



Dollar General

Dallas-Fort Worth (MSA)

\$2,219,500 | 5.00% CAP

3900 Avenue East, Arlington, TX 76011

- ✓ **Brand New 15 Year** Corporate Absolute NNN Lease
- ✓ **Excellent Signalized, Hard Corner Location** off of Avenue East (3,700 VPD) Close to I-30 (137,800 VPD)
- ✓ **Arlington is located within the DFW Metroplex**, which is the 4th Largest MSA in the US
- ✓ **High Growth Trade Area** in the Heart of Columbus
- ✓ **E-commerce Resistant Retailer** Experiencing Explosive Growth

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 ARLINGTON, TX

File Photo



CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

\$2,219,500

5.00% CAP

NOI

\$110,962

Building Area

±9,100 SF

Land Area

±1.21 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Brand New 15 Year Corporate Absolute NNN Lease** w/ (3) 5 Year options to renew and 10% rental bumps every 5 years in the options.
- ✓ **Excellent Signalized, Hard Corner Location** at the intersection of Avenue East (3,700 VPD) and Duncan Perry Rd (1,500 VPD), near the major thoroughfare I-30 (137,800 VPD)
- ✓ **Subject Property Located Just 4 Miles** from Six Flags Over Texas, AT&T Stadium, and Globe Life Field, some of Arlington's main attractions. These venues attract several thousand visitors and have made the area boom with new developments.
- ✓ **Arlington 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. Arlington offers a diverse and affordable quality of life. And, being in close proximity to downtown Dallas and downtown Fort Worth, Arlington has all the amenities of a big city while maintaining the charm and intimacy of a neighborhood community.
- ✓ **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 on the Fortune 500 List** - Dollar General has shown exceptional growth, with \$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 ARLINGTON, TX

Dollar General

Dollar General Corporation has been delivering value to shoppers for over 80 years. Dollar General helps shoppers Save time.

REVENUE

\$27.8 B

CREDIT RATING

BBB

STOCK TICKER

DG

LOCATIONS

18,300+

DOLLAR GENERAL

dollargeneral.com

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 ARLINGTON, TX

Dollar General Pushes Ahead w/ Brick-and-Mortar Expansion

RUSSELL REDMAN, MAY 27, 2022 (SUPERMARKET NEWS)

Deep discount retailer Dollar General continued to drive growth in its store base in announcing increased sales for the fiscal 2022 first quarter.

Goodlettsville, Tenn.-based Dollar General said yesterday that net sales for the first quarter ended April 29 rose **4.2% to \$8.8 billion** from **\$8.4 billion** a year earlier, driven mainly by sales contributions from **new stores** and partially offset by a dip in same-store sales and store closings.

"We expect approximately 800 of our new stores in 2022 to be in our larger 8,500-square-foot store format as we respond to our customers' desire for even wider product selection," Chief Operating Officer Jeff Owen said in the call.

Comparable-store sales decreased 0.1% compared to the first quarter of **2021**, driven by a decline in customer traffic, partially offset by an increase in average transaction amount. Same-store sales in the first quarter of 2022 declined in each of the seasonal, apparel, and home products categories, offset by an increase in the consumables category.

During first quarter of 2022, Dollar General opened **239 new stores**, remodeled 532 locations and relocated 32 stores. The company closed out the quarter with **18,356 stores in 47 states**.

For the full 2022 fiscal year, Dollar General reaffirmed plans to open **1,110 new stores** and complete 1,750 remodels and **120 relocations**.

"We expect approximately 800 of our new stores in 2022 to be in our larger 8,500-square-foot store format as we respond to our customers' desire for even wider product selection," Chief Operating Officer Jeff Owen said in the call.

EXPLORE ARTICLE



Dollar General Announces Opening of Newest Store-within-a-Store Concept

JULY 28, 2021 (BUSINESS WIRE)

"Through this combined format, we aim to deliver the value and products customers trust from a DG Market with the continually-refreshed merchandise including beauty and seasonal products, home décor and arts and crafts through pOpshelf.

We have been pleased with customers' positive initial reactions, and we look forward to welcoming additional customers to **experience our newest format**." The Company plans **to host** a community grand opening celebration for each location on Saturday, **July 31** beginning at 7 a.m.

"We are thrilled to enhance our customers' shopping experiences through our new DG Market + pOpshelf store-within-a-store concept, which further demonstrates our innovative spirit and track record of format development," said Todd Vasos, Dollar General's CEO.

