



Dollar General

\$2,290,000 | 5.00% CAP

1700 Commerce Dr., Mansfield, TX 76063

- ✓ **Brand New 15 Year Corporate Absolute NNN Lease** with 10% Rent Increases in Option Periods
- ✓ **Excellent Highway Location** off of US-287 (39,000 VPD)
- ✓ **Mansfield is Located** Within the DFW Metroplex
- ✓ **E-commerce Resistant Retailer** Experiencing Explosive Growth
- ✓ **Dollar General has an S&P BBB rating and Ranked #91 on the Fortune 500 List** - Jumped 21-places into the Top 100 in 2021

Dollar General Corp. engages in **retailing** of merchandise, including **consumable items, seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola, Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL MANSFIELD, TX

FILE PHOTO



CONTACT FOR DETAILS

Edward Benton

Executive Vice President
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\$2,290,000

5.00% CAP

NOI

\$114,492

Building Area

±10,640 SF

Land Area

±1.537 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Brand New 15 Year Corporate Absolute NNN Lease** with 10% Rent Increases in the (3) 5 Year Options to renew.
- ✓ **Excellent Highway Location off of US-287 (39,000 VPD)** at the corner of Heritage Parkway (16,700 VPD) and Commerce Dr (4,700 VPD). Property is surrounded by several neighborhoods and has a population density of over 118,000 within a 5 mile radius.
- ✓ **Subject Property is located in Tarrant County**, which has a population of 2,110,640 and is the third-most populous county in Texas.
- ✓ **Mansfield is located within the DFW Metroplex**, which is home to more than 7.6 million residents and is the fourth largest MSA in the U.S.
- ✓ **Commitment to Long Term Tenancy** - Dollar General completed more than 1,750 store remodels in 2021 and plans to include self-check capabilities to more than 11,000 stores in 2022
- ✓ **E-commerce Resistant Retailer Experiencing Explosive Growth** - Dollar General plans to open 1,100 stores in 2022 after adding approximately 1,000 stores in 2021.
- ✓ **Dollar General has an S&P BBB rating and is ranked #91 on the Fortune 500 List** - Dollar General's 21-place jump into the Top 100 reflects the company's exceptional growth, which includes the Company's \$34.2 billion in sales in fiscal year 2021.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL MANSFIELD, TX

Dollar General

Lessee: Dolgencorp of Texas, Inc.**Guarantor:** DOLLAR GENERAL CORPORATION

REVENUE

\$27.8 B

CREDIT RATING

BBB

STOCK TICKER

DG

LOCATIONS

18,200+

DOLLAR GENERAL

dollargeneral.com

Dollar General Corporation has been delivering value to shoppers for over 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operates **more than 18,100 stores in 46 states** as of January 2022. In addition to **high quality private brands**, Dollar General sells products from America's **most-trusted** brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at **lower prices**.

Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a **regular wholesale retailer**. Dollar General's (DG) business strategy revolves around driving profitable top line **growth while enhancing its low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.

FILE PHOTO



IN THE NEWS

DOLLAR GENERAL MANSFIELD, TX

Dollar General Takes 'First Major Step' Toward Expanding Healthcare Products in Stores

RICHARD LAWSON, JULY 8, 2021 (COSTAR)

Dollar General may have taken the its first step toward adding pharmacy services to its stores, a move that could require the chain to reshuffle some real estate.

The Goodlettsville, Tennessee-based retailer said it will increase healthcare offerings in its **17,426 stores in 46 states**. The move includes cough and cold, dental, nutritional, medical, health aids and feminine hygiene products. Dollar General said it has hired as **chief medical officer** Dr. Albert Wu, who worked for five years at consulting firm McKinsey & Co. and led a team that created a total cost-of-care model for **250,000 rural healthcare** patients.

Dollar General is just the latest national chain to expand into healthcare, a move that has the potential to boost foot traffic at its stores.

Most of Dollar General's stores are in rural areas, and the retailer often notes that **75%** of the U.S. population lives within **about 5 miles** of a Dollar General store.

While Dollar General is **increasing its healthcare** products, drugstore chains Walgreens and CVS are moving into healthcare services. Walgreens is opening **primary-care clinics** with Chicago-based VillageMD in a quest to become a neighborhood health destination. For its part, CVS has been adding HealthHubs and MinuteClinics in stores.

Todd Vasos, Dollar General's CEO, said in the company's statement that "our customers have told us that they would like to see **increased access** to affordable healthcare products and services in their communities" and that the retailer's goal is to "build and enhance affordable **healthcare offerings** for our customers, especially in the rural communities we serve."

EXPLORE ARTICLE

Dollar General is the Big Fish in Little Ponds Across the U.S.

JEA YU, SEPTEMBER 12, 2022 (ENTREPRENEUR)

Discount retailer Dollar General (NYSE: DG) stock is up 5% for the year as it rides the recession wave higher.

The Company operates over **18,300 small box** discount stores across **47 states** in the U.S. It sells mostly consumer staple items comprised of consumables, seasonal items, **home products** and apparel in that order of revenues. Despite the name, it isn't a **\$1 item store** like Dollar Tree (NASDAQ: DLTR).

Dollar General saw core customers buy more consumer staples over discretionary items as underscored by the rise in sales of household items and drop in apparel. It also saw a trend of higher income households also shopping in the stores.

In fact, most items are well over a dollar but are still discounted compared to major grocery and retailers like Kroger's (NYSE: KR), Target (NYSE: TGT) and Walmart (NYSE: WMT).

Unlike the big box retailers, it considers itself a small box discount retailer. It's stores average **between 7,400 to 8,500 square feet** per location with nearly **75%** of its stores located in towns with a population of less than **20,000 residents**. While it carries some major brands, it has a thriving private brand which saw increased penetration in the quarter. They are carving out their niche as the **big fish in little ponds** across the country. On Aug. 25, 2022, Dollar General released its fiscal second-quarter **2022 results** for the quarter ending July 2022. The Company reported an earnings-per-share (EPS) profit of \$2.98 excluding non-recurring items versus consensus analyst estimates for a profit of **\$2.94, a \$0.04 beat**.

