

**DOLLAR
GENERAL®**

SAN ANTONIO, TX



Burlington



STRIVE

Dollar General®

3350 SW Military Dr
San Antonio, TX 78211

OFFERING SUMMARY

Price	\$1,230,000
Cap Rate	6.00%
Net Operating Income	\$73,808
Year Built	2006
Gross Leasable Area	9,014 SF

LEASE SUMMARY

Original Lease Term	20 Years
Lease Commencement	01/17/2007
Lease Expiration	01/31/2027
Remaining Term	4.5 Years
Lease Type	NN
Roof & Structure	Landlord
Guarantor	Corporate
Options	3 x 5

*LL responsible for Roof, Structure, Parking Lot Maintenance and Landscaping

**Parking Lot Reimbursement: \$484/Month

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-15	01/17/2007	\$72,008	-
Extended Term: 16-20	02/01/2022	\$73,808	2.50%
Option 1: 21-25	02/01/2027	\$79,208	7.32%
Option 2: 26-30	02/01/2032	\$87,129	10.00%
Option 3: 31-35	02/01/2037	\$95,842	10.00%
NET OPERATING INCOME		\$73,808	



DOLLAR GENERAL®

Dollar General is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

COMPANY SUMMARY

Company	Dollar General Corporation
Ownership	Public
Number of Locations	16,000+ Nationwide
Years in Business	81 Years
Headquarters	Goodlettsville, TN
Website	www.dollargeneral.com



- Dollar General Corporate Guarantee (NYSE: DG)
- Recently Executed 5 Year Option Renewal (2/1/2022). Dollar General has been at this Property for 15 Years
- Phenomenal Location – this Dollar General is located down the Street from JBSA (Joint Base San Antonio) Military Base
- JBSA - The largest and most diverse joint base in the Department of Defense, Joint Base San Antonio (JBSA) is comprised of four primary locations: Fort Sam Houston, Camp Bullis, Randolph Air Force Base, Lackland Air Force Base. JBSA expands out across a total of 11 geographically separated parcels of land consisting of 46,539 acres, and 35 million square feet in facilities that support over 266 mission partners. Despite its uniqueness in setup, the 70,000 members who belong to JBSA are making a difference, not only in San Antonio but for the nation by accomplishing diverse training, flying, medical, cyber, intelligence, and installation support missions every day. JBSA trains more students from the Department of Defense (DoD) and has more active runways than any other installation.
- Highly Dense Area – Over 255,000 Population in a 5-Mile Radius
- Traffic Counts Exceed 22,000 Vehicles Per Day on SW Military Dr
- Surrounding National Retailers Include Sam's Club, Burlington, Target, Advanced Auto Parts, O'Reilly Auto Parts, Dairy Queen, The Home Depot, Ross Dress for Less, Lowe's, Chick-fil-A and Many More

