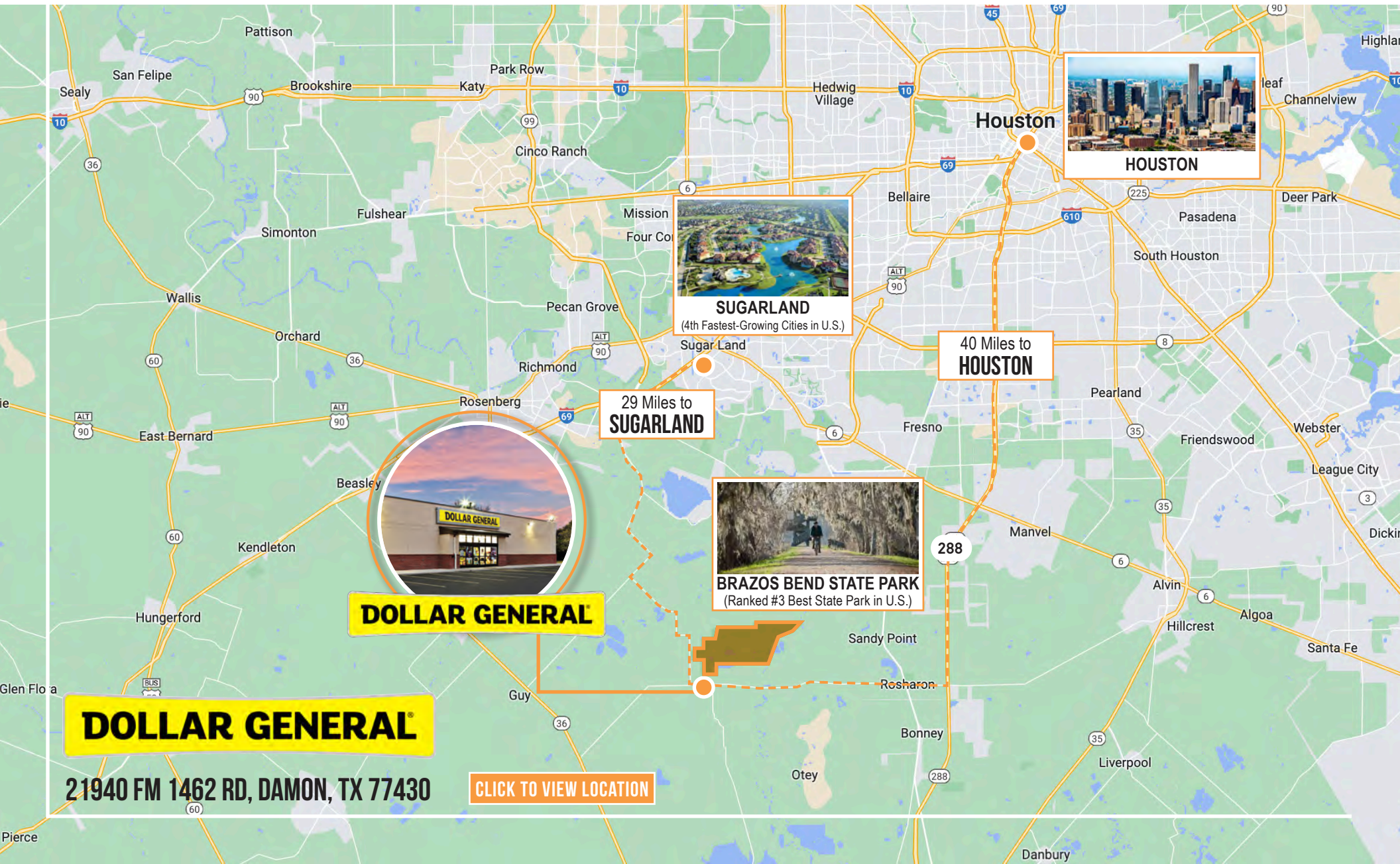


OFFERING MEMORANDUM

- ABSOLUTE NNN LEASE
- CORPORATE GUARANTEED LEASE
- NO STATE INCOME TAXES
- 40 MILES FROM HOUSTON
- NEARBY 3RD BEST STATE PARK IN THE U.S.
- 3 ACRE LOT

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



DOLLAR GENERAL

21940 FM 1462 RD, DAMON, TX 77430

[CLICK TO VIEW LOCATION](#)