EXPLORE ARTICLE

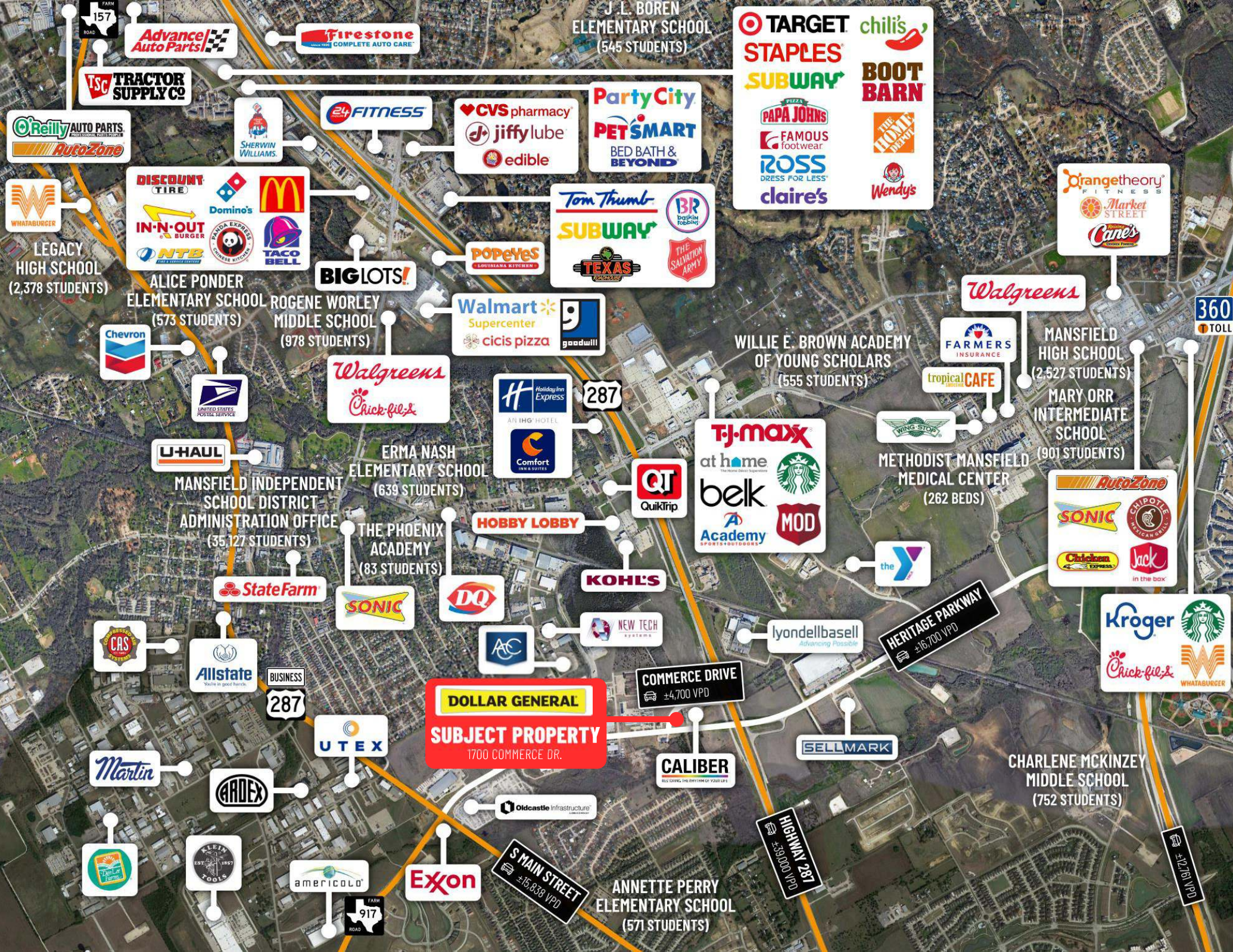
LEASE OVERVIEW

DOLLAR GENERAL MANSFIELD, TX

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Extend
Rent Commencement	late-Sept. 2022 (Est.)
Lease Expiration	late-Sept. 2037 (Est.)
Lease Type	Corporate NNN Lease
Rent Increases	10% Every 5 Years, In Option Periods
Annual Rent YRS 1-15	\$114,491.88
Option 1	\$125,941.08
Option 2	\$138,535.20
Option 3	\$152,388.72

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





FARM ROAD 157

Advance Auto Parts
TSC TRACTOR SUPPLY CO
O'Reilly AUTO PARTS
AutoZone
WHATABURGER

Firestone COMPLETE AUTO CARE
24 FITNESS
CVS pharmacy
jiffy lube
edible

J. L. BOREN
ELEMENTARY SCHOOL
(545 STUDENTS)

TARGET
STAPLES
SUBWAY
PAPA JOHN'S
FAMOUS footwear
ROSS DRESS FOR LESS
claire's
chili's
BOOT BARN
THE HOME DEPOT
Wendy's

DISCOUNT TIRE
Domino's
McDonald's
IN-N-OUT BURGER
PANDA EXPRESS
TACO BELL
NTB

LEGACY
HIGH SCHOOL
(2,378 STUDENTS)

ALICE PONDER
ELEMENTARY SCHOOL
(573 STUDENTS)

ROGENE WORLEY
MIDDLE SCHOOL
(978 STUDENTS)

BIG LOTS!

POPEYES
LOUISIANA BISTRO

Tom Thumb
SUBWAY
BR bakery
THE SALVATION ARMY

Walmart
Supercenter
cicis pizza
goodwill

WILLIE E. BROWN ACADEMY
OF YOUNG SCHOLARS
(555 STUDENTS)

Walgreens

Orangetheory
FITNESS
Market STREET
Cane's

MANSFIELD
HIGH SCHOOL
(2,527 STUDENTS)

MARY ORR
INTERMEDIATE
SCHOOL
(901 STUDENTS)

METHODIST MANSFIELD
MEDICAL CENTER
(262 BEDS)

Chevron
UNITED STATES
POSTAL SERVICE

U-HAUL

MANSFIELD INDEPENDENT
SCHOOL DISTRICT
ADMINISTRATION OFFICE
(35,127 STUDENTS)

Walgreens
Chick-fil-A

ERMA NASH
ELEMENTARY SCHOOL
(639 STUDENTS)

THE PHOENIX
ACADEMY
(83 STUDENTS)

HOBBY LOBBY

KOHL'S

TJ-maxx
at home
belk
Academy
MOD

WING STOP

AutoZone
SONIC
CHIPOTLE
Jack in the box

CAS
Allstate
Martin

ARDEX

BUSINESS
287

UTEX

DOLLAR GENERAL
SUBJECT PROPERTY
1700 COMMERCE DR.