The first **100 adult shoppers** at each store will receive a **\$10 gift** card and all customers may enjoy free coffee and breakfast snacks, hotdogs and **popcorn beginning** at 11 a.m. and sam ples from Monster, Coca-Cola® and Reese's® while supplies last. Attending customers will also be eligible to receive a complimentary DG Market + pOpshelf tote bag with product samples and gift boxes, as well as enter to win sweepstakes for **\$500** in free shopping.

Customers can expect a fun, joyful and guilt-free shopping experience as they browse a selection of on-trend seasonal and home décor, health and beauty must-haves, home cleaning supplies, household and **specialty items**, arts and crafts, party planning and entertaining needs, toys and much more!

EXPLORE ARTICLE



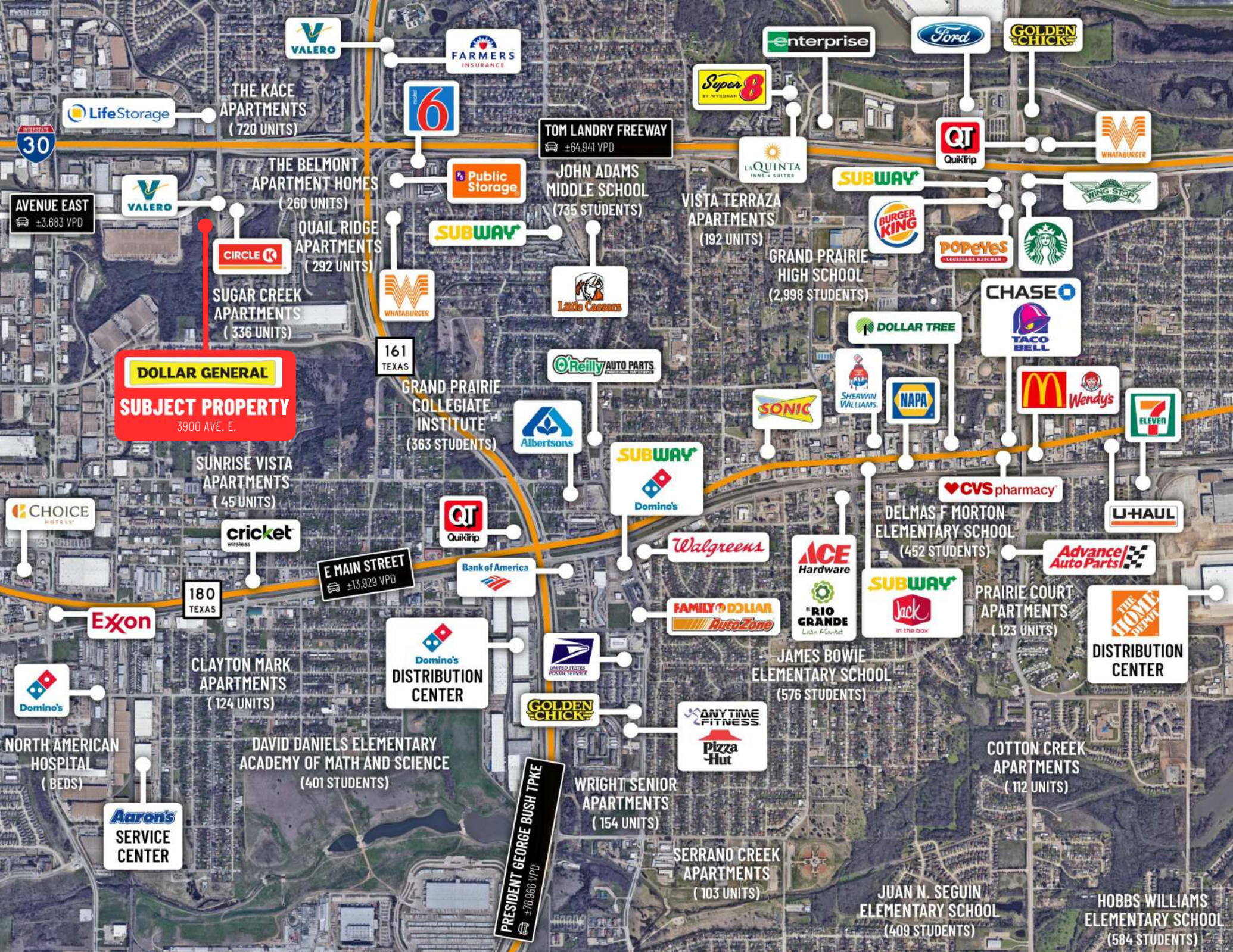
LEASE OVERVIEW

DOLLAR GENERAL ARLINGTON, TX

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Extend
Rent Commencement	mid-November 2022 (Est.)
Lease Expiration	November 30, 2037 (Est.)
Lease Type	Corporate NNN Lease
Rent Increases	10% Every 5 Years, In Option Periods
Annual Rent YRS 1-15	\$110,962.08
Option 1	\$122,058.29
Option 2	\$134,264.12
Option 3	\$147,690.53

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.