*Representative Photo

DOLLAR GENERAL®

21940 FM 1462 RD, DAMON, TX 77430

[CLICK TO VIEW LOCATION](#)

INVESTMENT SUMMARY & OFFERING SUMMARY	3-4
FINANCIAL OVERVIEW	5
TENANT OVERVIEW	6
SITE PLAN.....	7
AERIAL & REGIONAL OVERVIEW	8-10
CITY OVERVIEW & DEMOGRAPHICS	11-12



Exclusively Listed By
ANDREW T. VU
(415) 539-1120
andrew@tcpre.com
CA DRE # 01982366

Broker of Record Brian Brockman, Bang Realty-Texas Inc, Lic #701472

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. Touchstone Commercial Partners however makes no guarantee, representation or warranty, expressed or implied, about the accuracy or completeness of the information provided. All buyers must conduct full due diligence and independently verify the accuracy and completeness of the information contained herein and bear all risk for any inaccuracies. Touchstone Commercial Partners encourages all interested buyers to seek advice from tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Dollar General // Damon, TX

TOUCHSTONE COMMERCIAL PARTNERS is pleased to offer for sale a single tenant net leased Dollar General Store located in Damon, Texas. This property has 13.5 years of absolute NNN lease remaining through September 2035 and the landlord has zero responsibilities. The tenant has five 5-year renewal options with 10% rent increases for each option. The lease is guaranteed by Dollar General Corporation which operates over 17,900 stores and has an S&P investment-grade rating of BBB. This is an excellent opportunity for a 1031 exchange or passive investor seeking long-term, stable cash flow with a national credit tenant. It is also compelling that this Texas Dollar General investment property is located in a no-income-tax state.

The subject property is strategically located next to Brazos Bend State Park, ranked #3 Best State Park in the U.S featuring a vast 5000-acre paradise with 300 species of birds, 35 miles of hiking/biking trails, and attracting hundreds of thousands of visitors per year. Fort Bend is one of the fastest-growing counties in the U.S. with \$26 billion in GDP and growing from 8,600 business establishments to nearly 15,000 in 10 years. Fluor, Frito Lay, and Texas Instruments have made Fort Bend home for decades and are joined by Amazon opening a new 850K sq ft Fulfillment Center (1,500+ jobs) in 2021. The sizzling economic development activities have fueled suburban communities such as Sugarland, considered one of the hottest Master Planned Communities nationwide with a booming 50%+ population growth in the last decade.

Given that Texas has no state or local income tax, Damon residents enjoy a low cost of living at 8% below the national average. The greater Houston area provides a plethora of lifestyles with 6 professional major league teams, over 10,000 restaurants representing 70 countries, 150 museums and art galleries, and 795 parks to satisfy all.

ANDREW T. VU

415.539.1120 | andrew@tcpre.com



SUGARLAND, TEXAS

4TH FASTEST-GROWING CITIES IN U.S — 10-YR 50%+ GROWTH (STACKER)

#1 SAFEST LARGE CITIES IN TEXAS (ADVISORSMITH)

MEDIAN HOUSEHOLD INCOME: \$121,274



BRAZOS BEND STATE PARK

5,000 ACRE-PARK

RANKED #3 BEST STATE PARK IN THE U.S (US STATE PARK INDEX)

GEORGE OBSERVATORY (SATELLITE FACILITY OF HOUSTON MUSEUM OF NATURAL SCIENCE)

WELL-KNOWN FOR 40+ RESIDENTIAL ALLIGATORS

INVESTMENT SUMMARY

Dollar General // Damon, TX

TENANT	DOLLAR GENERAL
GUARANTOR	Dollar General Corp
PROPERTY ADDRESS	21940 Fm 1462 Rd, Damon, TX 77430 CLICK TO VIEW LOCATION
LEASE COMMENCEMENT	9/7/20
LEASE EXPIRATION	9/30/35
LEASE LENGTH	13.5 Years
LEASE TYPE	NNN
RENEWAL OPTIONS	5 Five-Year Options
RENT INCREASES	10% Each Option
LANDLORD MAINTENANCE	None
PROPERTY TAX	Tenant Responsibility
INSURANCE	Tenant Responsibility
REPAIRS & MAINTENANCE	Tenant Responsibility
UTILITIES	Tenant Responsibility