COMMERCE DRIVE
±4,700 VPD

CALIBER

SELLMARK

HERITAGE PARKWAY
±16,700 VPD

Kroger
Chick-fil-A
WHATABURGER

CHARLENE MCKINZEY
MIDDLE SCHOOL
(752 STUDENTS)

Exxon

americola

S MAIN STREET
±15,838 VPD

ANNETTE PERRY
ELEMENTARY SCHOOL
(571 STUDENTS)

HIGHWAY 287
±39,000 VPD

HIGHWAY 360
±72,100 VPD

FARM ROAD 917

360
TOLL

SITE OVERVIEW

DOLLAR GENERAL MANSFIELD, TX



Year Built

2022



Building Area

±10,640 SF

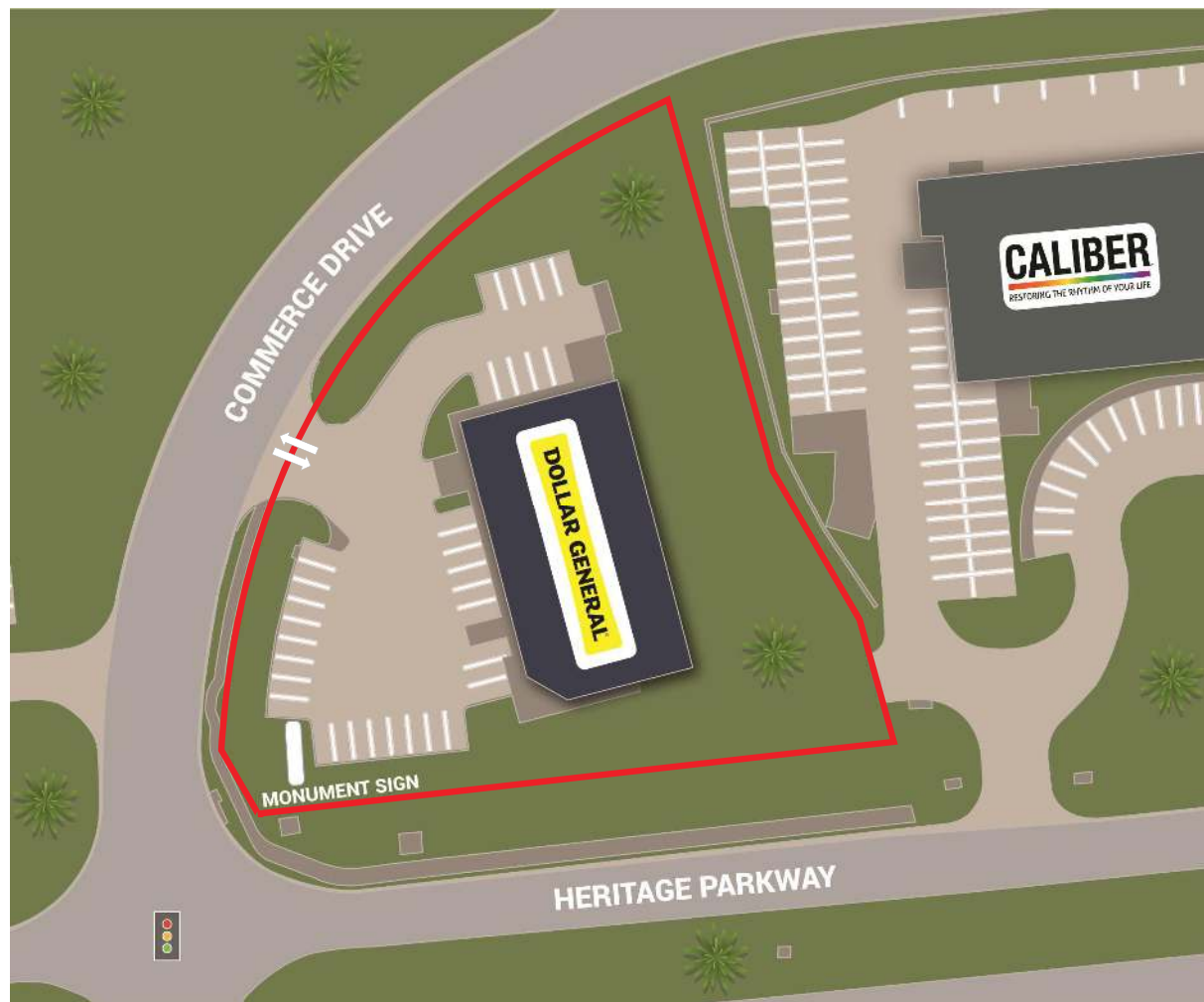


Land Area

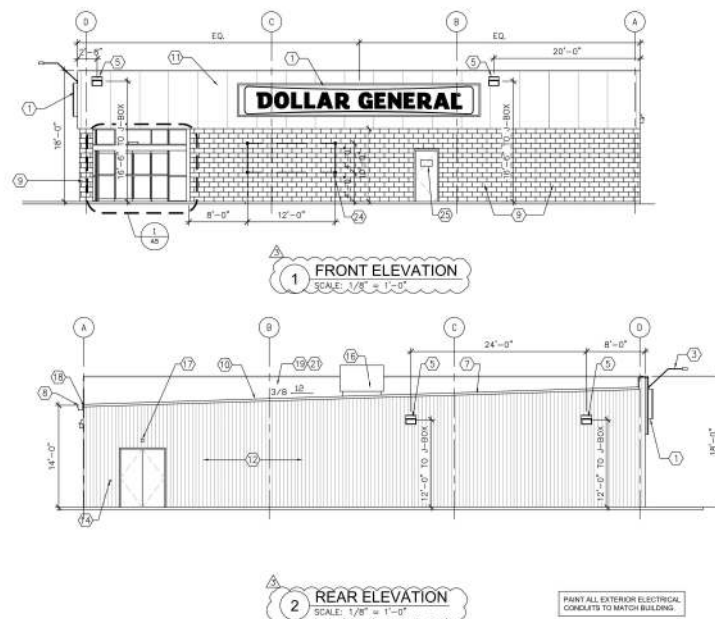
±1.537 AC

NEIGHBORING RETAILERS

- Walmart Supercenter
- Kroger
- The Home Depot
- Boot Barn
- ROSS Dress For Less
- Party City
- PetSmart
- Belk
- T.J. Maxx
- At Home



