

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
BRAZORIA, TEXAS



**SCHUCHERT**  
RETAIL GROUP



**S** SCHUCHERT  
RETAIL GROUP

**EXCLUSIVELY LISTED BY:**



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**STROUDLINK REALTY SERVICES**  
BROKER OF RECORD  
TX License #9004477



## INVESTMENT SUMMARY



LIST PRICE  
**\$1,700,000**



LOCATION  
**20198 TX-36  
BRAZORIA, TX 77422**



CAP RATE  
**5.40%**



ANNUAL RENT  
**\$91,720.00**



BUILDING SIZE  
**9,100 SQ. FT.**



LAND AREA  
**2.27 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**ABSOLUTE NNN**



LEASE TERM REMAINING  
**10.50 YEARS**



LEASE EXPIRATION  
**12/31/2032**



RENEWAL OPTIONS  
**5 - 5 YEAR**



RENT INCREASES  
**10% AT OPTIONS**



PARKING  
**30 SPACES**



YEAR BUILT  
**2017**



APN  
**0020-0874-000**



TRAFFIC COUNTS  
**13,717 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- 10.50 Years of Guaranteed Lease Term
- 2017 Build to Suit Construction
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases

## A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

## LOCATION:

- Subject Property Strategically Located On TX-36
- Traffic Counts in Excess of 13,000 Vehicles per Day



## PROXIMITY FROM BRAZORIA, TX:

- Freeport, TX | 17 Miles
- Houston, TX | 55 Miles
- Beaumont, TX | 137 Miles
- Austin, TX | 172 Miles
- San Antonio, TX | 207 Miles
- Waco, TX | 216 Miles
- Dallas, TX | 293 Miles

## TRADE AREA DEMOGRAPHICS:

- 1-Mile: 1,014 Residents | \$70,824 Average Household Income
- 3-Mile: 5,361 Residents | \$84,485 Average Household Income
- 5-Mile: 12,165 Residents | \$85,812 Average Household Income
- 7-Mile: 25,350 Residents | \$90,098 Average Household Income

## GREATER HOUSTON:

- Home to 7.1 Million People
- Houston-The Woodlands-Sugar Land MSA Encompasses Nine Counties in Southeast Texas
- The 5th Most Populous MSA in the United States

