

OFFERED  
FOR SALE

LISTED BY:

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NNN Retail Advisors

18208 Preston Road

Suite #D9-278

Dallas, Texas 75252

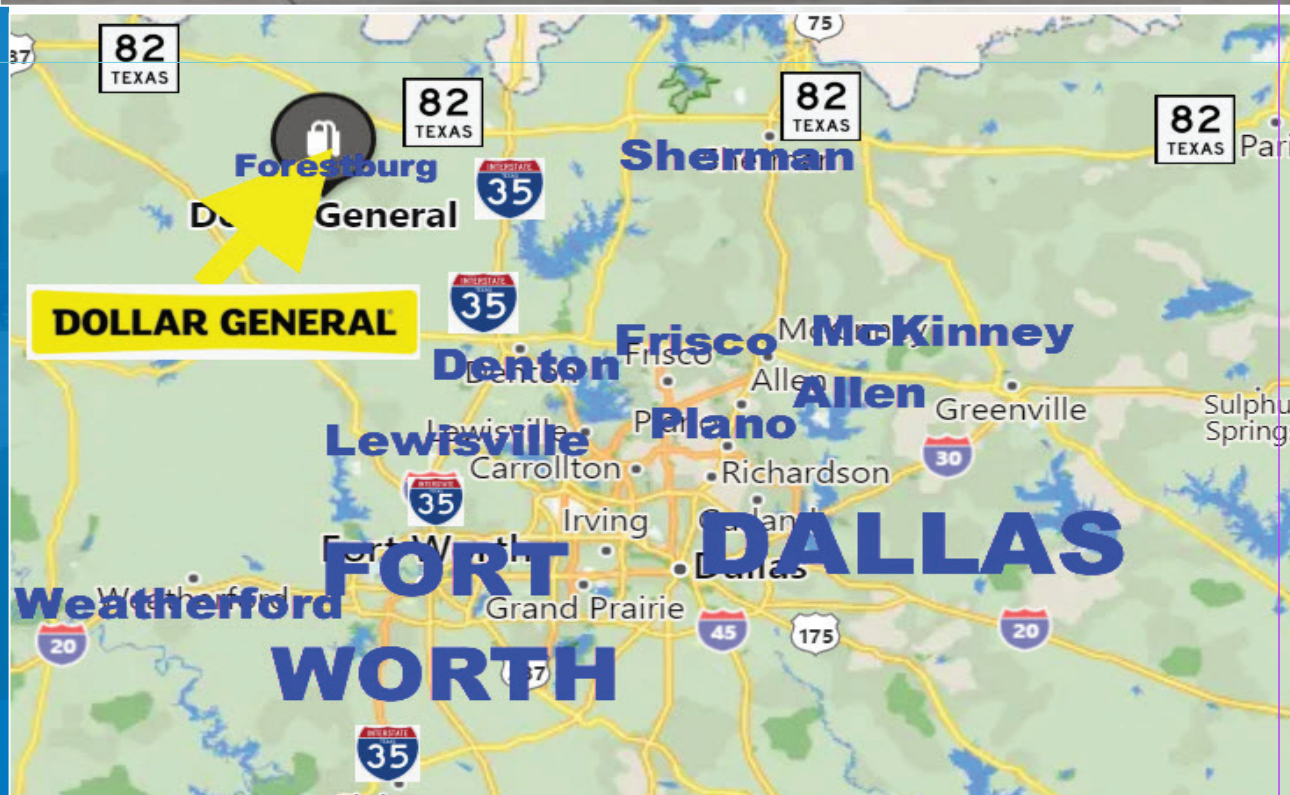
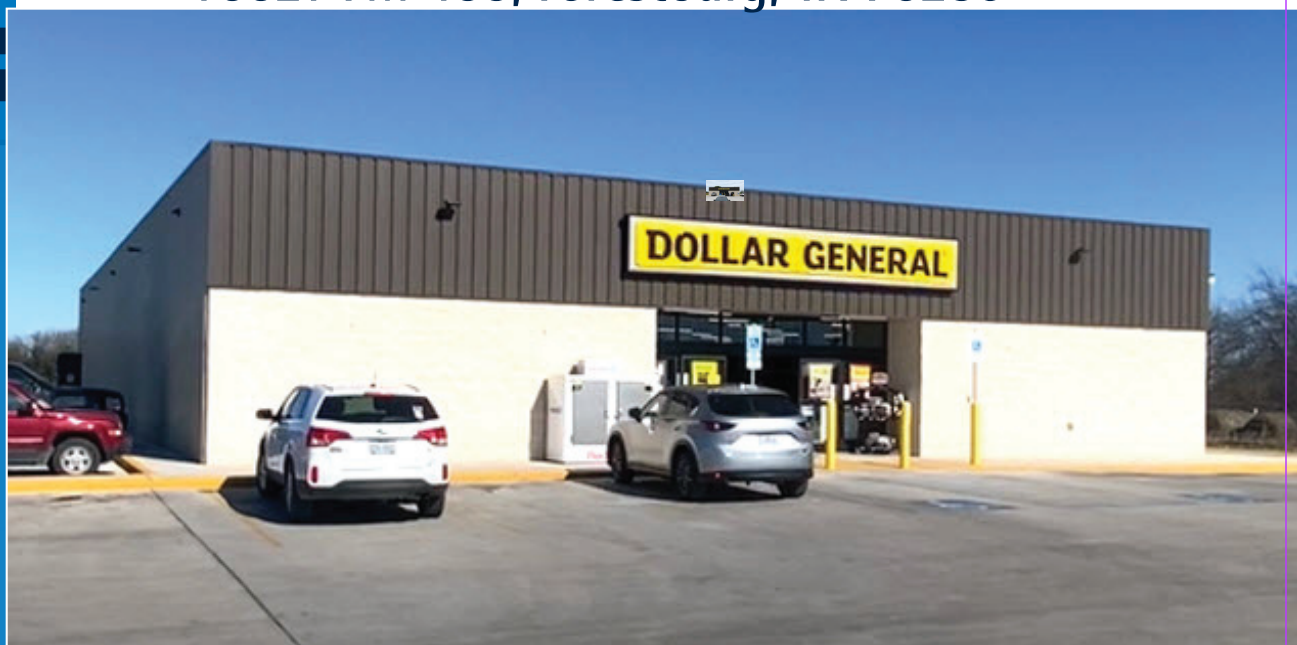
# DOLLAR GENERAL