FILE PHOTO



MORTAR AND GROUT

1. MORTAR MATERIALS:
 - A. MORTAR FOR MASONRY: ASTM C270, PORTLAND CEMENT/ HYDRATED LIME.
 - B. WATER: DRINKABLE.
 - C. ADJUTIVES NOT ALLOWED UNLESS APPROVED BY ENGINEER.
2. MORTAR MIXES:
 - A. MORTAR FOR REINFORCED MASONRY: ASTM C270, TYPE S.
 - B. MORTAR FOR MASONRY VENEER AND NON-BEARING WALLS AND PARTITIONS: ASTM C270, TYPE H.
3. MORTAR MIXING:
 - A. THOROUGHLY MIX MORTAR INGREDIENTS, OF CONSISTENT MOISTURE LEVELS, IN QUANTITIES NEEDED FOR IMMEDIATE USE IN ACCORDANCE WITH ASTM C270.
 - B. MIXING AND UNIFORMITY DAMP IMMEDIATELY BEFORE MORTARING.
 - C. DO NOT USE ANTIFREEZE COMPOUNDS TO LOWER THE FREEZING POINT OF MORTAR. DO NOT LOST MIXING: USE MORTAR WITHIN TWO HOURS OF MIXING.
 - D. COLD WEATHER: MIX MORTAR 8-10% IN EXCESS IN ACCORDANCE WITH ASTM C64 OR SET MIXED IN ACCORDANCE WITH ASTM C476 FOR COARSE DROUGHT; THOROUGHLY MIX DROUGHT OF CONSISTENT MOISTURE LEVELS, IN QUANTITIES NEEDED FOR IMMEDIATE USE IN ACCORDANCE WITH ASTM C270.
 - E. DO NOT MIX MORTAR IMMEDIATELY BEFORE MIXING. DO NOT USE ANTIFREEZE COMPOUNDS TO LOWER THE FREEZING POINT OF THE MORTAR.

CONCRETE UNIT MASONRY

4. MATERIALS:
1. CONCRETE MASONRY UNITS: NORMAL WEIGHT BLOCK CONFORMING TO ASTM D75
 2. REINFORCING BARS: TYPE 60, WITH A MINIMUM NET AREA COMPRESSION STRENGTH OF 1900 PSI.
5. REINFORCEMENT AND TIES:
1. TIES TO CONFORM TO ASTM A415, GRADE 60, UNLESS NOTED OTHERWISE.
 2. JOINT REINFORCEMENT LADDER TIE, GALVANIZED, WITH A SINGLE PEARL POLYMER COATED SIDE ROD. ALL JOINTS TO BE CORROSION PROTECTED FROM CORROSION. STEEL, MEET COMPLYING WITH ASTM A415. JOINT REINFORCEMENT SHALL BE SPACED 16" O.C. VERTICALLY IN ALL MASONRY WALLS.
6. INSTALLATION:
1. GENERAL:
 - a. SOIL WEATHER REQUIREMENTS: NAC RECOMMENDED PRACTICES AND GUIDE SPECIFICATIONS FOR COLD WEATHER MASONRY CONSTRUCTION, LATEST EDITION.
 - b. STRUCTURAL DRAWINGS: ALL REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH HORIZONTAL, BOND BEAM AND Lintel REINFORCING SHALL BE CONTINUOUS THROUGHOUT THE VERTICAL COURSE. JOINT REINFORCING SHALL BE STOPPED EITHER SIDE OF VERTICAL CONTROL JOINTS.
 - c. PROVIDE VERTICAL REINFORCEMENT EACH SIDE OF CONTROL JOINTS AND AT LOCATIONS SHOWN ON THE REINFORCING PLAN.
 - d. PROVIDE HORIZONTAL BOND BEAM WITH (1)-#3 BAR 10'-0" O.C. MAXIMUM UNLESS OTHERWISE NOTED.
 - e. ALL BOLTS, ANCHORS, ETC., INSERTED IN THE WALLS, SHALL BE GROUDED INTO POSTTENSION.
 2. ENGINEERED MASONRY:
 - a. MINIMUM COMPRESSIVE STRENGTH, R_m OF 1500 PSI.
 - b. ALL REINFORCED CELLS, ALL CELLS BELOW GRADE AND ALL CELLS BELOW FINISH FLOOR SHALL BE GROUTED SOLID.
 - c. ALL FOUNDATION COURSES DO NOT SET UP WITH A VERTICAL BLOCK COURSE. IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN NINE VERTICAL. DOWELS SHALL BE GROUTED INTO THE FOUNDATION COURSE AND THE COURSE IMMEDIATELY IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
 - d. FOUNDATION STEEL REINFORCING SHALL BE PLACED BEFORE GROUTING STARTS.
 - e. SPLICED REINFORCING SHALL BE APPLIED 48" DIA. MAXIMUM OR 24 INCHES, WHATEVER IS GREATER.
 - f. REINFORCING SHALL BE HELD IN POSITION AT 48" MAX WITH VERTICAL BAR POSITORS AT TOP OF BOTTOM COURSE AND BOTTOM OF TOP COURSE AND AT 12" MAXIMUM NOT EXCEEDING 200" MAXIMUM VERTICAL SPACING.
 - g. ALL 12" TIE BARS SHALL BE IN PLACE PRIOR TO GROUTING.
 - h. ALL REINFORCING SHALL BE HELD IN PLACE WITH A CLEARANCE OF 3/4" FROM THE MASONRY AND NOT LESS THAN ONE BAR DIAMETER BETWEEN BARS.
 - i. ALL CELLS THAT ARE CRACKED OR CRACKED TO BE GROUTED TO MAINTAIN A CONTINUOUS UNRESTRICTED CELL AREA NOT LESS THAN 3.54'.
 - j. GROUTING SHALL BE STOPPED 1 1/2" BELOW THE TOP OF A COURSE SO AS TO FORM A WEAT AT THE TOP OF THE COURSE.
 - k. GROUTING OF MASONRY BEAMS OVER OPENINGS SHALL BE DONE IN ONE

