

DOLLAR GENERAL®

OFFERING MEMORANDUM

3001 S County Rd 1210

Midland, TX





INVESTMENT CONTACTS

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IN CONJUNCTION WITH:

BROKER OF RECORD

Bang Realty - Texas, Inc

LIC #701472

J2 CAPITAL ADVISORS

NATIONAL NET LEASED INVESTMENTS

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CR-1210

47,039 AADT

CR-1210

9,996 AADT

**TRC SERVICES, INC.
(TRC PLANT)**

**OIL FIELD
EQUIPMENT SUPPLIER**

DOLLAR GENERAL

**RANCHLAND
HEIGHTS
BAPTIST CHURCH**

**JESUS NAME
UNITED
PENTECOSTAL**

INVESTMENT SUMMARY

J2 Capital is pleased to offer for sale the fee simple interest in a single-tenant, net lease, Dollar General store in Midland, Texas. The property is offered for sale, at a Purchase Price of \$1,725,203. This is a 6.15% Cap Rate on in place NOI. Following this term, there is three additional 5-year options



DOLLAR GENERAL®

INVESTMENT HIGHLIGHTS

LONG TERM LEASE

This single tenant dollar store has 11.5 Years remaining in the Main Term.

ABSOLUTE NNN LEASE STRUCTURE

Zero LL Responsibilities

INCOME TAX FREE STATE

This property is located in Midland, Texas. There are over 100,000 people in a 5-mile radius.

INVESTMENT GRADE CREDIT TENANT (BBB)

Dollar General Corporation is a publicly traded, investment grade credit tenant. They have roughly 16,000 locations across the U.S., and are were planned to open roughly 800 new stores in 2022. They are one of the fastest growing retailers in the U.S.