## TENANT:

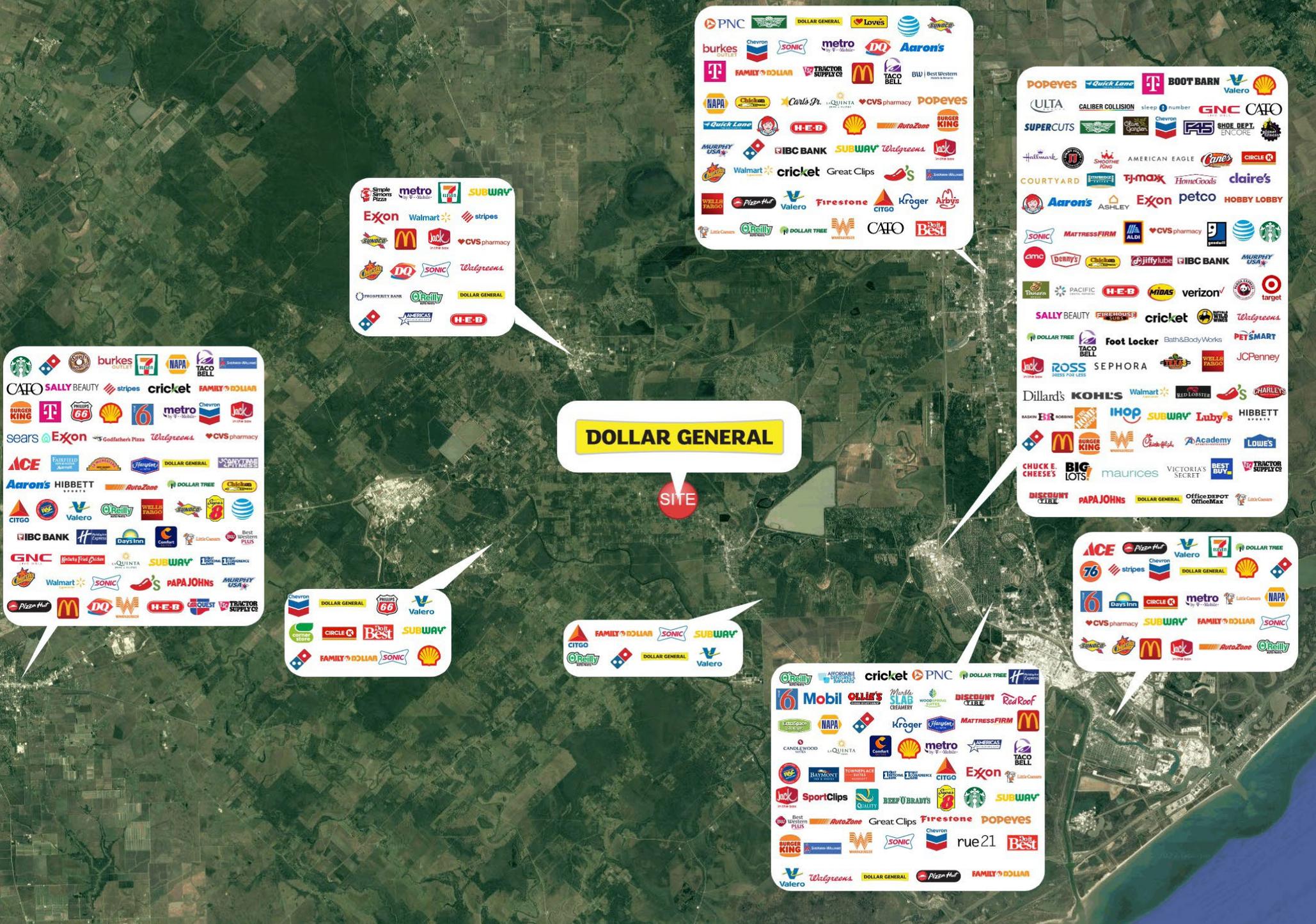
- Strong Corporate Guaranty (NYSE: "DG") – Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,190 Stores in 47 States as of February 25, 2022
- Ranked #91 on the Fortune 500 List











