

# EXCLUSIVE OFFERING

**BULLSEYE** DFW  
REAL ESTATE

**DOLLAR  
GENERAL**



**EXCLUSIVE OFFERING** Sales Price \$1,725,000 | CAP Rate 5.03% 5735 E State Hwy 21  
Bryan Texas 77808

**Larry Dillon**

817-995-7000 Cell  
Bulleyedfw@gmail.com

**Jim Perell**

perellcre@outlook.com  
916-765-9739

- NNN Absolute Lease through 2031 with Five(5) 5 year renewal options
- 8 Miles From Texas A&M University (5th Largest 4-Year University in USA with Enrollment of 55,568)
- Ideal Demographics for Dollar Store that is, Located in Highly Populated City of Bryan (Pop. over 92,408)
- Limited Retail Competition in Close Proximity



**Bulleyedfw.com**

**Larry Dillon**

**817-995-7000**

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Retailer Map

8.8 Miles From Texas A&M

Aerial Photo

Street Map

*This offering may be subject to a variable-rate commission, please contact the listing broker for more information about the commission structure.*



### Larry Dillon

*Sr. Managing Director,  
Sales , Leasing,  
Development, Investment,  
Site Selection and  
Property Management*

Larry Dillon is a Senior Commercial Real Estate Professional working with Bullseye DFW. With more than 33 years of experience in commercial real estate, Larry has achieved a dynamic career in North Texas.

Larry spent most of his real estate career working independently in Commercial Real Estate representing high profile local, regional and national tenants and has sold many investment properties as well. Larry has worked alongside developers of warehouse, office and retail sites, to assist in leasing their new development from the ground up.

Larry's other experiences include sourcing equity capital for new developments; acquisitions; and participation in equity invested into commercial real estate transactions, including land developments, retail, mixed use, flex space, industrial, office and medical facilities. Larry played a vital role in project marketing, leasing and site selection for national and regional credit tenants and franchisees.

## Let's discuss this opportunity

Larry Dillon

817-995-7000 Cell

[bullseyedfw@gmail.com](mailto:bullseyedfw@gmail.com)



**PROPERTY DETAILS**

BUILDING AREA:	9,026 SF
LAND AREA:	1.48 AC
YEAR BUILT:	2016
GUARANTOR:	Dollar General Corporate
MINERALS	Do Not Convey
PRICE (PSF):	\$191.12

**LEASE OVERVIEW**

REMAINING LEASE TERM:	5/31/2031
RENT COMMENCEMENT:	5/31/2016
LEASE EXPIRATION:	5/31/2031
LEASE TYPE:	NNN
SCHEDULED RENT INCREASES:	None
OPTIONS & INCREASES:	Five (5), 5-Year
BASE ANNUAL RENT:	\$86,745

