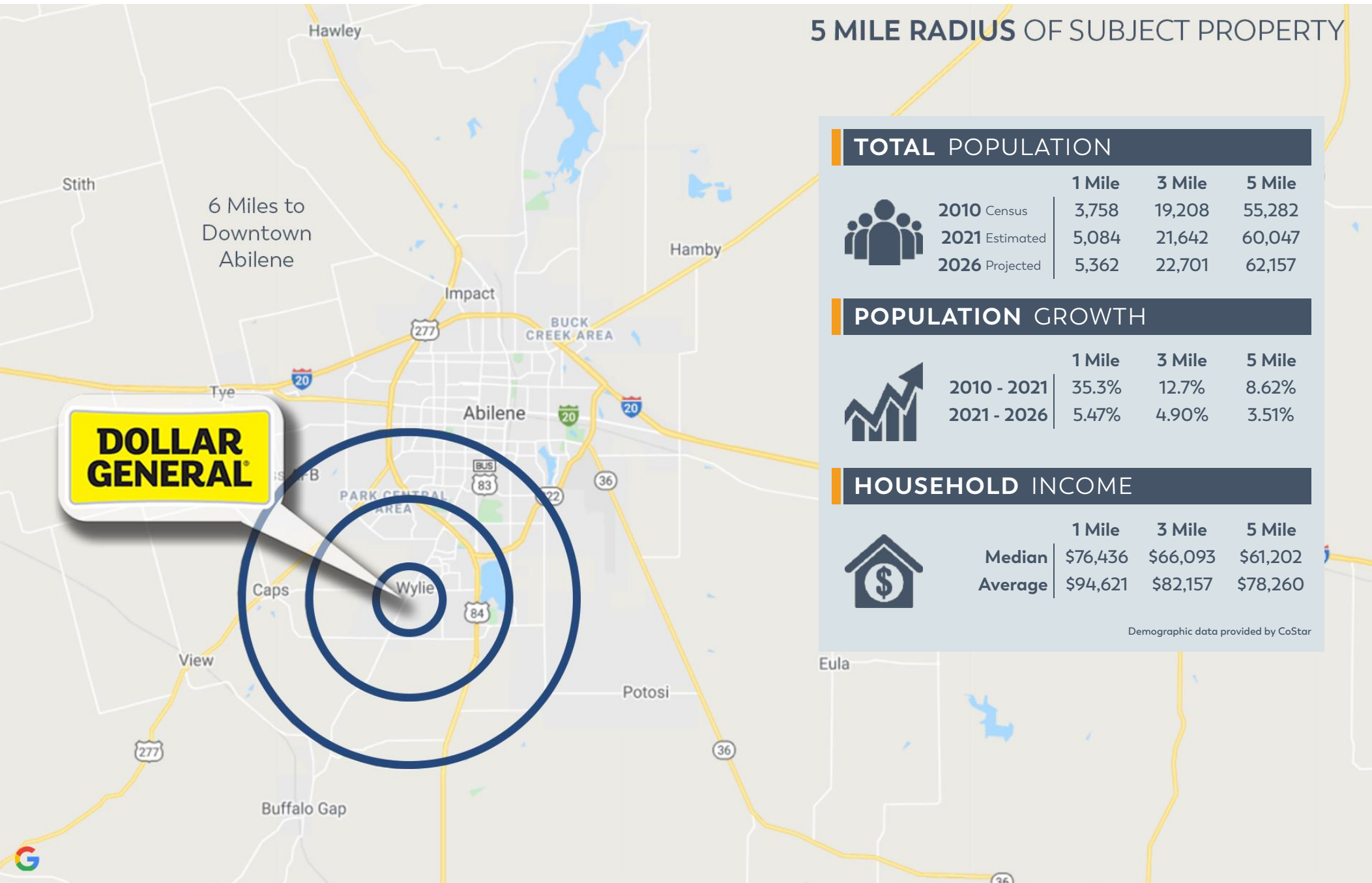
PAID BY **TENANT/LANDLORD**

Lessor shall maintain at its cost and expense in good condition and shall perform all necessary maintenance, repair, and replacement to... paved areas...Tenant agrees to pay Landlord \$488.26 per month as Tenant's sole contribution to Landlord for the cost of care and maintenance of the parking lot.