DOLLAR GENERAL
SUBJECT PROPERTY
3900 AVE. E.

THE KACE APARTMENTS
(720 UNITS)

THE BELMONT APARTMENT HOMES
(260 UNITS)

QUAIL RIDGE APARTMENTS
(292 UNITS)

SUGAR CREEK APARTMENTS
(336 UNITS)

SUNRISE VISTA APARTMENTS
(45 UNITS)

CLAYTON MARK APARTMENTS
(124 UNITS)

NORTH AMERICAN HOSPITAL
(BEDS)

DAVID DANIELS ELEMENTARY ACADEMY OF MATH AND SCIENCE
(401 STUDENTS)

TOM LANDRY FREEWAY
±64,941 VPD

JOHN ADAMS MIDDLE SCHOOL
(735 STUDENTS)

GRAND PRAIRIE COLLEGIATE INSTITUTE
(363 STUDENTS)

E MAIN STREET
±13,929 VPD

WRIGHT SENIOR APARTMENTS
(154 UNITS)

SERRANO CREEK APARTMENTS
(103 UNITS)

JAMES BOWIE ELEMENTARY SCHOOL
(576 STUDENTS)

JUAN N. SEGUIN ELEMENTARY SCHOOL
(409 STUDENTS)

COTTON CREEK APARTMENTS
(112 UNITS)

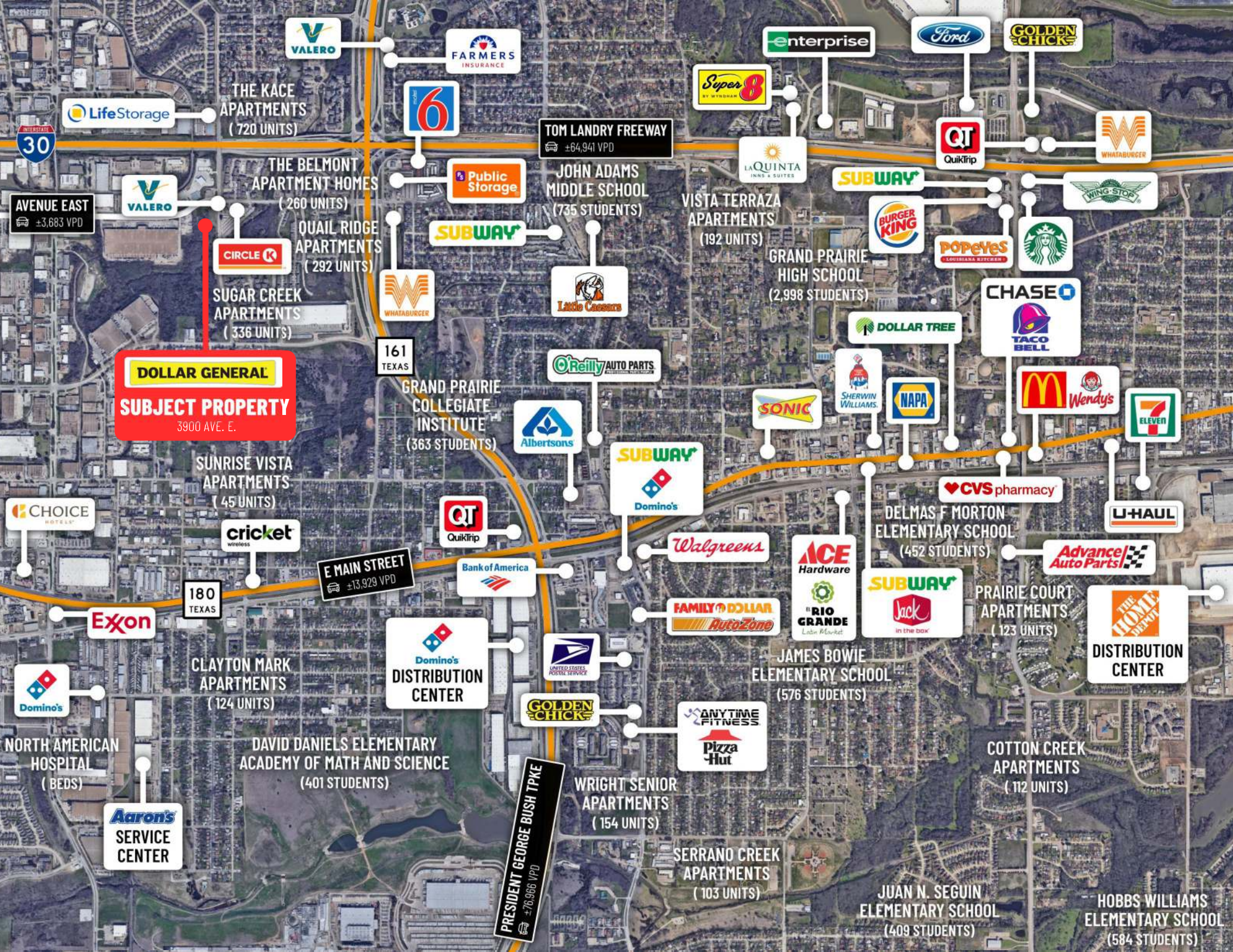
PRAIRIE COURT APARTMENTS
(123 UNITS)