15 YEAR ABSOLUTE NNN LEASE | BUILT IN 2021

10,640 SF "PLUS" STORE | OPENED IN 2021

45 NORTHWEST OF DALLAS/FORT WORTH

16621 FM 455, Forestburg, TX 76239



## CONFIDENTIALITY AGREEMENT CONFIDENTIALITY AND DISCLAIMER STATEMENT

The information (the "Information") contained hereinabove is of a proprietary and strictly confidential nature. Nothing contained hereinabove shall be construed as an offer by Net Realty Advisors and/or the owner ("Owner") of the property (the "Property") described hereinabove to sell the Property or any portion thereof. Owner has no legal commitment to accept, and may reject any or all expressions of interest. You should conduct your own due diligence review of the Property and verify all of the Information, and under no circumstances should the Information be substituted for a complete, thorough and comprehensive due diligence review of the Property. The Information has been obtained from sources believed to be reliable and is not necessarily all of the information a prospective purchaser might need to evaluate the Property; however, the reliability of such sources and the Information has not, and will not be verified, investigated or confirmed by Net Realty Advisors. Any projections, opinions, assumptions or estimates set forth in the Information are examples only and do not represent the current or future performance of the Property.

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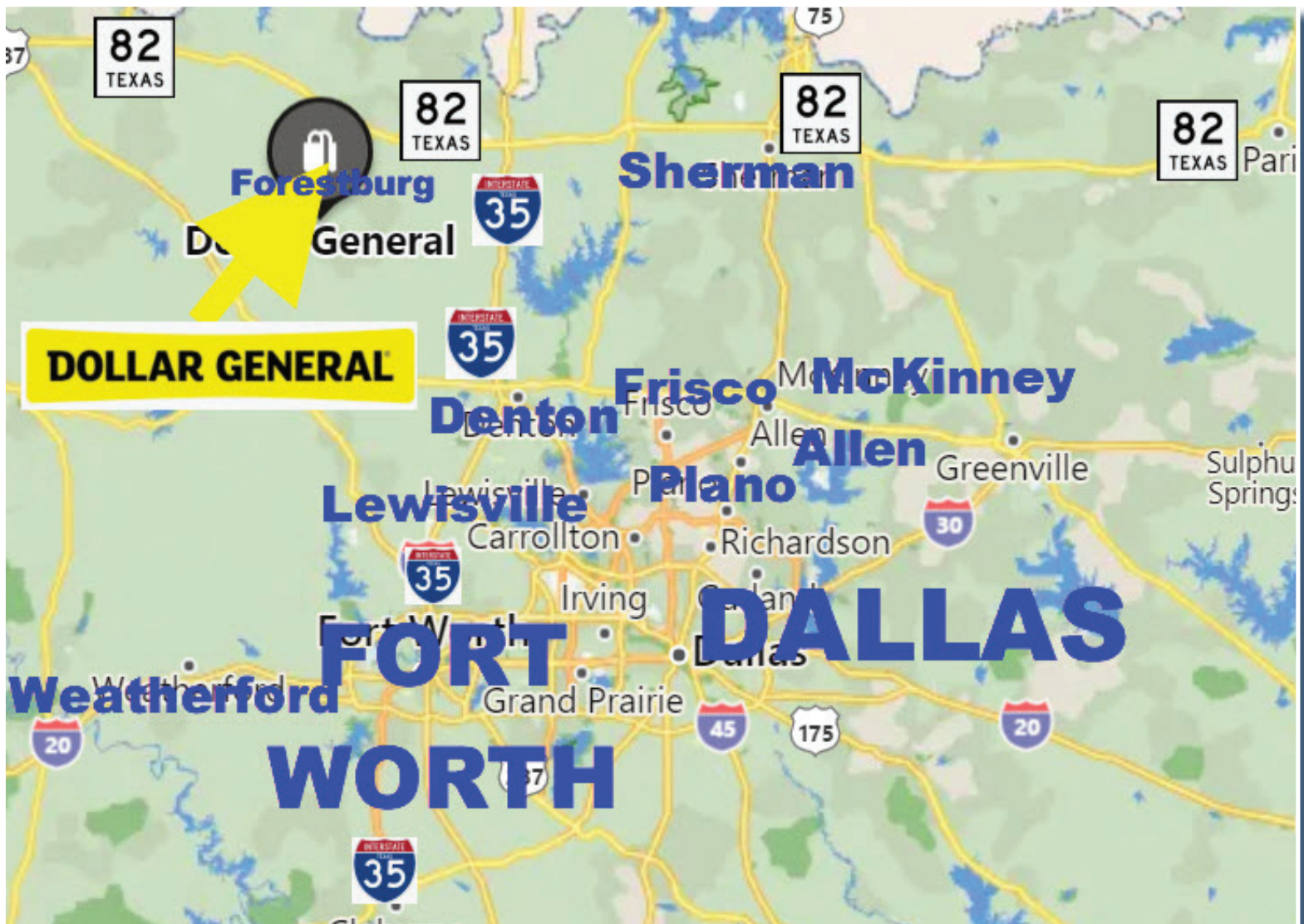
**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**