FINISHES

EXTERIOR FINISHES ARE TO MATCH OR BE
EQUAL TO VP METAL BUILDING SYSTEM'S FINISH
SELECTION UNLESS AUTHORITY HAVING
JURISDICTION DOES NOT ALLOW.

CUTTERS

DOWN SPOUTS
SIDE AND REAR METAL WALL PANELS & TRIM,
RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR
OF DOORS TO BE PAINTED, REFER TO DOOR
SCHEDULE)
ARCHITECTURAL BLOCK AT BUILDING FACADE TO BE
PRE-FINISHED OR PAINTED (2 COATS - LUXON XP
HONEY COATING 424W400 SERIES) TO MATCH THE
METAL WALL PANEL
FLAT METAL SOFFIT AT
STOREFRONT VESTIBULE
BUILDING FASCIA WALL PARPET OVER
ENTRANCE, AND CANOPY
STOREFRONT SYSTEM
STANDING SEAM METAL ROOF PANELS
INTERIOR SCALES AND RECEIVING
FLOOR LINER PANELS

[illegible]

ELEVATION KEYED NOTES

- 1 SIGN FURNISHED AND INSTALLED BY COLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING.
- 2 CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN. SIGN TO BE UP TO 10' HIGH. SIGN MANUFACTURER SHALL BE SUPPORTED BY THE FACE OF CANOPY.
- 3 CONTRACTOR IS TO PROVIDE ADEQUATE STRUCTURE TO SUPPORT SIGN. COORDINATE THE PROPER SCHEDULING TO BE DONE WITH COLLAR GENERAL.
- 4 NOT USED.
- 5 FLOOD LIGHT REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
- 6 NOT USED.
- 7 WALL PACE REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
- 8 NOT USED.
- 9 TRIM - SEE FINISH SCHEDULE FOR COLOR.
- 10 GUTTER AND DOWNSPOUT - SEE FINISH SCHEDULE FOR COLOR.
- 11 8" SPLIT FACE CONCRETE MASONRY UNIT.
- 12 STANDING SEAM METAL ROOF.
- 13 PRE-FINISHED METAL PANELS FOR FASCIA AND PARAPET OVER EXTERIOR. REVERSE ROOF PROFILE.
- 14 PRE-FINISHED METAL PANELS FOR SOLE AND REAR. PROVIDE TENSILE-RESISTANT FASTENERS FOR BOTTOM 8'-0".
- 15 VACUUM EXHAUST REFER TO MECHANICAL DRAWING M1 FOR ADDITIONAL INFORMATION.
- 16 DOOR BUZZER, REFER TO ELECTRICAL DRAWING E1 FOR ADDITIONAL INFORMATION.
- 17 NOT USED.
- 18 HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
- 19 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOOR AT 6'-0" AFF.
- 20 MINIMUM CURE HEIGHT IS 14'-0" A.F.F.
- 21 PARAPET BEYOND.
- 22 NOT USED.
- 23 EXTEND PARAPET WALL AS NEEDED TO SCREEN ROOF MOUNTED EQUIPMENT IF REQUIRED BY LOCAL ORDINANCE.
- 24 FISH SCALE TO BE A MINIMUM OF 6" BELOW FINISHED FLOOR LEVEL AT ALL NONPAVED AREAS.
- 25 REFERENCE CIVIL PLANS FOR CONTINUATION OF DOWNSPOUT UNDER THE SIDEWALK.
- 26 1/2" DIA. METAL X 6" LONG STEEL. EYE BOLTS (CLOSED) WITH 3/4" DIA. WELDING. DRILL AND SPOT INTO BUILDING WALLS. EYE BOLTS AS SHOWN ON PAGE SIZE OF ENTRY. TOTAL OF 8 BOLTS.
- 27 REMOVE WALLS, REPAIR AND RE-INSTALL ON THE RISER ROOM DOOR - DENOTING BUILDING/DEVELOPMENT NAME, BUSINESS NAME, FULL ADDRESS AND FIRE RISK. RE-SEAL WITH FIRE RESISTANT SEALANT.