**GENERAL EXPENSES AND RESPONSIBILITIES**

INSURANCE:	PAID BY	Tenant
PARKING LOT MAINTENANCE:	PAID BY	Tenant
PROPERTY TAXES:	PAID BY	Tenant

ROOF & STRUCTURE:	PAID BY	Tenant
HVAC:	PAID BY	Tenant



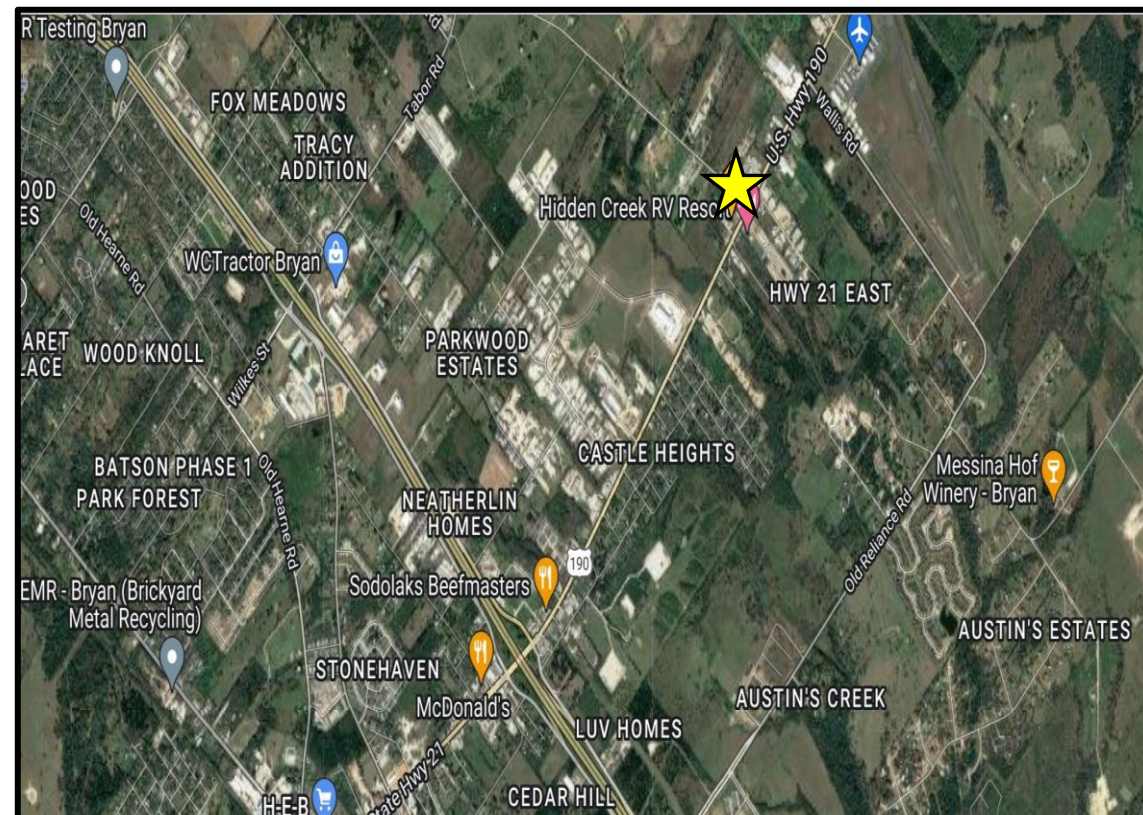
DEMOGRAPHICS:	2 Miles	3 Miles	5 Miles
Avg Household Income	\$66,840	\$67,191	\$73,122
Population 2021	5,466	24,039	68,114
Annual Growth 2010-2021	2.30%	1.30%	1.30%



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**DOLLAR  
GENERAL®****ABOUT DOLLAR GENERAL**

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Scottsville, Kentucky in June 1955. Today, Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed "too small" for big-box retailers.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. Dollar General operates 12,198 stores in 43 states as of July 31, 2015. The company ranks 183rd within the Fortune 500 Companies. Fiscal 2014 net sales increased by 8.0% to \$18.9 billion with reported net income of \$1.065 billion. Cash flow from operations increased by 8.4% to \$1.3 billion.

Dollar General is the largest discount retailer in the United States by number of stores with over 12,000 neighborhood stores in 43 states. Dollar General helps shoppers Save time. Save money. Every day!(R) by offering quality private and national branded items that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores.

Dollar General is among the largest retailers of top-quality products made by America's most trusted manufacturers such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

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.

[www.dollargeneral.com](http://www.dollargeneral.com)

**COMPANY DETAILS**

STOCK SYMBOL:	NYSE: DG
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TOTAL REVENUE 2014:	\$18.9B
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CREDIT RATING:	S&P BBB-
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YEAR FOUNDED:	1939
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UNITS (JULY 2015):	12,198
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## Bryan, TX



**CITY OF BRYAN**  
*The Good Life, Texas Style.™*

Bryan is a city in Brazos County, Texas, United States. It is the county seat of Brazos County and is located in the heart of the Brazos Valley (southeast Central Texas). It borders the city of College Station, which lies to its south. Together they are referred to as the Bryan-College Station metropolitan area, the sixteenth largest metropolitan area in Texas.

As of the census of 2010, there were 76,201 people, 27,725 households, and 16,702 families residing in the city. The average household size was 2.64 and the average family size was 3.31. The median age was 28.5 years. The median income for a household in the city was \$39,231, and the median income for a family was \$50,251.