SNAPSHOT



Estimated Vehicle
Per Day

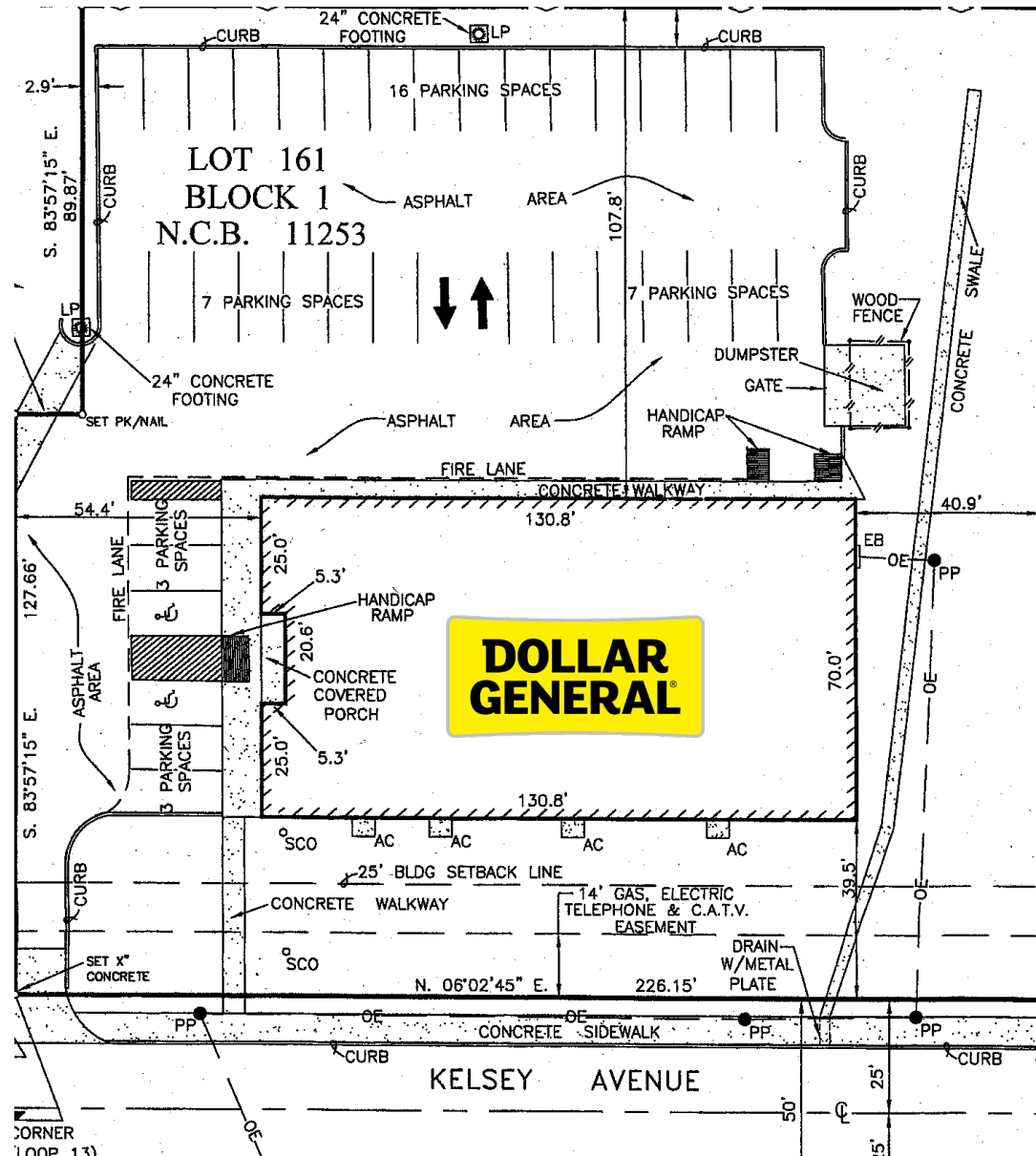


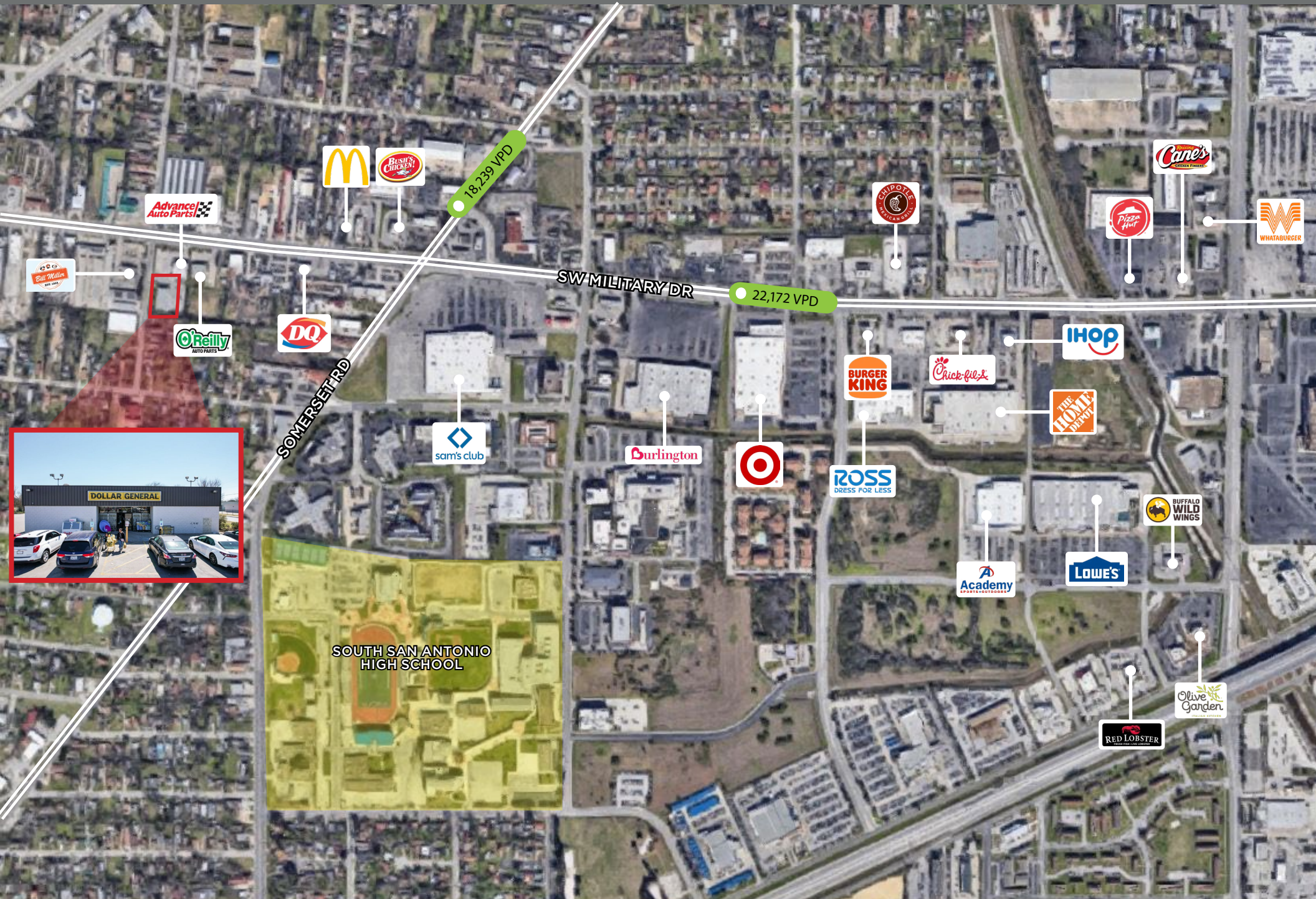
Average Household
Income



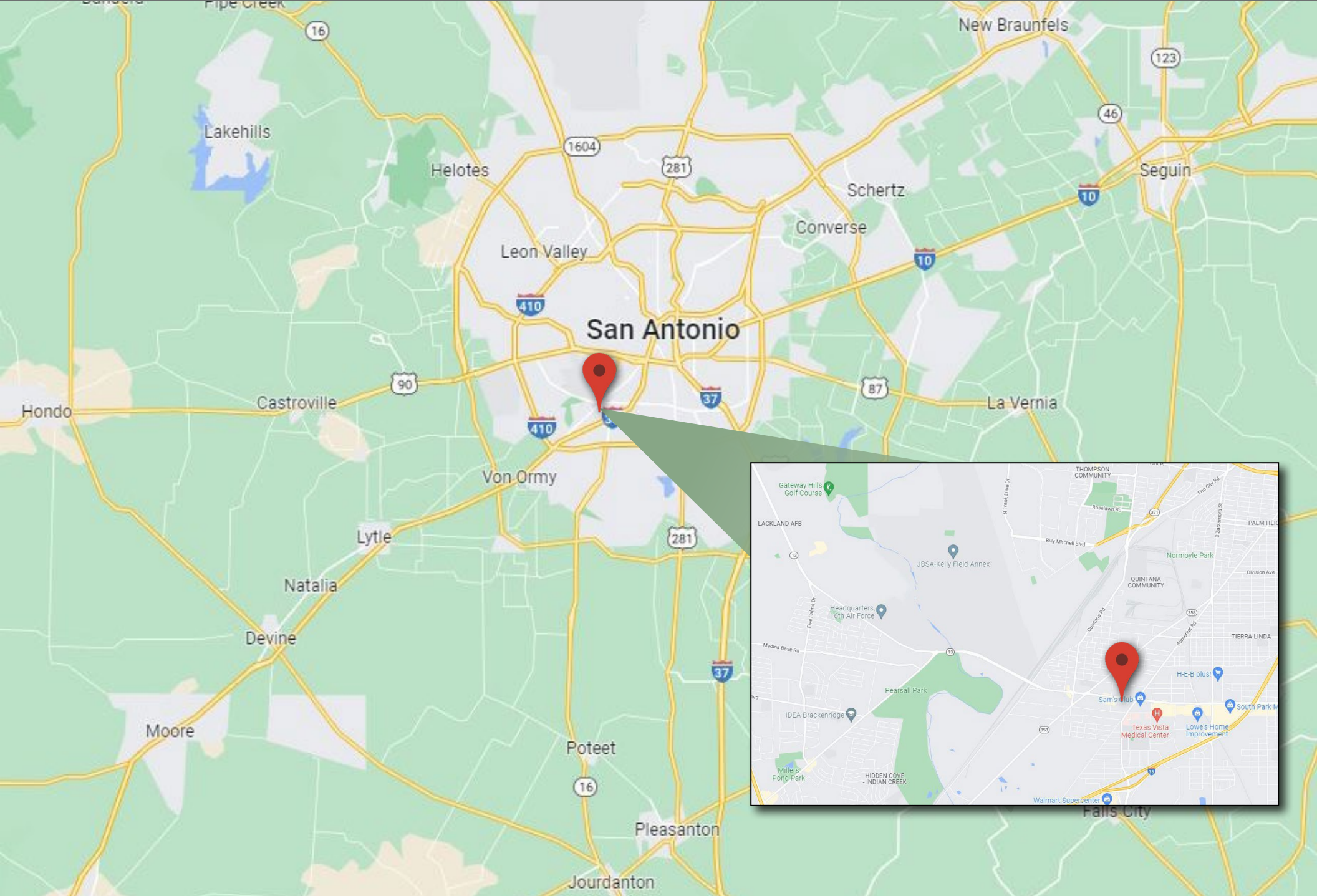
Population:
5 Mile Radius











	1 Mile	3 Mile	5 Mile
Population			
2010 Population	13,596	83,228	229,398
2020 Population	13,831	90,498	255,349
2025 Population Projection	14,248	94,171	266,605
Annual Growth 2010-2020	0.20%	0.80%	1.00%
Annual Growth 2020-2025	0.60%	0.80%	0.90%
Median Age	32.1	32.4	31.4
Bachelor's Degree or Higher	5%	6%	8%
U.S. Armed Forces	0	437	6505
Population by Race			
White	13,218	86,043	238,420
Black	212	1,432	7,496
American Indian/Alaskan Native	172	1,390	3,999
Asian	68	397	1,531
Hawaiian & Pacific Islander	10	126	573
Two or More Races	151	1,109	3,330
Hispanic Origin	13,236	85,329	228,850
Housing			
Median Home Value	\$75,899	\$78,647	\$78,800
Median Year Built	1965	1966	1965

Demographic data © CoStar 2021

	1 Mile	3 Mile	5 Mile
Households:			
2010 Households	4,305	25,379	67,329
2020 Households	4,311	27,107	73,898
2025 Household Projection	4,424	28,097	76,902
Annual Growth 2010-2020	0.00%	0.30%	0.60%
Annual Growth 2020-2025	0.50%	0.70%	0.80%
Owner Occupied	2,158	17,546	46,485
Renter Occupied	2,266	10,551	30,417
Avg Household Size	3.1	3.3	3.2
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$100.8M	\$680.3M	\$1.8B
Income			
Avg Household Income	\$45,499	\$48,810	\$48,814
Median Household Income	\$34,824	\$39,884	\$38,957