1. COLD WEATHER REQUIREMENTS: MAXIMUM RECOMMENDED PRACTICES AND GUIDELINES FOR CONSTRUCTION OF WEATHER MASONRY CONSTRUCTION, LATEST EDITION.
2. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF VERTICAL CONTROL JOINTS. JOINTS SHALL BE PLACED IN THE SAME VERTICAL LINE THROUGHOUT THE ENTIRE WALL.
3. ACROSS VERTICAL CONTROL JOINTS JOINT REINFORCING SHALL BE STOPPED AT THE INSIDE FACE OF VERTICAL CONTROL JOINTS.
4. PROVIDE VERTICAL REINFORCEMENT EACH SIDE OF CONTROL JOINTS AT LOCATIONS SHOWN ON FOUNDATION PLAN.
5. PROVIDE HORIZONTAL REINFORCEMENT IN EACH COURSE WITH 10" O.C. MAXIMUM SPACING UNLESS NOTED OTHERWISE.
6. STEELS, ANCHORS, ETC., INSERTED IN THE WALLS, SHALL BE GROUDED/ SLOTTED INTO POSITION.
7. ENGINEERED MASONRY:
 1. MINIMUM COMPRESSIVE STRENGTH, f_m , OF 1500 PSI.
 2. MINIMUM COMPRESSIVE STRENGTH, f_m , SHALL BELOW GRADE AND ALL CELLS BELOW FLOOR SHALL BE GROUDED.
 3. REINFORCED CONCRETE WALLS NOT TO LINE UP WITH A VERTICAL BLOCK COURSE. IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN 16 VERTICAL. DOVELS MAY BE GROUDED INTO A CELL IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS NOT AN ADJACENT CELL.
 4. REINFORCING STEEL SHALL BE SECURED IN PLACE BEFORE GRouting STARTS.
 5. REINFORCING STEEL SHALL BE GROUDED/ SLOTTED INTO POSITION AT WALLS, STEELS, WHICHEVER IS GREATER.
 6. REINFORCING BARS SHALL BE HELD IN POSITION AT 48" MAX WITH VERTICAL BAR POSTIONERS AT TOP OF BOTTOM COURSE AND BOTTOM OF TOP COURSE AND AT 36" MAX WITH VERTICAL BAR POSTIONERS IN BETWEEN COURSES.
 7. VERTICAL REINFORCING BARS SHALL BE HELD IN POSITION AT 3/4" FROM THE MASONRY AND NOT LESS THAN ONE BAR DIAMETER BETWEEN BARS.
 8. REINFORCING STEEL THAT WILL BE GROUDED SHALL BE VERTICAL ALIGNMENT WITH REINFORCING STEEL THAT IS NOT TO BE GROUDED.
 9. GROUDED SHALL BE STOPPED AT 1/2" BELOW THE TOP OF A COURSE SO AS TO NOT GET AT THE JOINT.
 10. GRouting OF MASONRY BEAMS OVER OPENINGS SHALL BE DONE IN ONE

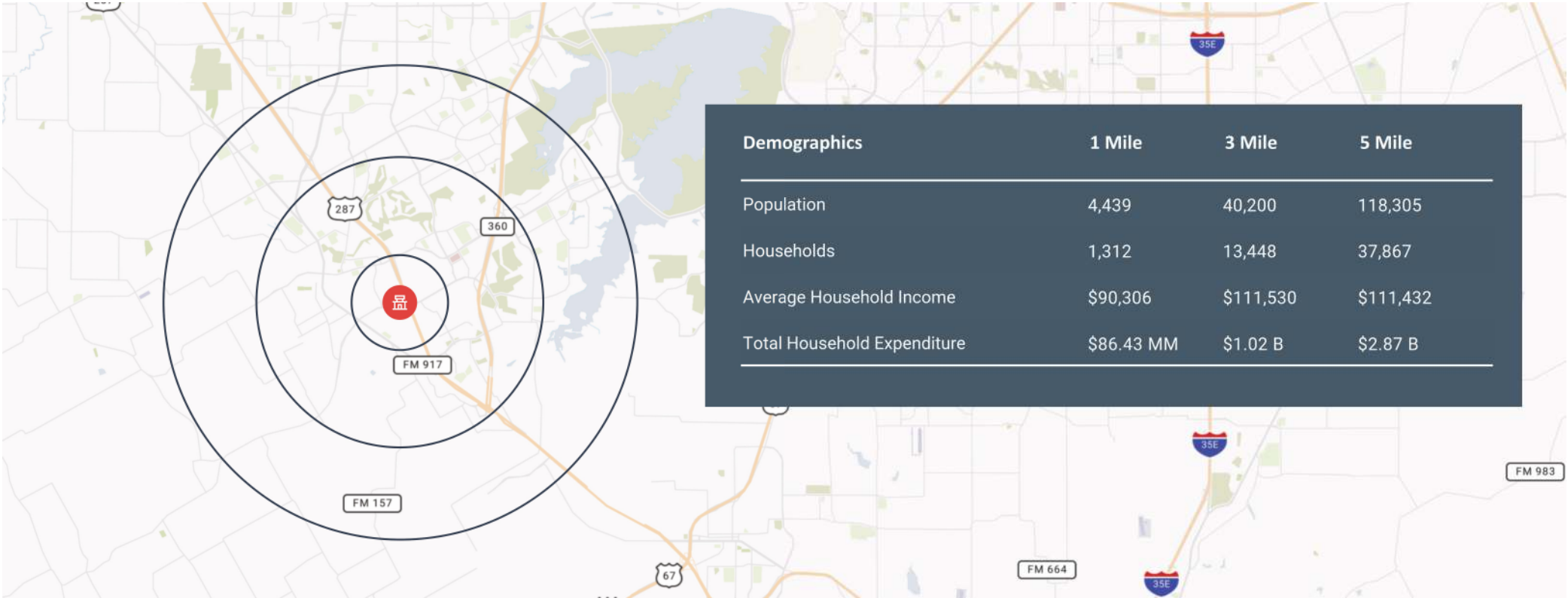
	FENESTRATION	VP BUILDING ATTN: RANDY SPEARS 305-907-8176	STAR BUILDING SYSTEMS ATTN: JEFF HORN 866-564-8899	NUCOR BUILDING SYSTEMS ATTN: BOB BARRY 315-622-4440	BIG-BEE STEEL BUILDINGS ATTN: KEVIN BUSLER 800-633-3376	CHEF BUILDINGS ATTN: ERIN SULLIVAN 800-845-1767	PREFINISHED COLORS IF ALTERNATE EXTERIOR MATERIALS ARE USED INSTEAD OF METAL PANELS
FINISHES							
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP BUILDING SYSTEMS FINISH SELECTION UNLESS AUTHORITY HAVING JURISDICTION DOES NOT ALLOW.							
DORMER SPOUTS		*	*	*	*	*	*
CURTAINS		*	*	*	*	*	*
SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO BOOK SCHEDULE)		*	*	*	*	*	*
ARCHITECTURAL BLOCK AT BUILDING FACADE TO BE PRE-FINISHED OR PAINTED (2 COATS - LOOK UP MASONRY COATING A24W400 SERIES) TO MATCH THE METAL WALL PANEL		*	*	*	*	*	*
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE		*	*	*	*	*	*
BUILDING FASCIA WALL PARPET OVER ENTRANCE, AND CANOPY		*	*	*	*	*	*
STOREFRONT SYSTEM		*	*	*	*	*	*
STANDING SEAM METAL ROOF PANELS		*	*	*	*	*	*
INTERIOR SALES AND RECEIVING FLOOR LINER PANELS		*	*	*	*	*	*