OFFERING SUMMARY



\$1,855,287
Sale Price



4.85%
Cap Rate



\$89,981.40
Annual NOI



2020
Year Built



\$205.55
Price / Square Foot



3 ACRES
Land Size



*Representative Photo

Touchstone Commercial Partners

FINANCIAL OVERVIEW

Dollar General // Damon, TX

DOLLAR GENERAL®

TENANT

TENANT	SF LEASED	START DATE	END DATE	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/SF	YEARLY RENT/SF
Dollar General	9,026	9/7/20	9/30/35	\$7,498.45	\$89,981.40	\$0.83	\$9.97

RENT ROLL

OPTION PERIOD	YEAR	RENT INCREASE	MONTHLY RENT	YEARLY RENT	YEARLY RENT/SF	CAP RATE
Option 1	16-20	10%	\$8,248	\$98,979	\$10.97	5.33%
Option 2	21-25	10%	\$9,073	\$108,877	\$12.06	5.87%
Option 3	26-30	1.09%	\$9,880	\$118,565	\$13.14	6.39%
Option 4	31-35	11.10%	\$10,978	\$131,742	\$14.60	7.10%
Option 5	36-40	10%	\$12,076	\$144,916	\$16.06	7.81%

EXPENSES

YEARLY BUDGET

Property Taxes	\$0
Insurance	\$0
Maintenance	\$0

NET OPERATING INCOME

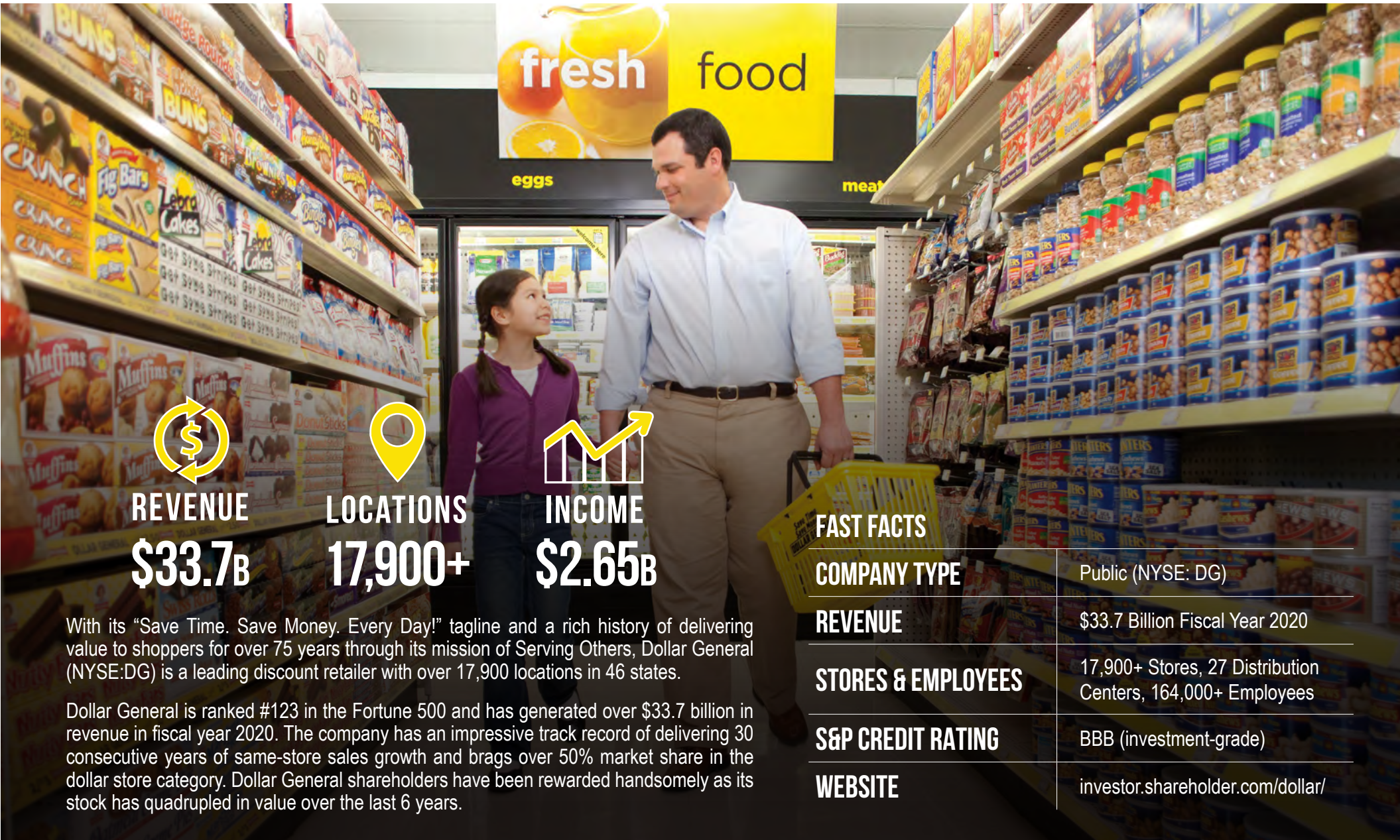
NOI


Income	\$89,981.40
Expenses	\$0
NOI	\$89,981.40

TENANT OVERVIEW

Dollar General // Damon, TX

DOLLAR GENERAL®





REVENUE
\$33.7B



LOCATIONS
17,900+



INCOME
\$2.65B

FAST FACTS

COMPANY TYPE	Public (NYSE: DG)
REVENUE	\$33.7 Billion Fiscal Year 2020
STORES & EMPLOYEES	17,900+ Stores, 27 Distribution Centers, 164,000+ Employees
S&P CREDIT RATING	BBB (investment-grade)
WEBSITE	investor.shareholder.com/dollar/

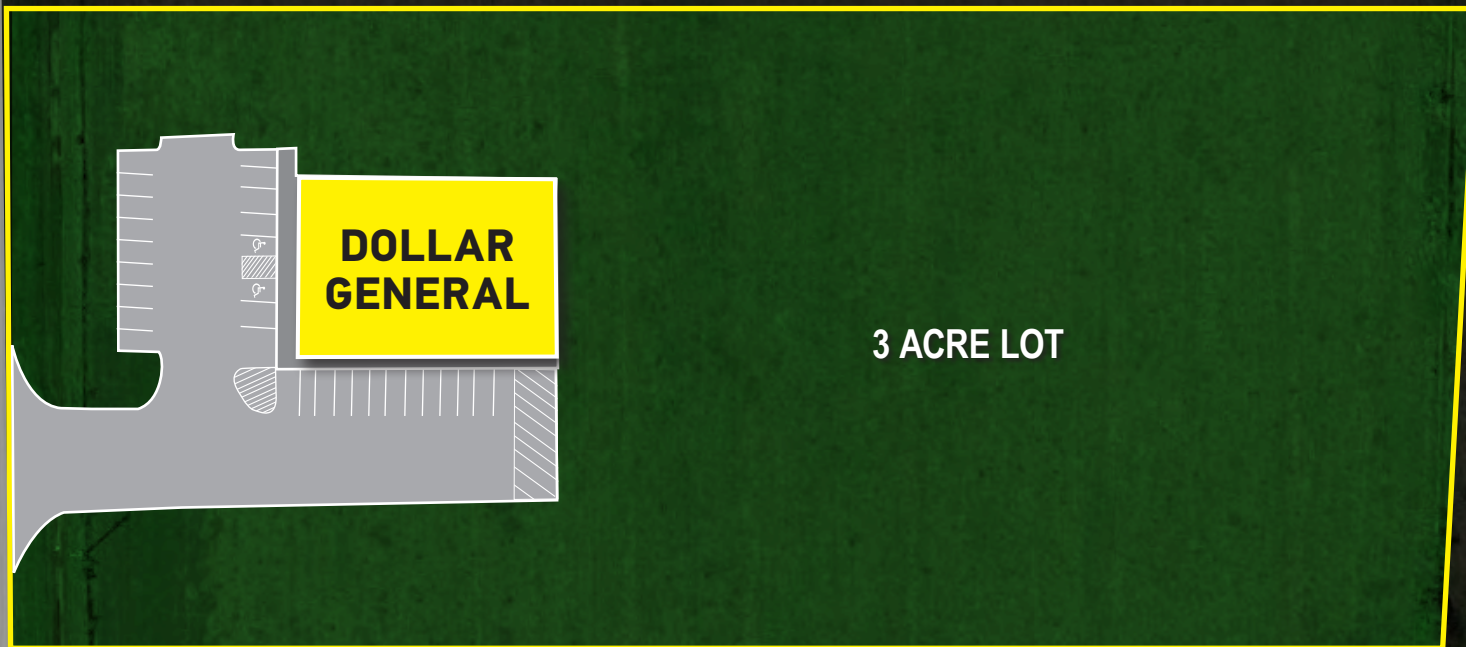
With its “Save Time. Save Money. Every Day!” tagline and a rich history of delivering value to shoppers for over 75 years through its mission of Serving Others, Dollar General (NYSE:DG) is a leading discount retailer with over 17,900 locations in 46 states.