RECENT CONSTRUCTION ON LARGE LOT

This store was built in 2019, and sits on over 1.85 Acres

THE PROPERTY

\$1,725,203

PURCHASE PRICE

6.15%

CAP RATE



KEY FACTS

ADDRESS

3001 S County Rd 1210,
Midland, TX 79706

TENANT

Dollar General Corporation

LEASE TERM

15 Years

TERM REMAINING

11.5 Years

NOI

\$106,100

INCREASES

In Options

LEASE TYPE

Absolute NNN

BUILDING SF

~10,560 SF

LAND SIZE

1.85 Acres

OPTIONS

Three, 5 Year Options

**TRC SERVICES, INC.
(TRC PLANT)**

**OIL FIELD
EQUIPMENT SUPPLIER**

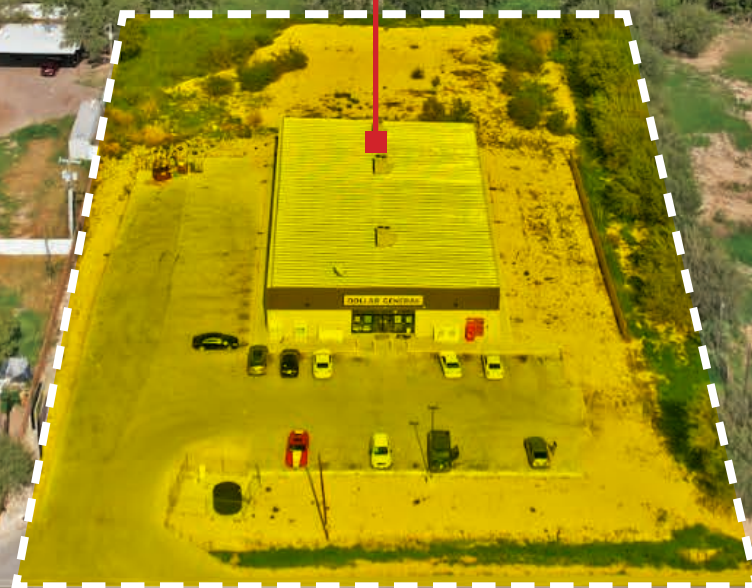
DOLLAR GENERAL



2022 5 Mile Population: 110,345
2027 5 Mile Population: 127,502

2022 5 Mile Households: 39,417
2027 5-Mile Households: 45,193

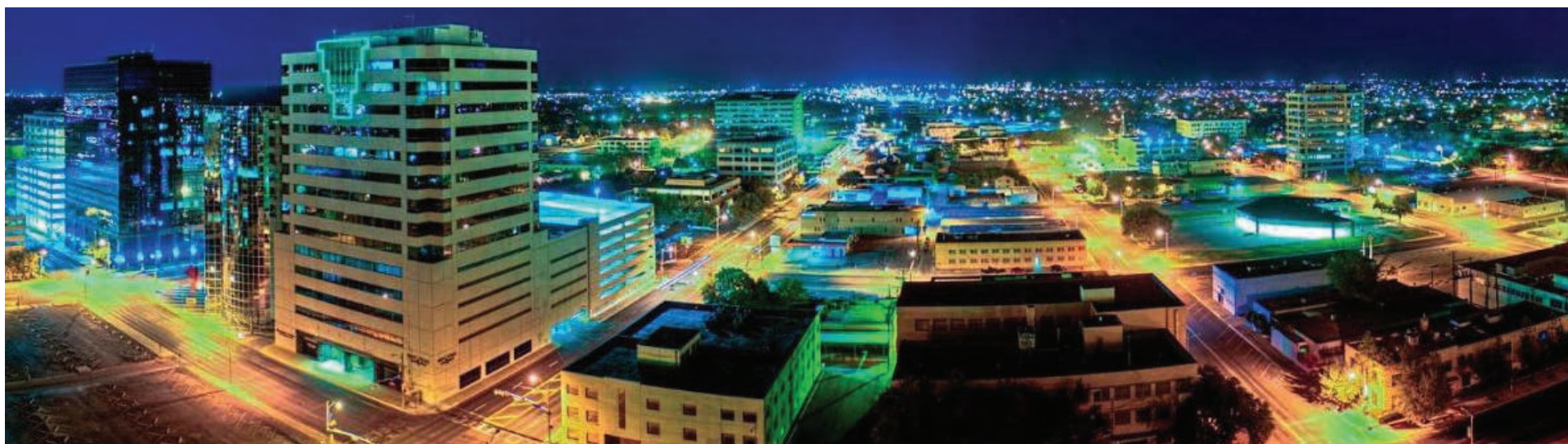
DOLLAR GENERAL



LOCATION OVERVIEW

MIDLAND, TX

Midland is located in western Texas, roughly 82 miles from New Mexico and 330 miles west of Dallas. This city is known as the crown jewel of the Permian Basin, one of the nation's leading regions for oil and gas production. Along with oil and gas, it has become a hub for many manufacturing, transportation and aerospace companies. Because of the booming economy, Midland has also become a hot spot for tourists, catering themselves to many visitors through their robust night life, music scene and restaurants. The population of Midland has exponentially increased, ever since the fracking revolution. Midland produces more than half of the crude oil in Texas. This alone, accounts for nearly a quarter of the total U.S. output. The total population in Midland is over 140,000.



MIDLAND, TX DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 POPULATION	1,308	34,005	87,543
2022 POPULATION	1,444	41,793	110,345
2027 POPULATION EST.	1,647	48,174	127,502
ANNUAL GROWTH 2010-2022	0.9%	1.9%	2.2%
ANNUAL GROWTH 2022-2027 EST.	2.8%	3.1%	3.1%
INCOME	1 MILE	3 MILE	5 MILE
AVG. HH INCOME	\$79,940	\$79,223	\$98,729
MEDIAN HOUSEHOLD INCOME	\$78,731	\$64,785	\$76,784
< \$25,000	54	3,184	7,294
\$25,000-\$50,000	78	2,189	5,524
\$50,000-\$75,000	79	2,436	6,542
\$75,000-\$100,000	134	1,988	4,870
\$100,000-\$125,000	65	1,564	4,690
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 HOUSEHOLDS	427	11,216	31,753
2022 HOUSEHOLDS	463	13,559	39,417
2027 HOUSEHOLDS EST.	523	15,505	45,193
ANNUAL GROWTH 2010-2022	0.6%	1.6%	1.9%
ANNUAL GROWTH 2022-2027 EST.	2.6%	2.9%	2.9%



**DOWNTOWN
MIDLAND, TX**

An aerial photograph of Midland, Texas, showing a dense urban grid. A major highway, Interstate 20, runs diagonally from the bottom left towards the top right. Several locations are marked with white lines pointing to specific spots on the map. The labels include 'DOWNTOWN MIDLAND, TX' at the top, 'TRC SERVICES INC. (TRC PLANT)' at the top right, 'MIDLAND HORSESHOE ARENA' in the upper middle, 'Walmart+' in the middle right, 'JESUS NAME UNITED PENTECOSTAL' in the lower middle, 'RANCHLAND HEIGHTS BAPTIST CHURCH' in the lower left, and 'DOLLAR GENERAL' at the bottom center. A 'Loves' logo is also present in the middle left. The 'DOLLAR GENERAL' label is highlighted with a red border. The 'Walmart+' label features the company's logo. The 'Loves' label features a heart logo. The church and arena labels are in dark blue boxes, while the others are in white boxes with dark blue text.