DELMAS F MORTON ELEMENTARY SCHOOL
(452 STUDENTS)

HOBBS WILLIAMS ELEMENTARY SCHOOL
(584 STUDENTS)

DISTRIBUTION CENTER

DOLLAR GENERAL
SUBJECT PROPERTY
3900 AVE. E.



SITE OVERVIEW

DOLLAR GENERAL ARLINGTON, TX



Year Built

2022



Building Area

±9,100 SF

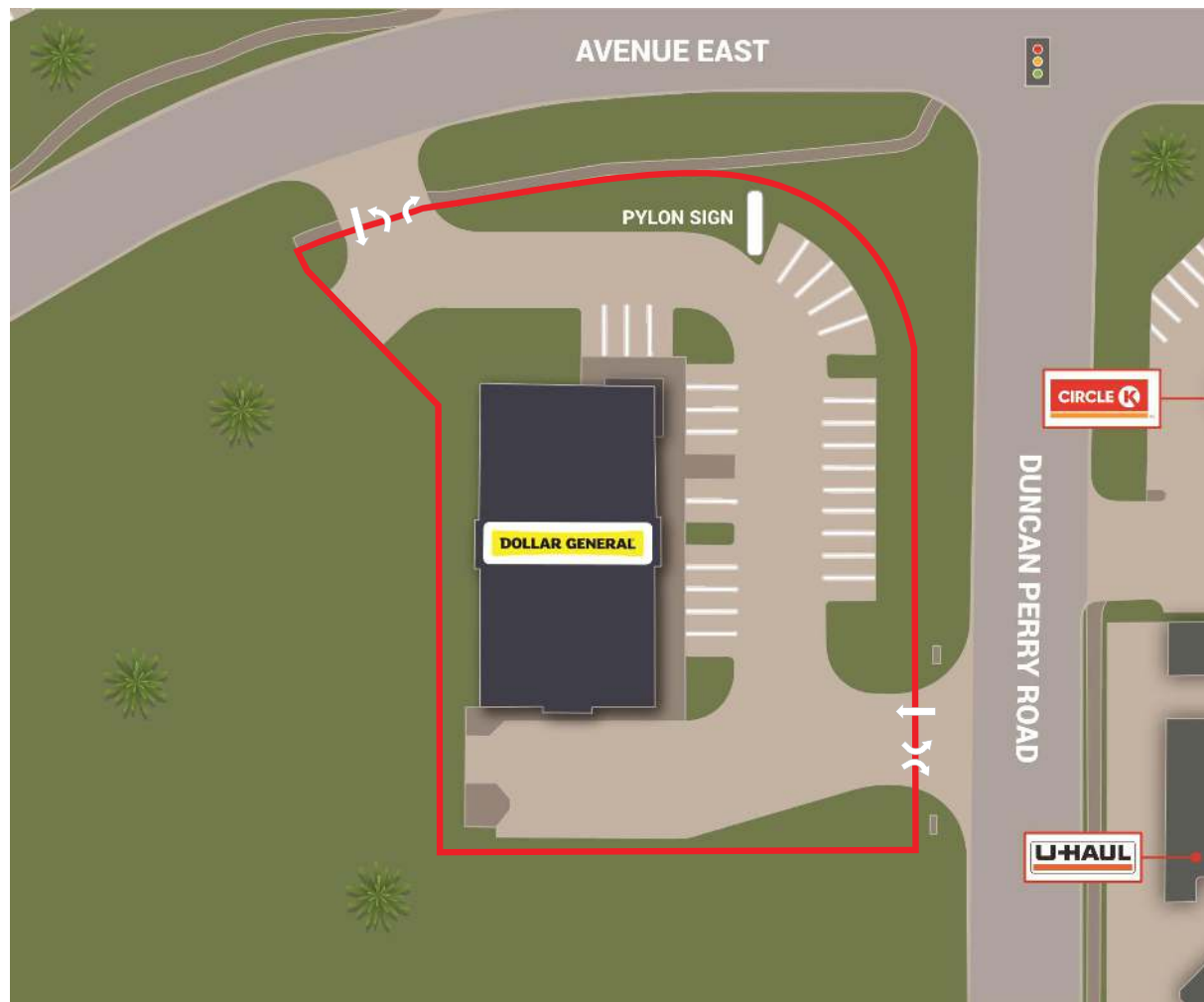


Land Area

±1.21 AC

NEIGHBORING RETAILERS

- Advance Auto Parts
- 7-Eleven
- Albertsons
- Taco Bell
- O'Reilly Auto Parts
- Ace Hardware
- AutoZone Auto Parts
- U-Haul
- QuikTrip
- Subway