HVAC

PAID BY **TENANT/LANDLORD**

Lessor shall furnish heating, lighting, plumbing, and air conditioning equipment in the premises and shall be responsible for the entire cost of major repairs and replacement of all such equipment. Lessor shall be responsible for the entire cost of minor repairs and routine maintenance...Major repairs are any costs of \$1,000.00 or more and Minor repairs are any costs less than \$1,000.00.



TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	3,758	19,208	55,282
2021 Estimated	5,084	21,642	60,047
2026 Projected	5,362	22,701	62,157

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	35.3%	12.7%	8.62%
2021 - 2026	5.47%	4.90%	3.51%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$76,436	\$66,093	\$61,202
Average	\$94,621	\$82,157	\$78,260

Demographic data provided by CoStar

ABILENE

Abilene is home to Abilene Christian University. Founded in 1906, the institution boasts a student body population of over 5,000. The city also holds Dyess Air Force Base which spans over 6,500 acres and accounts for 13,000 military members and civilians. Abilene is a central location for the surrounding area, providing shopping for several rural communities. The city has a current population of 125,000+ and continues to grow.

.52% Annually
2021 Population Growth



125,000+
2021 Total Population



\$50,659
2021 Median Household Income





RETAIL MAP

6617 BUFFALO GAP RD. (ALT 6625) | ABILENE, TX



Actual Property



RETAIL MAP

6617 BUFFALO GAP RD. (ALT 6625) | ABILENE, TX



**DOLLAR
GENERAL**

Buffalo Gap Road - 11,059 VPD

Actual Property



Key Demographics 5 Miles



Total Population
2021
60,047



Projected Growth
2021 - 2026
3.94%

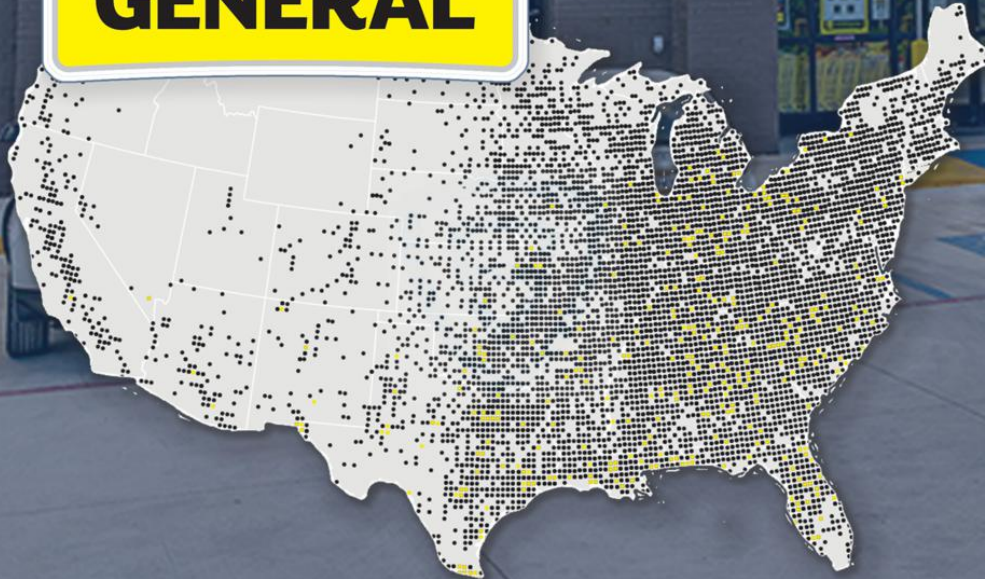
Actual Property



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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TRINITY

REAL ESTATE INVESTMENT SERVICES

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