## PROPERTY MAP



## PROPERTY MAP





# OFFERING SUMMARY

## PRICING SUMMARY:



Asking Price: \$1,763,520

Selling CAP 5.00%

Year Built: 2021

Rent: \$88,176

Building Size: 10,640 SF

Lot Size: 2.00 Acres

## TENANT SUMMARY:

Tenant Name: Dollar General

Guaranty Type: Corporate

Lease Type: Absolute NNN

Lease Term: 15 Years

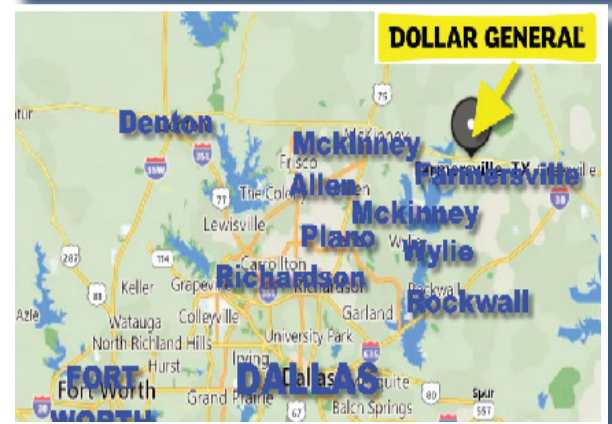
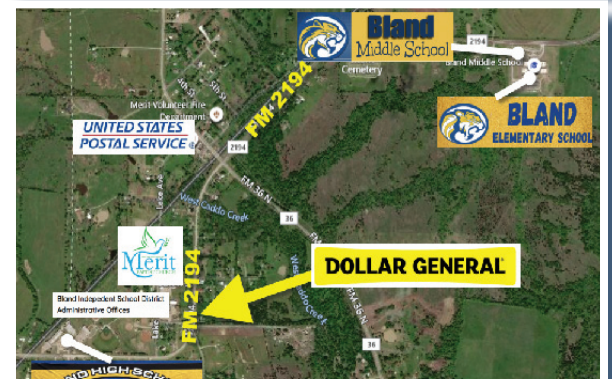
Options: 3/5 Year Options  
10% Increases