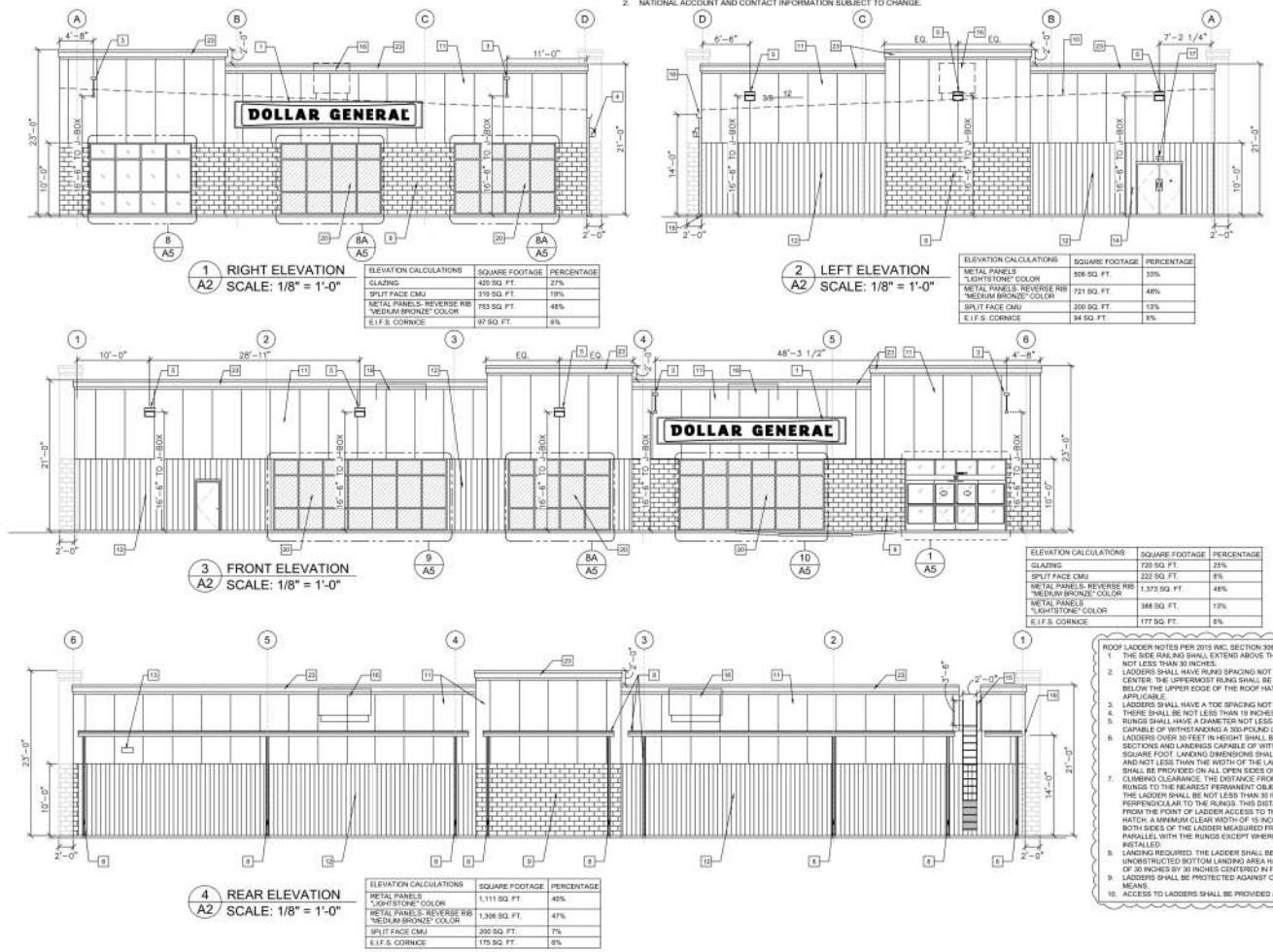
ELEVATIONS

DOLLAR GENERAL ARLINGTON, TX



ENGINEERED METAL BUILDING VENDOR:	UP BUILDING SYSTEMS, INC. (801) 668-4537	STAR BUILDING SYSTEMS, INC. (801) 678-7037	TUTOR BUILDING SYSTEMS, INC. (314) 622-4440 (314) 627-7891	SLC STEEL BUILDINGS, INC. (801) 633-0376	CHIEF BUILDING SYSTEMS, INC. (801) 633-0376	PREFERRED COLORS: A. LIGHTSTONE COLOR B. MEDIUM BRONZE COLOR C. LIGHTSTONE COLOR D. MEDIUM BRONZE COLOR E. LIGHTSTONE COLOR F. MEDIUM BRONZE COLOR
EXTERIOR FINISHES:	COOL-SPRAY PAINT (WHITE)	COOL-SPRAY PAINT (WHITE)	COOL-SPRAY PAINT (WHITE)	COOL-SPRAY PAINT (WHITE)	COOL-SPRAY PAINT (WHITE)	COOL-SPRAY PAINT (WHITE)
DOWN SPOUTS:	DOWN SPOUTS	DOWN SPOUTS	DOWN SPOUTS	DOWN SPOUTS	DOWN SPOUTS	DOWN SPOUTS
SEAL AND REAR METAL WALL PANELS & TRIM:	SEAL AND REAR METAL WALL PANELS & TRIM	SEAL AND REAR METAL WALL PANELS & TRIM	SEAL AND REAR METAL WALL PANELS & TRIM	SEAL AND REAR METAL WALL PANELS & TRIM	SEAL AND REAR METAL WALL PANELS & TRIM	SEAL AND REAR METAL WALL PANELS & TRIM
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FLAT METAL SPOUT AT STOREFRONT VESTIBULE AREA:	FLAT METAL SPOUT AT STOREFRONT VESTIBULE AREA	FLAT METAL SPOUT AT STOREFRONT VESTIBULE AREA	FLAT METAL SPOUT AT STOREFRONT VESTIBULE AREA	FLAT METAL SPOUT AT STOREFRONT VESTIBULE AREA	FLAT METAL SPOUT AT STOREFRONT VESTIBULE AREA	FLAT METAL SPOUT AT STOREFRONT VESTIBULE AREA