**DOLLAR GENERAL**

**SITE**

Simple  
Persons  
Pizza

metro by 9-Minute 7-Eleven SUBWAY

Exxon Walmart stripes

McDonald's Jack in the Box CVS pharmacy

DQ SONIC Walgreens

PROSPERITY BANK O'Reilly DOLLAR GENERAL

AMERICAN EXPRESS H-E-B

PNC DOLLAR GENERAL Loves

burkes OUTLET Chevron SONIC metro DQ Aaron's

FAMILY DOLLAR TRACTOR SUPPLY CO. McDonald's TACO BELL BW | Best Western

NAPA Children's World Carl's Jr. QUINTA CVS pharmacy POPEYES

Quick Lane H-E-B Shell AutoZone BURGER KING

MURPHY USA IBC BANK SUBWAY Walgreens Jack

Walmart cricket Great Clips 7's

WELLS FARGO Pizza Hut Valero Firestone CITGO Kroger Arby's

Little Caesars O'Reilly DOLLAR TREE CAFO Bob's Best

POPEYES Quick Lane BOOT BARN Valero Shell

ULTA CALIBER COLLISION sleep number GNC CAFO

SUPERCUTS CHEVON F&B SHOE DEPT. ENCORE

Hallmark American Eagle Cabela's CIRCLE K

COURTYARD TJ-MAXX HomeGoods claire's

Aaron's ASHLEY Exxon petco HOBBY LOBBY

SONIC MATTRESS FIRM ALDI CVS pharmacy

amc Denny's Chick-fil-A Jiffy Lube IBC BANK MURPHY USA

PACIFIC HEB MIDAS verizon target

SALLY BEAUTY FIREHOUSE SUBS cricket Walgreens

DOLLAR TREE Foot Locker Bath & Body Works PETS MART

Jack in the Box ROSS SEPHORA JCPenney

Dillard's KOHL'S Walmart RED LOONZIE HARLEY'S

IHOP SUBWAY Ruby's HIBBETT

McDonald's Burger King Waffle House Academy LOUIE'S

CHUCK E. CHEESES BIG LOTS maurices VICTORIA'S SECRET BEST BUY TRACTOR SUPPLY CO.

DISCOUNT CTR. PAPA JOHN'S DOLLAR GENERAL Office DEPOT OfficeMax Little Caesars

Starbucks burkes OUTLET 7-Eleven NAPA TACO BELL

CAFO SALLY BEAUTY stripes cricket FAMILY DOLLAR

BURGER KING 66 Shell 6 metro Chevron Jack

sears Exxon Godfather's Pizza Walgreens CVS pharmacy

ACE FAIRFIELD DOLLAR GENERAL DOLLAR TREE Chick-fil-A

Aaron's HIBBETT AutoZone DOLLAR TREE Chick-fil-A

CITGO Valero O'Reilly WELLS FARGO

IBC BANK Days Inn Comfort Little Caesars Best Western PLUS

GNC Freshly First Order LA QUINTA SUBWAY

Walmart SONIC 7's PAPA JOHN'S MURPHY USA

Pizza Hut McDonald's DQ HEB QUEST TRACTOR SUPPLY CO.