< \$25,000	1575	8,517	24,047
\$25,000 - 50,000	1348	8,125	21,835
\$50,000 - 75,000	718	5,732	14,563
\$75,000 - 100,000	425	2,486	6,985
\$100,000 - 125,000	103	1,202	3,068
\$125,000 - 150,000	44	572	1,624
\$150,000 - 200,000	48	262	1,203
\$200,000+	50	212	572



San Antonio, TX

OVERVIEW

San Antonio is the seventh-most populated city in the United States of America and the second-most populated city in the state of Texas, with more than 1.5 million residents. From 2016 to 2017, San Antonio was the fastest growing city in the United States. The city is located in the American Southwest, the south-central part of Texas, and the southwestern corner of an urban region known as the Texas Triangle.

San Antonio is the center of the San Antonio-New Braunfels Metropolitan Statistical Area. Commonly called Greater San Antonio, the metro area has a population of 2,550,960 based on the 2019 U.S. census estimate, making it the 24th-largest metropolitan area in the United States and third-largest in Texas. Growth along the Interstate 35 and Interstate 10 corridors to the north, west and east make it likely that the metropolitan area will continue to expand.

The US armed forces have numerous facilities in San Antonio: Fort Sam Houston, Lackland Air Force Base, Randolph Air Force Base (which constitute Joint Base San Antonio), and Lackland AFB/Kelly Field Annex, with

Camp Bullis and Camp Stanley located outside the city. Kelly Air Force Base operated out of San Antonio until 2001, when the airfield was transferred to Lackland AFB. The remaining portions of the base were developed as Port San Antonio, an industrial/business park. San Antonio is also home to U.S. Air Force Basic Military Training (AFBMT).

San Antonio hosts over 100,000 students at over 30 institutions of higher education. Publicly supported schools include UT Health San Antonio, Texas A&M University-San Antonio, and the University of Texas at San Antonio (UTSA), San Antonio's largest university.

Additionally, San Antonio is home to six Fortune 500 companies and the South Texas Medical Center, the only medical research and care provider in the South Texas region. San Antonio has a diversified economy with a gross domestic product of approximately \$96.8 billion. This ranks the city fourth in Texas and 38th in the U.S.



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 STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. STRIVE has not made any 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, PCBs or asbestos, the compliance with local, 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, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.

Net Lease Disclaimer

STRIVE hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased 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.

exclusively listed

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