Dollar General is ranked #123 in the Fortune 500 and has generated over \$33.7 billion in revenue in fiscal year 2020. The company has an impressive track record of delivering 30 consecutive years of same-store sales growth and brags over 50% market share in the dollar store category. Dollar General shareholders have been rewarded handsomely as its stock has quadrupled in value over the last 6 years.

SITE PLAN

Dollar General // Damon, TX

DOLLAR GENERAL®



FM 1462 RD

GREATER HOUSTON ECONOMIC DEVELOPMENT HIGHLIGHTS



#1 Top Metros Where Young Adults Are Moving
(The Brookings Institution)



#1 Most Diverse Cities in the U.S.
(Wallethub)



#2 Top U.S. Metro for Job Growth
(U.S. Bureau Of Labor Statistics)



#1 Largest U.S. State Transportation Network
(Market Insider)



#1 Texas Medical Center Best Hospitals in America
(U.S. News & World Report)



#2 Cost of Living: Cities Where Paychecks Go Far
(Center For Opportunity Urbanism)



#2 Top Cities to Go and Eat
(Food & Wine)



#2 Top Cities To Find A Job
(Career Builder)



#1 Fastest-Growing Cities
(Forbes)

AERIAL MAP

Dollar General // Damon, TX

DOLLAR GENERAL®

BRAZOS BEND STATE PARK
2.6 MILES N OF DG PROPERTY



SUGARLAND, TX
29 MILES N OF DG PROPERTY



HOUSTON, TX
40 MILES N OF DG PROPERTY



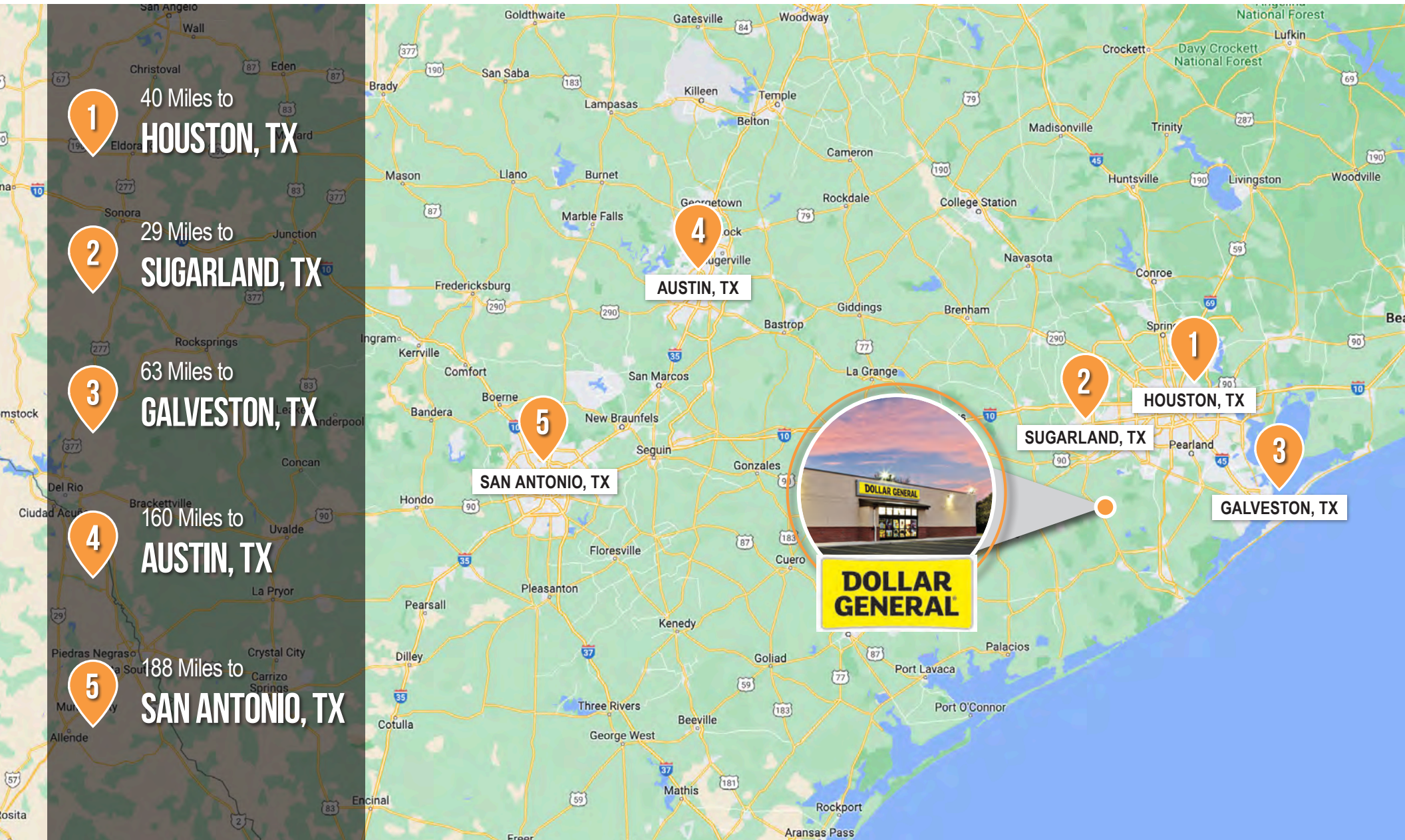
6,600 VPD
I-36 Highway
5,300 VPD
Cow Micham Rd