Chevron DOLLAR GENERAL 66 Valero

corner store CIRCLE K Bob's Best SUBWAY

FAMILY DOLLAR SONIC Shell

FAMILY DOLLAR SONIC SUBWAY

CITGO DOLLAR GENERAL Valero

O'Reilly DISCOUNT CTR. cricket PNC DOLLAR TREE

6 Mobil OLLIE'S CREAMERY DISCOUNT CTR. Red Roof

NAPA Kroger MATTRESS FIRM McDonald's

CANDELWOOD LA QUINTA Comfort Shell metro AMERICAN EXPRESS TACO BELL

Baymont TownePlace Suites Comfort Shell metro AMERICAN EXPRESS TACO BELL

Jack in the Box Sport Clips BEEF 'O BRANDY Starbucks SUBWAY

Best Western PLUS AutoZone Great Clips Firestone POPEYES

BURGER KING Waffle House SONIC Chevron rue21 Bob's Best

Valero Walgreens DOLLAR GENERAL Pizza Hut FAMILY DOLLAR

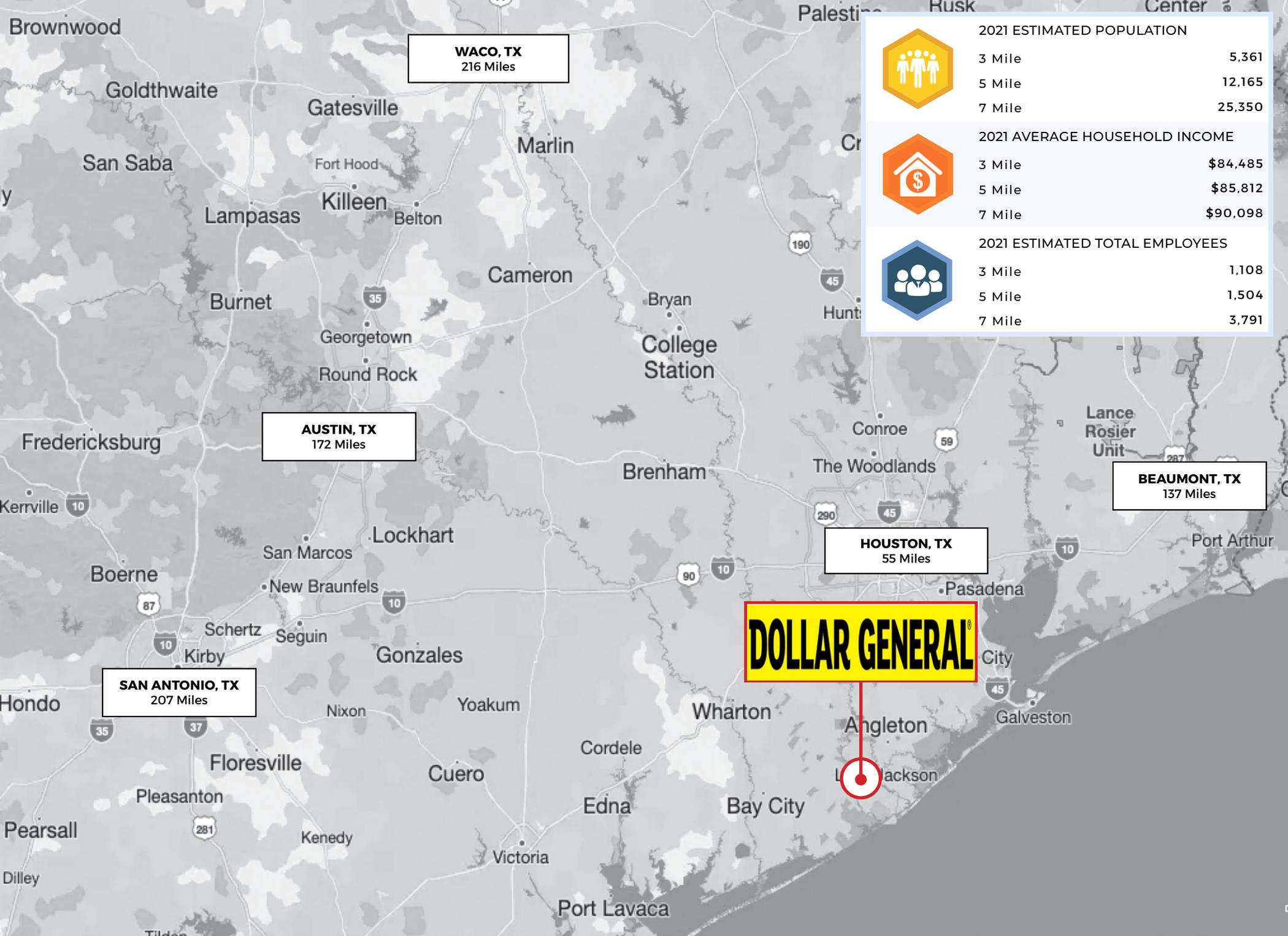
ACE Pizza Hut Valero 7-Eleven DOLLAR TREE

76 stripes Chevron DOLLAR GENERAL Shell

6 Days Inn CIRCLE K metro Little Caesars NAPA

CVS pharmacy SUBWAY FAMILY DOLLAR SONIC

McDonald's DQ AutoZone O'Reilly



# AREA OVERVIEW



## BRAZORIA, TEXAS

Brazoria is a city in the U.S. state of Texas, in the Houston-The Woodlands-Sugar Land metropolitan area and Brazoria County. As of the 2010 U.S. Census, the city population was 3,019. Brazoria County, "Where Texas Began", has something for everyone. Not only is it a coastal county with twenty three miles of sandy beaches, but it is full of Texas history. Brazoria County was the first capital of the Republic of Texas, which proves the county's roots run rich with Texas history. Visit our county historical museum to find out more information. Brazoria County has plenty of agriculture, from rice farming to cattle production, and one of the largest county fairs in the state of Texas. You can visit our county fair in October and see for yourself. Economic growth is abundant in Brazoria County. Billions of dollars are being poured into industry growth in the area. Port of Freeport is expanding its boundaries to accommodate importing and exporting growth. The City of Pearland continues to grow providing local amenities that once were only had by traveling to surrounding areas. Brazoria County is one of the fastest growing areas in the region and is being recognized as a great place to work, raise a family and retire. Local festivals are not hard to find in Brazoria County. They include the Mosquito festival in Clute, Alvin's Hometown Festival, Pearland Wine & Food Festival, and No Name Festival in Brazoria, just to name a few. For those who enjoy the outdoors, you will find flowing coastal plains to lush green forests, inshore and offshore fishing, bird watching, shelling and wildlife preserves.