ELEVATION KEYED NOTES

- 1 SIGN, FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING.
- 2 IF CONTRACTOR IS TO PROVIDE ADJACENT BACKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN, SIGN SHALL BE SUPPORTED BY THE FACE OF CANOPY.
- 3 IF CONTRACTOR IS TO PROVIDE ADJACENT STRUCTURE TO SUPPORT SIGN, COORDINATE THE PROPER SIGNAGE TO BE LOCATED ON DOLLAR GENERAL.
- 4 NOT USED.
- 5 FLOOD LIGHT REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
- 6 NOT USED.
- 7 WALL PACE. REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
- 8 NOT USED.
- 9 TRIM - SEE FINISH SCHEDULE FOR COLOR.
- 10 GUTTER AND DOWNSPOUT - SEE FINISH SCHEDULE FOR COLOR.
- 11 8" SPLIT FACE CONCRETE MASONRY UNIT.
- 12 STANDING SEAM METAL ROOF.
- 13 PIRE-FINISHED METAL WALL PANELS FOR FACIA AND PARAPET OVER ENTRANCE, REVEALS, RIB PROFILE.
- 14 FINISH METAL WALL PANELS FOR FACIA AND PARAPET OVER REAR. PROVIDE TAMP-RESISTANT FASTENERS FOR BOTTOM 8'-0".
- 15 VENT FOR MECHANISM EXHAUST, REFER TO MECHANICAL DRAWING M1 FOR ADDITIONAL INFORMATION.
- 16 DOOR BUZZER. REFER TO ELECTRICAL DRAWING E1 FOR ADDITIONAL INFORMATION.
- 17 HAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
- 18 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECOVERING DOWNSPOUT UNDER 14'-0" A.F.F.
- 19 MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
- 20 PARAPET BEYOND.
- 21 NOT USED.
- 22 SCREEN AND PARAPET WALL AS NEEDED TO SCREEN ROOF MOUNTED EQUIPMENT IF REQUIRED BY LOCAL ORDINANCE.
- 23 FINISH FLOOR TO BE A MINIMUM OF 6" BELOW FINISHED FLOOR LEVEL AT ALL NONPAVED AREAS.
- 24 REFERENCE CIVIL PLANS FOR CONTINUATION OF DOWNSPOUT UNDER.
- 25 1/2" DIAMETER X 6" LONG STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS, DRILL AND EPOXY INTO CONCRETE 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.
- 26 1/2" DIAMETER X 6" LONG STEEL EYE BOLTS AND INSTALLED ON THE RISER ROOM DOOR - DENOTING BUILDING/DEVELOPMENT NAME, BUSINESS NAME, FULL ADDRESS AND FIRE RISE ALARM SIGN WITH WELLS.

LOCATION OVERVIEW

DOLLAR GENERAL MANSFIELD, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Mansfield Independent School District (4,609)

2. Mouser Electronics (2,067)

3. Methodist Mansfield Medical Center (1,428)

4. Klein Tools (733)

5. Hoffman Cabinets (502)

6. City of Mansfield (<500)
7. BCB Transport (<500)

8. R1 (<500)

9. SJ Louis Construction (<500)

10. Conveyors, Inc. (<500)

11. Walmart (<500)


12. Target (<500)
13. Lifetime Fitness (<500)

14. Walnut Creek Country Club (<500)

LOCATION OVERVIEW


DOLLAR GENERAL MANSFIELD, TX






Mansfield

Texas



71,419

Population



\$102,388

Median Household Income

Percentage of population increase from 2019 and 2020

2.68%

Headquartered in Mansfield and is the 7th Largest Electronic Component Distributor in the World

MOUSER ELECTRONICS

Mansfield is a suburban city in the U.S. state of Texas, and is part of the Dallas–Fort Worth metroplex area.

The city is located mostly in Tarrant county.

In 2020, Mansfield, TX had a population of 71.4k people with a median age of 36.3 and a median household income of \$102,388.

Its location is approximately 30 miles from Dallas and 20 miles from Fort Worth, and is adjacent to Arlington.

Mansfield is a center for arts and culture. Established in 1917, the Farr Best Theater is the city's historical venue for concerts, musical revue and live performances. The theater still stands today and now presents movies, music, theater, and more in its intimate 158-seat venue. The town also hosts several annual festivals such as the Hot Beats and Cold Brew Festival, the Hometown Holiday Parade, and the St. Patrick's Day Pickle Parade. The family fun doesn't stop there, though. The Hawaiian Falls Water Park was built in 2008 and is a popular family destination featuring slides, rides, wave pools, and a lazy river.

12 SECURE NET LEASE

IN THE NEWS

DOLLAR GENERAL MANSFIELD, TX

DFW's Commuter Towns Become Fertile Grounds for Commercial Development

JIM MOLIS, MARCH 14, 2022 (DALLAS BUSINESS JOURNAL)

The rapid growth of commuter towns is fueling commercial real estate development far from the core of the Dallas-Fort Worth metroplex. Communities that once seemed distant and sparse have become relatively close and increasingly populated.

"Commuter towns are seeing **tremendous development**," said Eric Hawk, a partner at Archway Properties. "Two or three years ago, people didn't have any **interest** in building speculative space but there's **millions of square feet** of spec being developed now because the land is there."

Developers have found that land outside of the urban core is more affordable. They can also complete projects without the additional costs and complexities that are more common with infill sites, which tend to be smaller or require additional prep work or engineering.

The dwindling availability of land within Dallas-Fort Worth proper is driving the region's outward expansion. Dallas-Fort Worth area **land prices rose 28%** in a year, reaching an average of **\$6,294 per acre** as of the third quarter of 2021, according to Research Economist Dr. Charles Gilliland with the Texas Real Estate Research Center (**TRERC**) at Texas A&M University.