Lease Start: 09/7/2021-9/30/2036

**\*\* Seller can close on or after 08/20/2022**

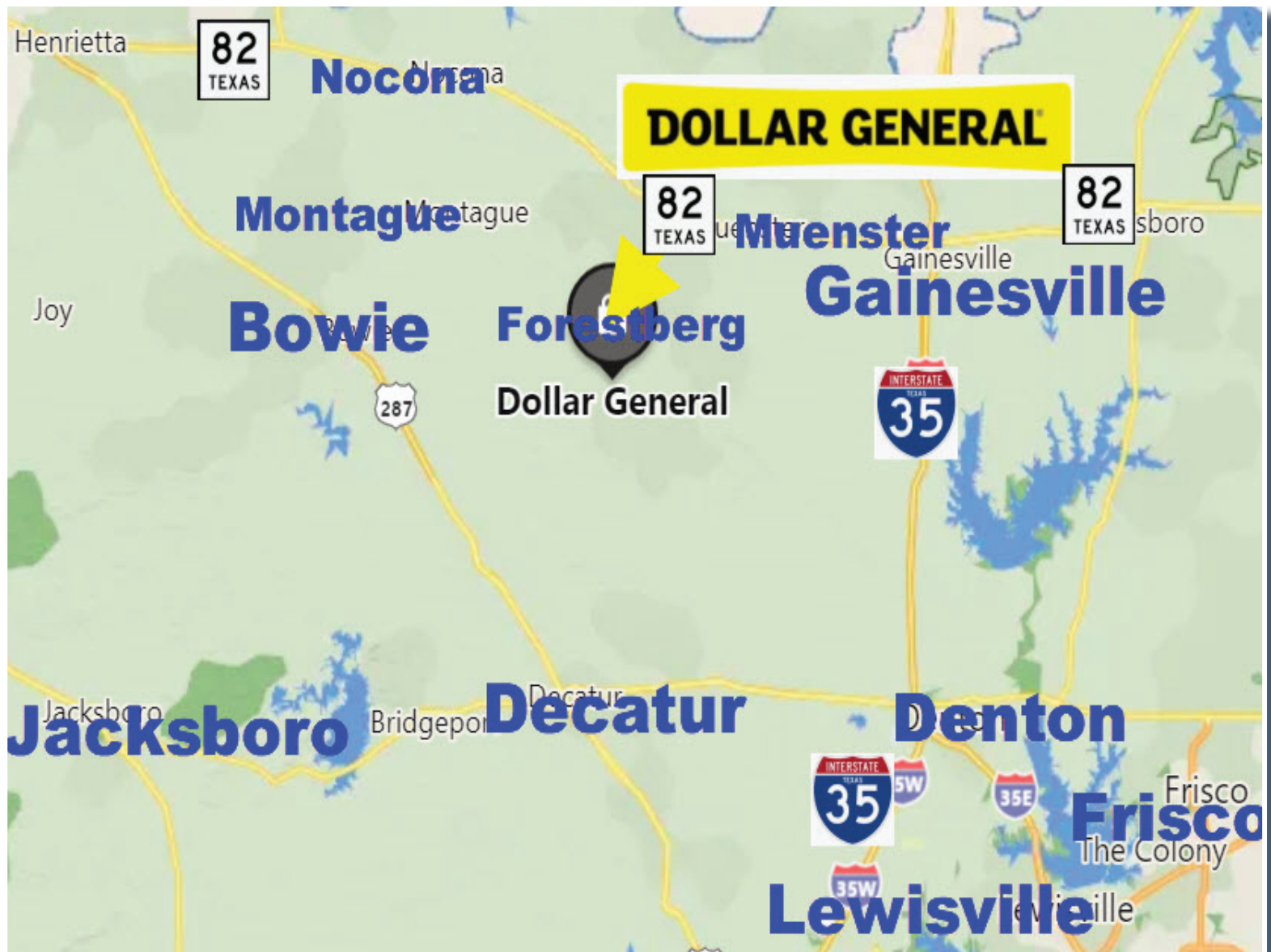
## INVESTMENT HIGHLIGHTS

- 15 Year Corporate Absolute NNN Lease, New Construction, Store Opened in September of 2021, Forestburg is located 45 miles northwest of Denton, Texas (Denton is part of the the Dallas/Fort Worth Metroplex)
- The subject property is one of the Dollar General "Plus" 10,640 Square Foot Prototypes. The Dollar General Plus locations are larger than traditional Dollar General stores, including additional coolers/freezers for perishable items
- The property serves the Forestburg, Texas area and surrounding communities. The Dollar General is located .25 miles away from Forestburg High School. The Forestburg Independent School District serves students in grades pre-K to 12th grade.
- Forestburg is located in Montague County (Population: 19,900 people)
- Dollar General: S&P BBB+ Rated, publicly trades on New Yorks Stock Exchange as symbol DG | Market capitalization exceeds \$48 Billion