REGIONAL OVERVIEW

Dollar General // Damon, TX

DOLLAR GENERAL®



CITY OVERVIEW

Dollar General // Damon, TX

“WHERE TEXAS BEGAN”

Situated next to Brazos Bend State Park (#3 State Park in the U.S.), located in Fort Bend County and only a few minutes drive to the Brazoria County borderline, this Dollar General location enjoys the intrinsic real estate benefits of being part of one of the fastest-growing regions in the U.S. Fort Bend County is home to nearly 900,000 residents and has experienced a 27% population burst over the past 10 years. With a healthy \$26 billion in GDP, the County has attracted large employers flooding into the region such as Amazon opening a new Fulfillment Center and Distribution Center (1,500+ jobs) and Frito-Lay adding \$200 million manufacturing expansion (750+ jobs). Combined with Brazoria County and surrounding communities the region has 1.8 million in the labor pool, and life and businesses are well integrated with the massive economic engine of Houston, which is within a one-hour drive.

Fort Bend County is also a highly targeted destination for families, receiving accolades such as #1 Most Diverse Counties in Texas and #2 Best Counties to Live in Texas. Sugar Land, also part of Bend County, is one of the hottest Master Planned Communities in the country with a booming 50%+ population growth in the last decade, and a median household income of \$121,000. The city also touts rankings such as #1 Safest Large Cities in Texas, #2 Economic Health in Texas, and #4 Fastest-growing Cities.

The subject property benefits healthy passerby traffic from visitors to/from the Brazos Bend State Park, famous for its 3,000+ alligators and luscious 5,000-acre wonderland with 35-miles of hiking/biking trails. It is also home to The George Observatory which is part of the Houston Museum of Natural Science and features a 36-inch Gueymard Telescope, one of the largest in the U.S. that the public has direct access to regularly.

Given that Texas has no state or local income tax, Damon residents enjoy a low cost of living at 8% below the national average. The greater Houston area provides a plethora of lifestyles with 6 professional major league teams, over 10,000 restaurants representing 70 countries, 150 museums and art galleries, and 795 parks to satisfy all.