"Waves of demand in the Dallas-Fort Worth metroplex meant strong activity in the region," Gilliland said in releasing his research of **third quarter** annualized land sales. "Buyers eagerly purchased any properties for sale. Many of those buyers were investors, with a number of them subdividing large acquisitions and selling smaller tracts."

"These commuter **communities** have made significant investments in infrastructure. They've encouraged people to come out by **installing roads** and utilities that make the cost of development easier for developers," Hawk said.

EXPLORE ARTICLE



Dallas-Area Business Aces the Test as the 4th Fastest-Growing U.S. Company, Inc. Says

JOHN EGAN, AUGUST 17, 2022 (CULTUREMAP DALLAS)

As one of the country's largest providers of COVID-19 testing, Mansfield-based eTrueNorth has witnessed a whirlwind of activity since the 2020 onset of the pandemic. That whirlwind has contributed to explosive growth for the business.

Aside from being fourth in **revenue growth** among U.S. private companies, eTrueNorth ranks first among Texas companies on the list and **second** among health care companies on the list. The company specializes in providing **point-of-care testing** at pharmacies across the U.S.

Founded in 2013, eTrueNorth ranks fourth on Inc. magazine's new list of the country's 5,000 fastest-growing private companies. From 2018 to 2021, eTrueNorth saw explosive growth in revenue, posting a 42,428 percent growth rate.

"Our hard work to make health care more accessible is paying off for the American people. Patients value the convenience, while health plans appreciate the novel opportunity for addressing gaps in care," Coral May, co-founder and CEO of eTrueNorth, says in a news release about the Inc. **5000 recognition**.

"The accomplishment of building one of the fastest-growing companies in the U.S., in light of recent economic roadblocks, cannot be overstated," says Scott Omelianuk, editor in chief of Inc. "Inc. is thrilled to honor the companies that have established themselves through innovation, hard work, and rising to the challenges of today."

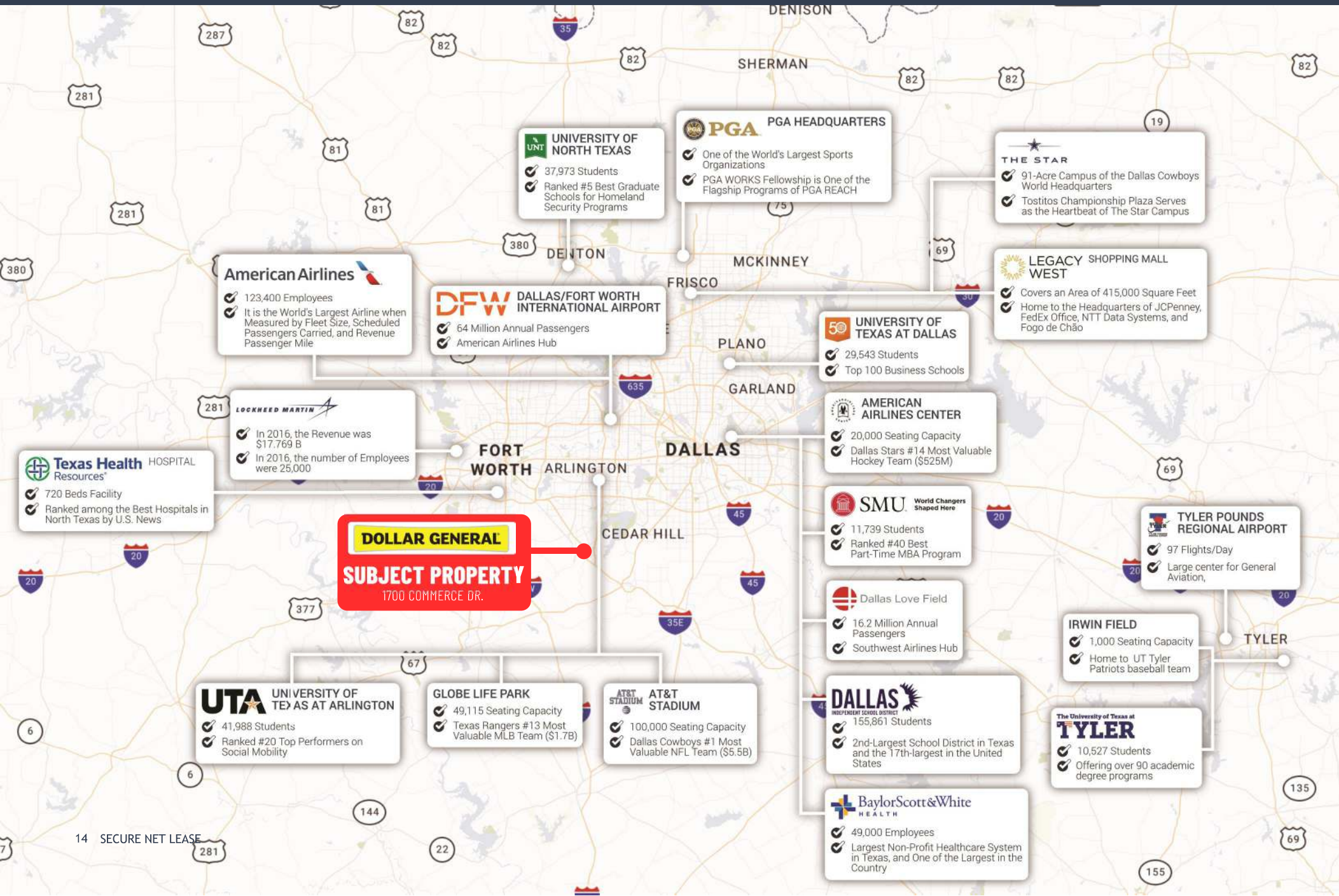
Companies on the **2022 Inc. 5000** are **ranked** by percentage growth in revenue from 2018 to 2021. The company also must have been U.S.-based, **privately** held, for-profit, and independent as of December 31, 2021. The minimum revenue required for **2018 was \$100,000**; the minimum for 2021 was **\$2 million**.

EXPLORE ARTICLE



METRO NAME

DOLLAR GENERAL MANSFIELD, TX



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

TEXAS DISCLAIMER

DOLLAR GENERAL MANSFIELD, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who **will** pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner **will** accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer **will** pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.