# AREA DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	1,014	5,361	12,165	25,350
2026 Projected Population	1,002	5,301	12,276	25,836
2010 Population	1,000	5,355	11,226	23,352



## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	377	1,998	4,486	9,498
2026 Households	391	2,071	4,740	10,149
2010 Households	368	1,982	4,130	8,694
Annual Growth Rate: 2021 to 2026	0.75%	0.72%	1.13%	1.36%
Average Household Size	2.69	2.68	2.69	2.63



## INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$70,824	\$84,485	\$85,812	\$90,098
2021 Median Household Income	\$52,277	\$58,170	\$71,055	\$78,765
2021 Per Capita Income	\$26,301	\$31,495	\$31,704	\$33,860



## HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	377	1,998	4,486	9,498
2021 Owner-Occupied Units	305	1,532	3,621	7,494
2021 Renter Occupied Housing Units	72	466	865	2,004



## PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	12	123	206	560
2021 Employees	125	1,108	1,504	3,791

# TENANT OVERVIEW



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$54.68 Billion



**FORTUNE 500**  
#91



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
18,190



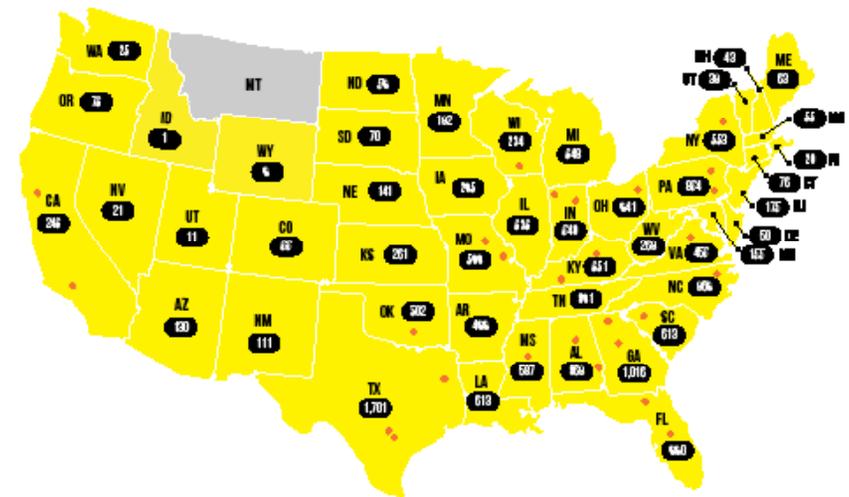
**NO. EMPLOYEES**  
163,000

## ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 18,190 stores in 47 states as of February 25, 2022. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

**18,190 STORES** | IN 47 STATES | AS OF 02/25/2022

- STORES
- DISTRIBUTION CENTER



## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 20198 TX-36, Brazoria, TX 77422 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

**DOLLAR  
GENERAL®**

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GENERAL**

**EXCLUSIVELY  
LISTED BY:**

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**AVERY MURRAH**

Stroudlink Realty Services

Broker of Record

TX License #9004477



# 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.

11-2-2015



### 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.

STROUDLINKREALTYSERVICES, LLC	9004477	AVERY@SLRSLLC.COM	210-900-9505
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
AVERYMURRAH	257063	AVERY@SLRSLLC.COM	210-900-9505
Designated Broker of Firm	License No.	Email	Phone
JIM SCHUCHERT	01969414	JIM@SCHUCHERT.COM	310-971-3892
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JIM SCHUCHERT	01969414	JIM@SCHUCHERT.COM	310-971-3892
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date