



## OFFERING MEMORANDUM

Actual Property

**ABILENE TEXAS DOLLAR GENERAL - RECENT EXTENSION - 5.25% CAP**  
**3726 CATCLAW DR, ABILENE, TX 79606**

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**DOLLAR  
GENERAL**

ABILENE, TX

**\$1,200,000 | 5.25% CAP**

- 9+ Year NN Dollar General in Abilene, TX
- DG Recently Signed 6 Year Extension Committing Long-Term to Site
- 9,014 SF Prototype
- With a Population Over 125,000, Abilene is Known as the "Key City" as it Serves as Regional Hub in West Central TX
- Located in South Abilene Surrounded by Several Major Retailers, Including Power Center Anchored by PetSmart, Old Navy, and TJ Maxx
- Located on Catclaw Drive, Which Generates 14,290 VPD Directly in Front of Subject Property

## EXCLUSIVELY MARKETING BY:

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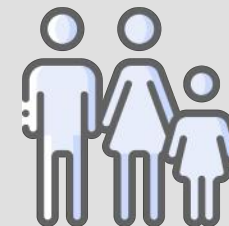
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## INVESTMENT OVERVIEW:

Net Operating Income:	\$63,000*
Rent Per SF:	\$6.99
Rent Commencement Date:	2/23/2005
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:	\$133.13

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

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	2/23/2005-12/31/2031	\$63,000	\$6.99	5.25%
Two (2), 5-Year Options 10% Increase	1/1/2032-12/31/2036	\$69,696	\$7.73	5.81%
	1/1/2037-12/31/2041	\$76,656	\$8.50	6.39%



## RESPONSIBILITIES BREAKDOWN

### TAXES & INSURANCE

PAID BY **TENANT**

Lessee shall reimburse Lessor for the general real estate taxes...

...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

## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
<b>2010</b> Census	7,729	50,701	94,544
<b>2021</b> Estimated	8,186	52,686	98,152
<b>2026</b> Projected	8,397	53,605	100,115

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
<b>2010 - 2021</b>	5.91%	3.92%	3.82%
<b>2021 - 2026</b>	2.58%	1.74%	1.99%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
<b>Median</b>	\$55,410	\$55,560	\$54,049
<b>Average</b>	\$67,716	\$69,842	\$68,741

Demographic data provided by CoStar

5 Miles to  
Downtown  
Abilene

**DOLLAR  
GENERAL®**



# 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





## RETAILER MAP

3726 CATCLAW DR | ABILENE, TX



Map data ©2022 Imagery ©2022 , CNES / Airbus, Maxar Technologies, USDA Farm Service Agency



## RETAIL MAP

3726 CATCLAW DR | ABILENE, TX





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Actual Property



# RETAIL MAP

3726 CATCLAW DR | ABILENE, TX



**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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## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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Actual Property



# 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)  
IABS 1-0 / 11-2-2015



# TRINITY

## REAL ESTATE INVESTMENT SERVICES

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