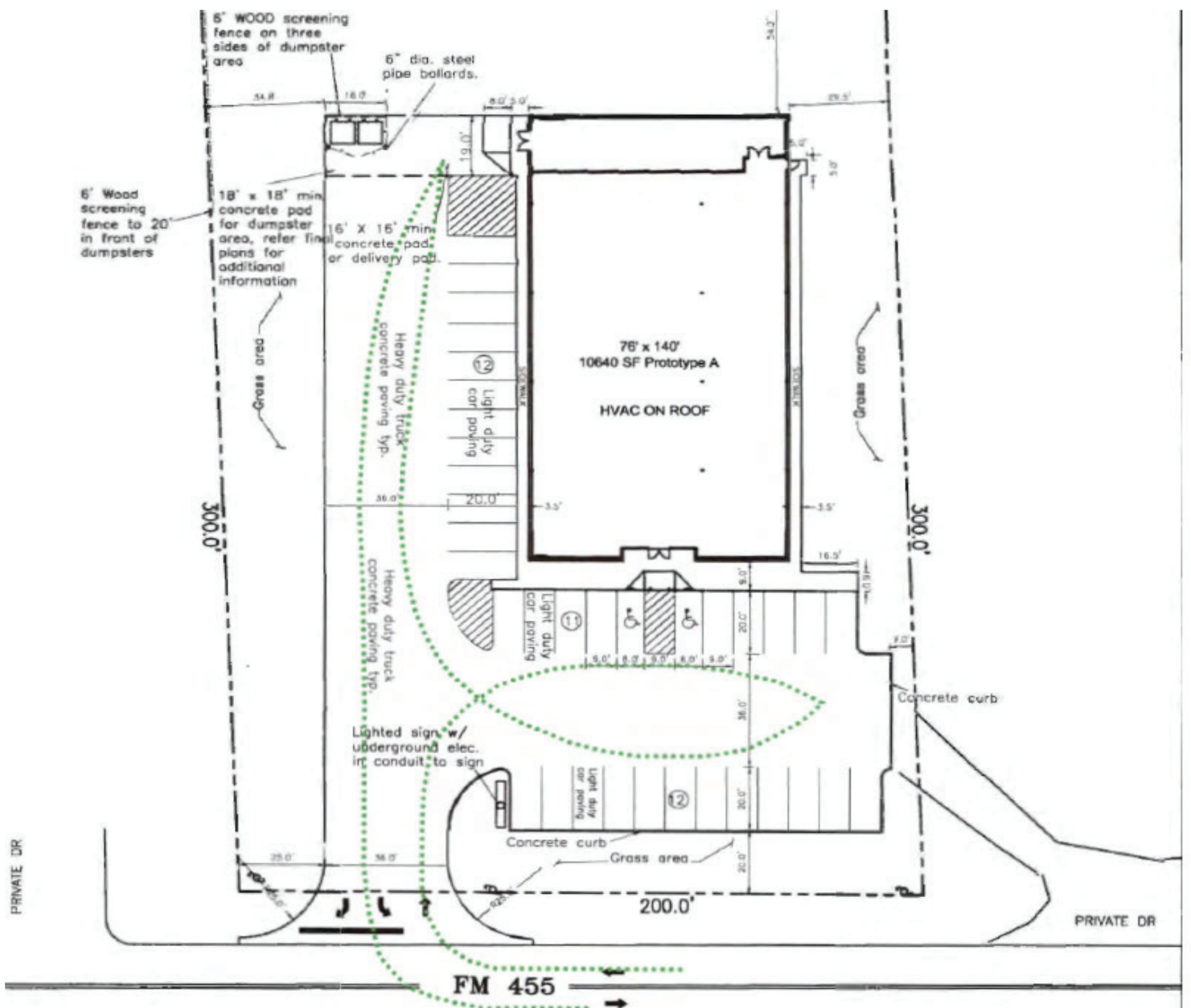




## PROPERTY MAP



# SITE MAP





Radius	3 Mile		5 Mile		10 Mile	
Population						
2026 Projection	358		719		1,965	
2021 Estimate	360		721		1,921	
2010 Census	422		840		2,111	
2021 Population by Hispanic Origin	26		52		146	
2021 Population	360		721		1,921	
White	354	98.33%	706	97.92%	1,858	96.72%
Black	0	0.00%	1	0.14%	11	0.57%
Am. Indian & Alaskan	0	0.00%	1	0.14%	10	0.52%
Asian	0	0.00%	1	0.14%	8	0.42%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	3	0.16%
Other	6	1.67%	13	1.80%	32	1.67%
U.S. Armed Forces	0		0		0	
Households						
2026 Projection	151		300		783	
2021 Estimate	151		301		767	
2010 Census	178		351		847	
Growth 2021 - 2026	0.00%		-0.33%		2.09%	
2021 Households by HH Income	150		302		767	
Income: <\$25,000	22	14.67%	44	14.57%	107	13.95%
Income: \$25,000 - \$50,000	35	23.33%	70	23.18%	141	18.38%
Income: \$50,000 - \$75,000	34	22.67%	67	22.19%	158	20.60%
Income: \$75,000 - \$100,000	26	17.33%	52	17.22%	136	17.73%
Income: \$100,000 - \$125,000	5	3.33%	11	3.64%	49	6.39%
Income: \$125,000 - \$150,000	10	6.67%	21	6.95%	46	6.00%
Income: \$150,000 - \$200,000	11	7.33%	23	7.62%	81	10.56%
Income: \$200,000+	7	4.67%	14	4.64%	49	6.39%
2021 Avg Household Income	\$81,023		\$81,599		\$91,085	
2021 Med Household Income	\$64,091		\$64,535		\$71,207	



## 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date