**TRC SERVICES
INC.
(TRC PLANT)**

**MIDLAND
HORSESHOE
ARENA**



The Walmart+ logo, featuring the word 'Walmart' in blue and a yellow plus sign with radiating lines.

**RANCHLAND
HEIGHTS
BAPTIST CHURCH**

**JESUS NAME
UNITED
PENTECOSTAL**

DOLLAR GENERAL

DOLLAR GENERAL®

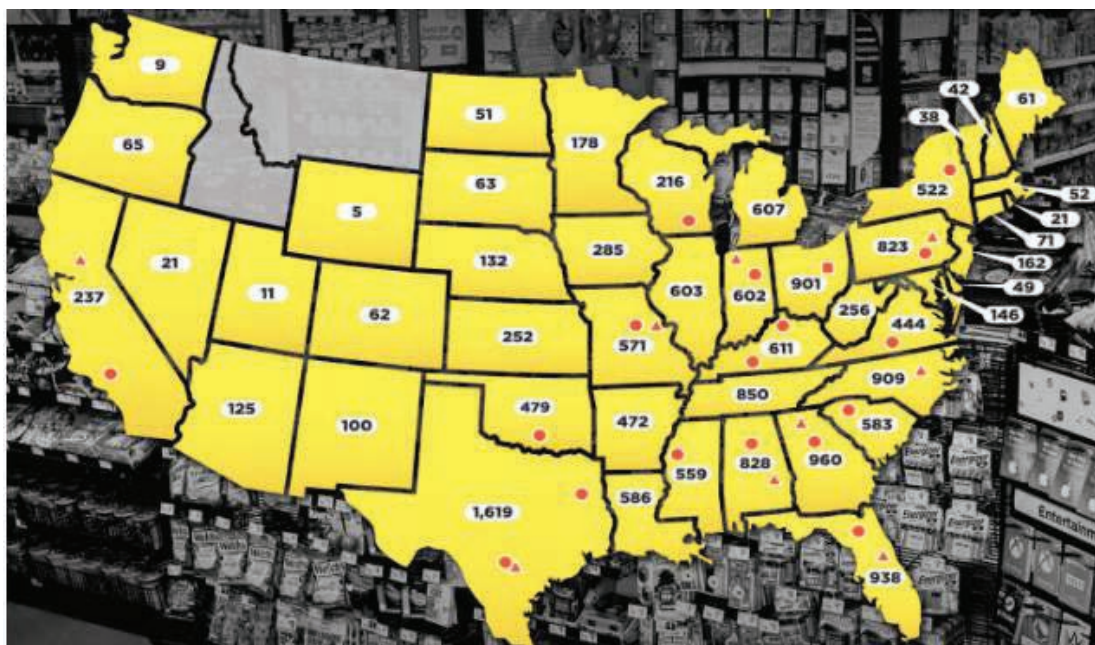


TENANT OVERVIEW

DOLLAR GENERAL

Dollar General a publicly traded company on the New York Stock Exchange (Symbol: GD) is one of the largest dollar store chains in the US, offering deep discounts on a wide array of products.

Dollar General is an investment grade rated tenant with a Standard & Poor's credit rating of BBB and a Moody's rating Baa2. As of Feb. 28, 2020, Dollar General operates 16,368 stores across 46 states. Dollar General stands for convenience, quality brands and low prices. Dollar General's successful prototype makes shopping a truly hassle-free experience.



DOLLAR GENERAL®

COMPANY OVERVIEW

NYSE: DG

TICKER

BBB (S&P); BAA2

CREDIT RATING

\$25.6 BILLION

2019 TOTAL REVENUE

157,000+

EMPLOYEES

16,720

LOCATIONS IN 47 STATES

GOODLETTSVILLE

TENNESSEE - HQ



EXCLUSIVELY LISTED BY:

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