FORT BEND AND BRAZORIA COUNTY DEMOGRAPHICS



1.27M

Population



36.3%

10-Yr Population Growth
(U.S. Census)



\$41B

Total GDP



#1

Richest County in Texas
(Fort Bend County)



#2

Purchasing Power in the U.S.
(Fort Bend County)



24

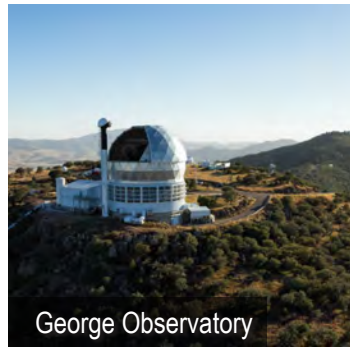
Fortune 500 HQ
(Greater Houston)

DEMOGRAPHICS

Dollar General // Damon, TX



Amazon Fulfillment Center (Fort Bend County)



George Observatory



NASA



Houston Museum of Natural Science



Texas Medical Center

DEMOGRAPHICS

3 MILE

5 MILE

10 MILE

POPULATION

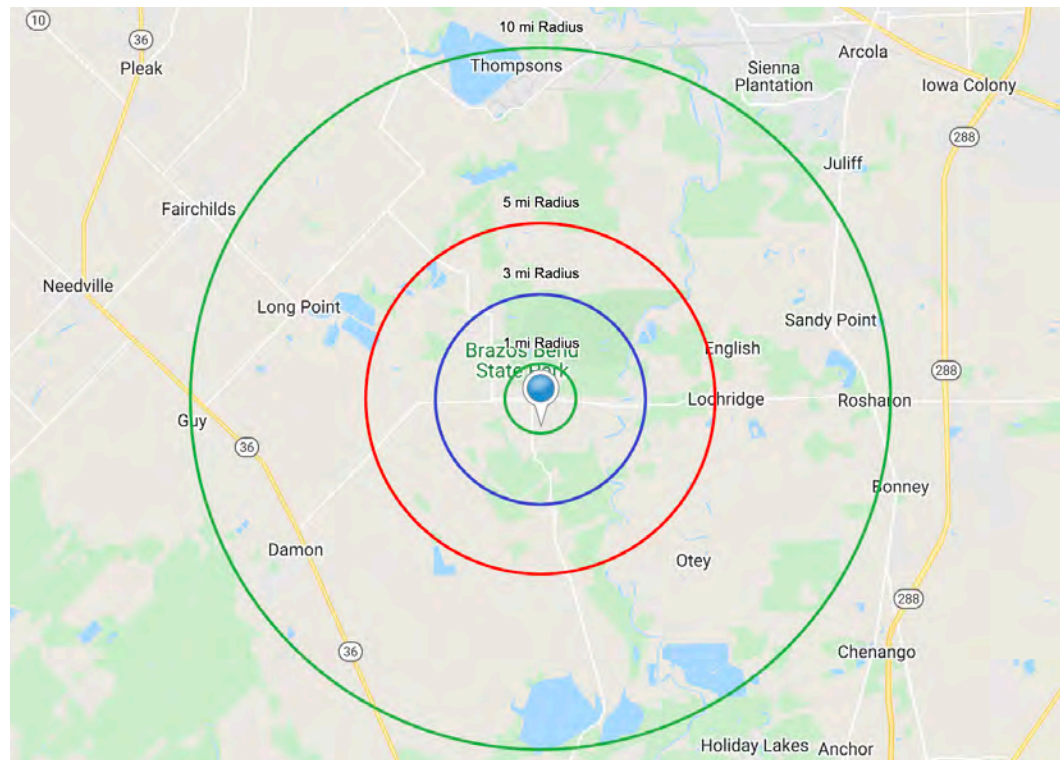
Estimated Population	1,042	2,369	12,997
----------------------	-------	-------	--------

HOUSEHOLDS

Estimated Households	386	849	4,537
----------------------	-----	-----	-------

HOUSEHOLD INCOME

Average Household Income	\$76,830	\$89,406	\$92,426
--------------------------	----------	----------	----------



ANDREW T. VU

415.539.1120 | andrew@tcpre.com

DOLLAR GENERAL®

DAMON, TEXAS



*Representative Photo



Exclusively Listed By

ANDREW T. VU

(415) 539-1120

andrew@tcpre.com

CA DRE # 01982366

Broker of Record Brian Brockman, Bang Realty-Texas Inc, Lic #701472

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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.

Brian Brockman	701472	brian@bangrealty.com	513-898-1551
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Brockman	701472	brian@bangrealty.com	513-898-1551
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
		3/6/2022	
Buyer/Tenant/Seller/Landlord Initials		Date	