BUILDING FACADE WALL, PARAPET OVER ENTRANCE AND CANOPY:	BUILDING FACADE WALL, PARAPET OVER ENTRANCE AND CANOPY	BUILDING FACADE WALL, PARAPET OVER ENTRANCE AND CANOPY	BUILDING FACADE WALL, PARAPET OVER ENTRANCE AND CANOPY	BUILDING FACADE WALL, PARAPET OVER ENTRANCE AND CANOPY	BUILDING FACADE WALL, PARAPET OVER ENTRANCE AND CANOPY	BUILDING FACADE WALL, PARAPET OVER ENTRANCE AND CANOPY
STOREFRONT SYSTEM:	STOREFRONT SYSTEM	STOREFRONT SYSTEM	STOREFRONT SYSTEM	STOREFRONT SYSTEM	STOREFRONT SYSTEM	STOREFRONT SYSTEM
STANDING SEAM METAL ROOF PANELS:	STANDING SEAM METAL ROOF PANELS	STANDING SEAM METAL ROOF PANELS	STANDING SEAM METAL ROOF PANELS	STANDING SEAM METAL ROOF PANELS	STANDING SEAM METAL ROOF PANELS	STANDING SEAM METAL ROOF PANELS
UNDER PANELS (EXTERIOR SALES AND RECEIVING FLOOR):	UNDER PANELS (EXTERIOR SALES AND RECEIVING FLOOR)	UNDER PANELS (EXTERIOR SALES AND RECEIVING FLOOR)	UNDER PANELS (EXTERIOR SALES AND RECEIVING FLOOR)	UNDER PANELS (EXTERIOR SALES AND RECEIVING FLOOR)	UNDER PANELS (EXTERIOR SALES AND RECEIVING FLOOR)	UNDER PANELS (EXTERIOR SALES AND RECEIVING FLOOR)

