



OFFERING MEMORANDUM

Actual Property

NEW DEVELOPMENT TX DOLLAR GENERAL - STRONG DEMOGRAPHICS

1903 CEDAR STREET, PENITAS, TX 78576

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**DOLLAR
GENERAL**

PENITAS, TX

\$1,851,045 | 5.0% CAP

- 2022 Build Dollar General With Over 14.5 Years Remaining
- Absolute NNN Requiring Zero Landlord Responsibilities
- "Plus" Size 10,640 SF Dollar General Built to Accommodate Higher Projected Sales Volume
- Explosive Historical Growth Rate in 3-Mile Radius Exceeding 33% (2010-2021)
- Strong 5-Mile Population of Over 57,000 Residents
- Location is Surrounded by Residential Neighborhoods Generating Strong Customer Base
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETED BY:

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$92,552
Rent Per SF:	\$8.70
Rent Commencement Date:	4/21/2022
Lease Expiration Date:	4/30/2037
Lease Term Remaining:	14.5+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue 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:	10,640 SF
Land Area:	1.14 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$173.97

LEASE ABSTRACT

1903 CEDAR ST. | PENITAS, TX

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	4/21/2022-4/30/2037	\$92,552.28	\$8.70	5.00%
Five (5), 5-Year Options 10% Increase	5/1/2037-4/30/2042	\$101,807.52	\$9.57	5.50%
	5/1/2042-4/30/2047	\$111,988.32	\$10.53	6.05%
	5/1/2047-4/30/2052	\$123,187.08	\$11.58	6.66%
	5/1/2052-4/30/2057	\$135,505.80	\$12.74	7.32%
	5/1/2057-4/30/2062	\$149,056.44	\$14.01	8.05%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

Insurance: Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

PARKING LOT

PAID BY **TENANT**

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT

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ROOF & STRUCTURE

PAID BY **TENANT**

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5 MILE RADIUS OF SUBJECT PROPERTY

**DOLLAR
GENERAL®**

17 Miles to
Downtown McAllen

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	2,679	13,484	48,487
2022 Estimated	3,234	18,019	57,807
2027 Projected	3,586	19,558	61,811

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2022	20.72%	33.63%	19.22%
2022 - 2027	10.88%	8.54%	6.92%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$25,963	\$33,245	\$33,664
Average	\$40,645	\$47,805	\$48,840

Demographic data provided by CoStar

MCALLEN-EDINBURG-MISSION



The McAllen-Edinburg-Mission MSA is situated in the Rio Grande Valley region of South Texas and is the fifth-largest metropolitan area in the State of Texas.

With a flourishing economy, the metroplex employs 338k people in industries such as health care and education. It is home to South Texas College, University of Texas Rio Grande Valley, and Southern Careers Institute-Pharr. In addition, the Metroplex is a hub for Mining, Quarrying, and Oil & Gas Extraction.

.51% Annually
2022 Population Growth



1,060,000+
2022 Total Population



\$46,804+
2022 Median Household Income





Map data ©2022 INEGI Imagery ©2022 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO



Actual Property

RETAIL MAP

1903 CEDAR ST. | PENITAS, TX

83

34,254 VPD



John F Kennedy
Elementary School



Faith Fellowship
Bible Church



Extreme Drive-Thru
Convenience Store



B & G Trucking Co.

Cedar Street

Liberty Boulevard - 1,059 VPD

DOLLAR
GENERAL

Actual Property





Key Demographics 5 Miles



Total Population
2021
57,807



Projected Growth
2021 - 2026
6.92%

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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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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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
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