In the late 1980s, a movement toward downtown revitalization began, bringing businesses and interest back to Downtown Bryan. In 1992, Bryan became a Texas Main Street City, receiving design and technical assistance from the Texas Historical Commission.

But Bryan's downtown business district isn't the city's only area that can boast of its heritage. An East Side Historic District was created in the 1980s, and close to 50 Bryan homes and other structures are listed on the National Register of Historical Places.

Today, businesses are opening, expanding and relocating in Downtown Bryan, breathing new life into the area. This push toward downtown revitalization is now enabling people to experience the shops, restaurants, hotels and businesses that are working together to restore Downtown Bryan to the thriving hub of its glory days.

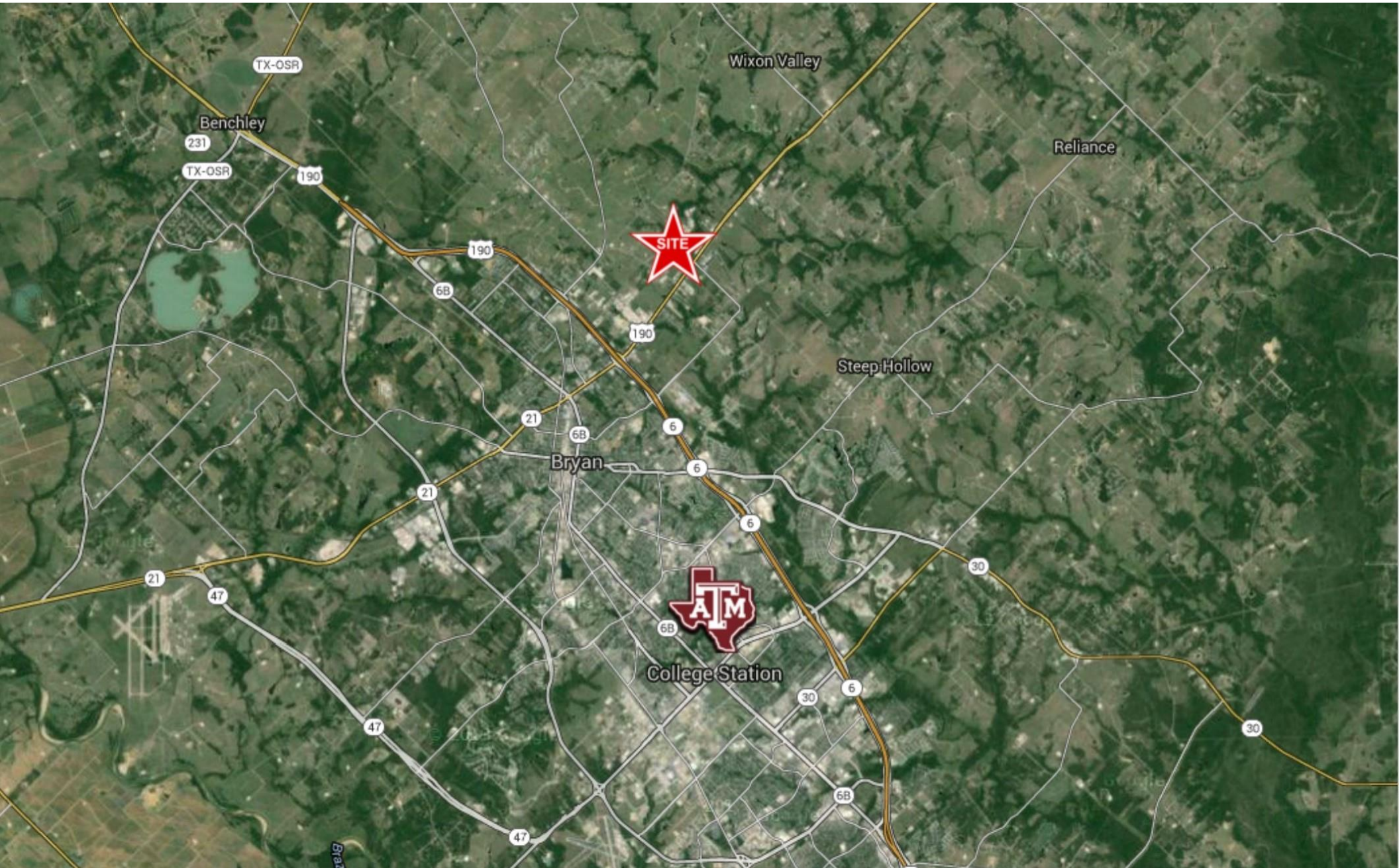
<https://www.bryantx.gov/>



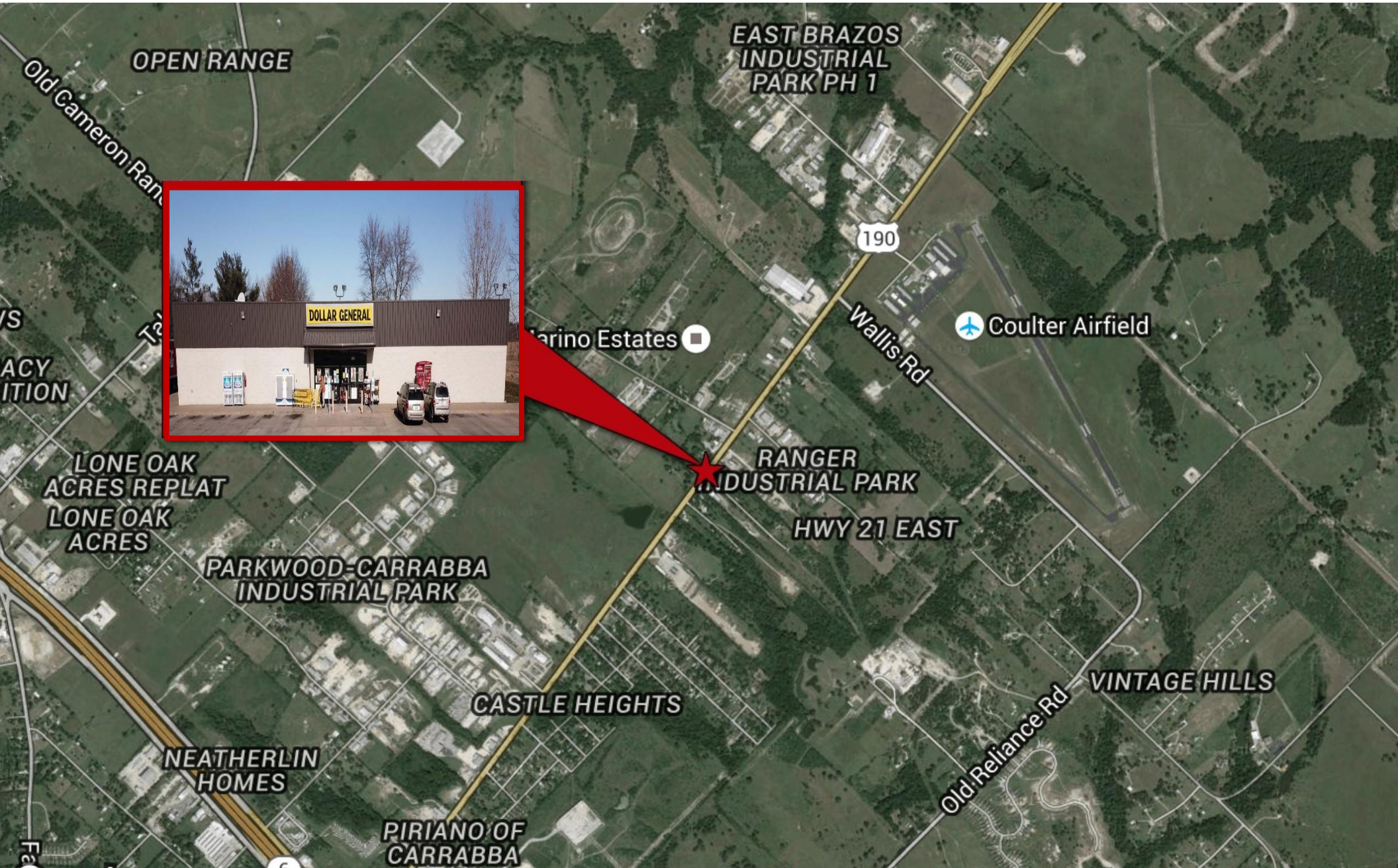




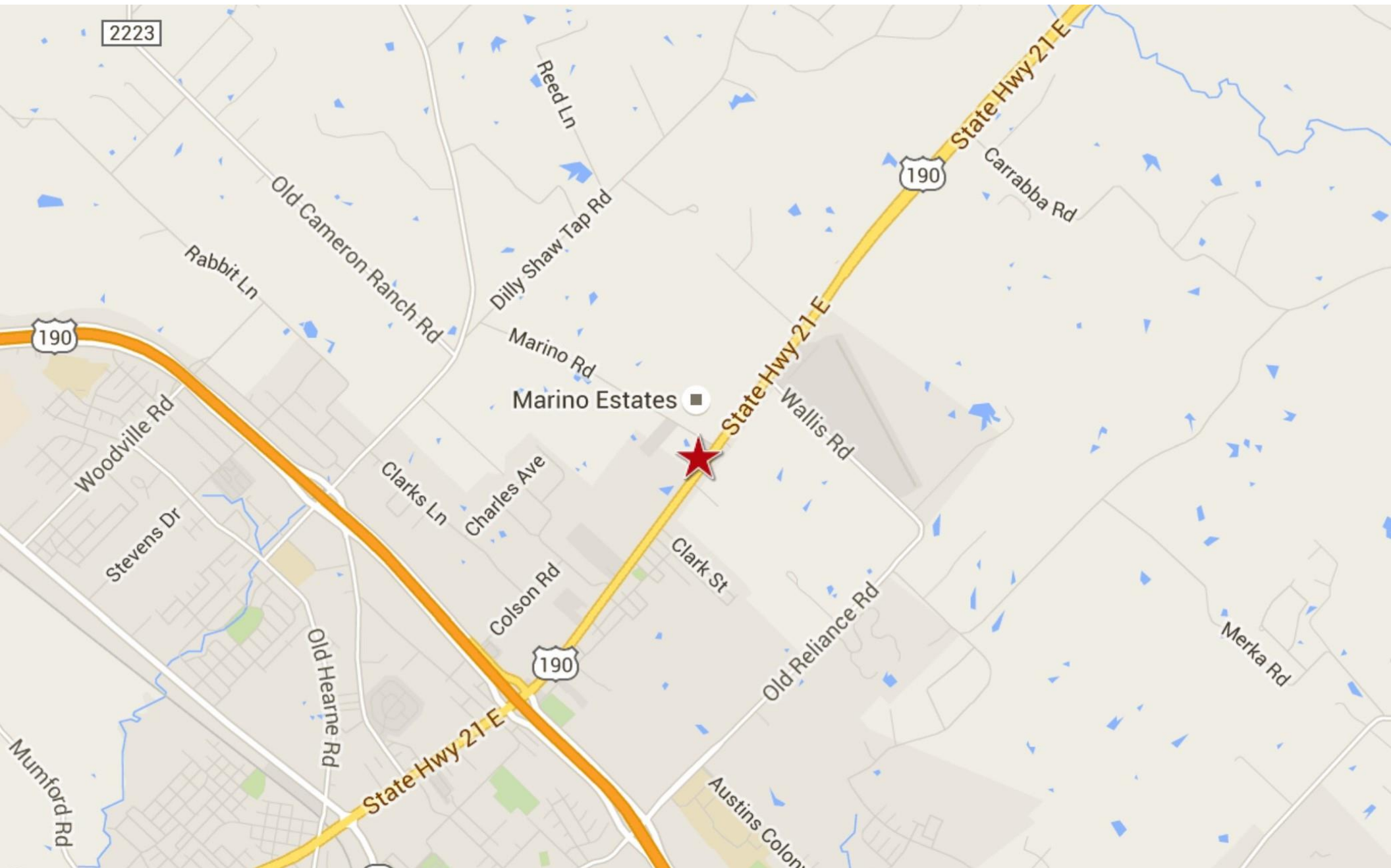




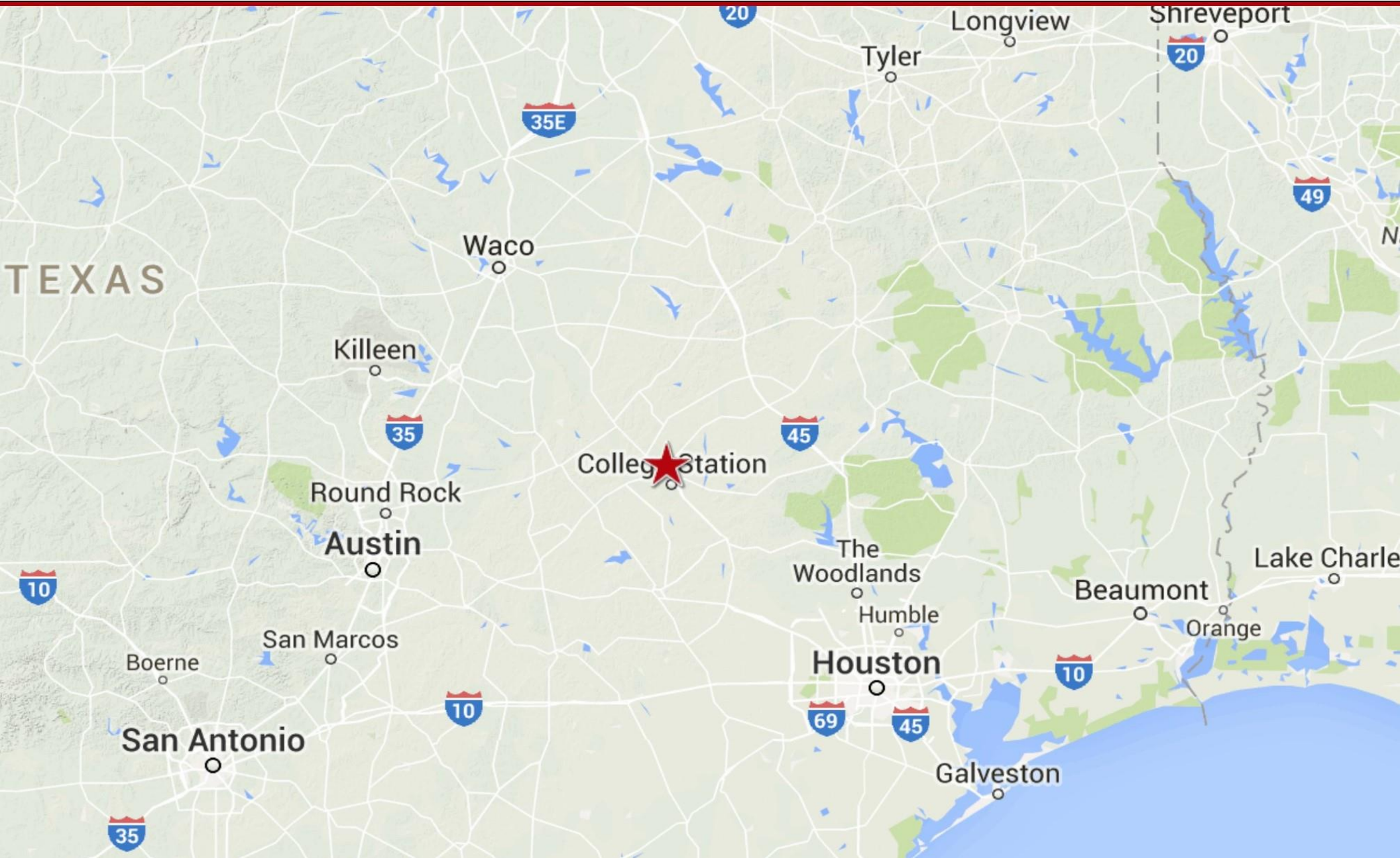












# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Bullseye DFW Net Lease Advisors and should not be made available to any other person or entity without the written consent of Bullseye DFW Net Lease Advisors.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however Bullseye DFW Net Lease Advisors has not verified, and will not verify, any of the information contained herein, nor has Bullseye DFW Net Lease Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Bullseye DFW Net Lease Advisors and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this property.

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