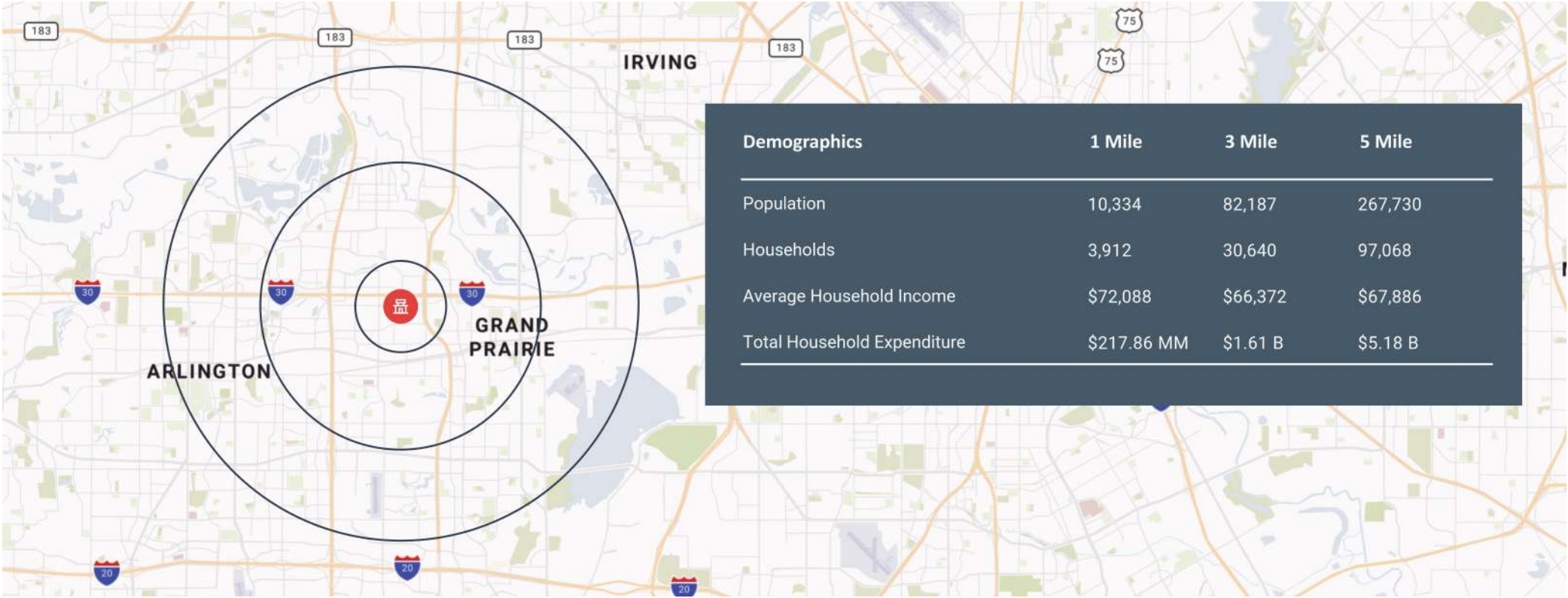
- ### ELEVATION KEYED NOTES
1. SIGN FINISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCULAR AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
 2. NOT USED.
 3. FLOOD LIGHT. REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
 4. NOT USED.
 5. WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 6. NOT USED.
 7. TRIM - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 8. GUTTERS AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 9. IF SPLIT FACE CONCRETE MASONRY UNIT, "LIGHTSTONE" COLOR.
 10. STANDING SEAM METAL ROOF.
 11. PRE-FINISHED METAL WALL PANELS, REVERSE RIB PROFILE, "MEDIUM BRONZE" COLOR.
 12. PRE-FINISHED METAL WALL PANELS FOR THE SIDE AND REAR OF THE BUILDING. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0" "LIGHTSTONE" COLOR.
 13. VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
 14. DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
 15. ROOF ACCESS LADDER, REF. 2A03.
 16. HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
 17. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
 18. MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
 19. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL WALL AREAS.
 20. OPAQUE SPANDREL, GLASS, GRAY COLOR.
 21. METAL CANOPY BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. (ONLY APPLICABLE TO C & D PROTOTYPES).
 22. 1/2" DIAMETER x 4' LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS, DRILL AND TAP INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.
 23. E.L.F.S. CORNICE TO MATCH "LIGHTSTONE" COLOR.



- ### MORTAR AND GROUT
1. MORTAR MATERIALS:
 - A. MORTAR FOR MASONRY: ASTM C270, PORTLAND CEMENT/HYDRATED LIME.
 - B. WATER: DRINKABLE.
 - C. ADJUTANTS: 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 N.
 3. MORTAR MIXING:
 - A. THOROUGHLY MIX MORTAR. INGREDIENTS OF CONSISTENT MOISTURE LEVELS, IN QUANTITIES NEEDED FOR IMMEDIATE USE, IN ACCORDANCE WITH ASTM C270.
 - B. MANTAIN SAND UNIFORMLY DAMP IMMEDIATELY BEFORE MIXING.
 - C. DO NOT USE ANTI-FREEZE COMPOUNDS TO LOWER THE FREEZING POINT OF THE MORTAR.
 - D. IF MORTAR IS LOST BY EVAPORATION, PREPARE ONLY WITHIN TWO HOURS OF MIXING. USE MORTAR WITHIN TWO HOURS OF MIXING.
 4. GROUT: ASTM C970, 8-1/2" HIGH SLUMP. PREPARED TYPE N, IN ACCORDANCE WITH ASTM C970 OR TYPE S, IN ACCORDANCE WITH ASTM C970 FOR CONCRETE GROUT. THOROUGHLY MIX GROUT OF CONSISTENT MOISTURE LEVELS, IN QUANTITIES NEEDED FOR IMMEDIATE USE, IN ACCORDANCE WITH ASTM C270. MANTAIN SAND UNIFORMLY DAMP IMMEDIATELY BEFORE MIXING. DO NOT USE ANTI-FREEZE COMPOUNDS TO LOWER THE FREEZING POINT OF THE MORTAR.
- ### CONCRETE UNIT MASONRY
1. MATERIALS:
 - A. CONCRETE MASONRY UNITS: NORMAL WEIGHT BLOCK, CONFORMING TO ASTM C90, GRADE N, TYPE 1, WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI.
 - B. REINFORCEMENT AND TIES:
 - 1. BARS ARE TO CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
 - 2. JOINT REINFORCEMENT LADDER TIES: GALVANIZED, WITH A SINGLE PAIR OF 5-GAUGE SIDE RODS AND 3-GAUGE CROSS RODS FABRICATED FROM COLD-CHURN STEEL, WIRE COMPLYING WITH ASTM A615, JOINT REINFORCING SHALL BE SPACED AT 17" O.C. VERTICALLY IN ALL MASONRY WALLS.
 2. INSTALLATION:
 - 1. COLD WEATHER REQUIREMENTS: INAC. RECOMMENDED PRACTICES AND GUIDE SPECIFICATIONS FOR COLD WEATHER MASONRY CONSTRUCTION, LATEST EDITION.
 - 2. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF VERTICAL CONTROL, JOINTS, HORIZONTAL, ROAD BEAM AND UNITS, REINFORCING. SHALL BE CONTINUOUS ACROSS VERTICAL CONTROL JOINTS. JOINT REINFORCING SHALL BE STOPPED EITHER SIDE OF VERTICAL CONTROL JOINTS.
 - 3. PROVIDE VERTICAL REINFORCEMENT EACH SIDE OF CONTROL JOINTS AND AT LOCATIONS SHOWN ON FOUNDATION PLAN.
 - 4. PROVIDE HORIZONTAL ROAD BEAM WITH 11-1/4" BAR @ 10'-0" O.C. MAXIMUM SPACING UNLESS NOTED OTHERWISE.
 - 5. ALL BOLTS, ANCHORS, ETC. INSTALLED IN THE WALLS, SHALL BE GROUTED SOLID INTO POSITION.
 3. ENGINEERED MASONRY:
 - 1. MINIMUM COMPRESSIVE STRENGTH, f_m , OF 1900 PSI.
 - 2. ALL REINFORCED CELLS, ALL CELLS BELOW GRADE, AND ALL CELLS BELOW FINISH FLOOR SHALL BE GROUTED SOLID.
 - 3. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL BLOCK CORNER, IT SHALL NOT BE SLOPED MORE THAN 10% HORIZONTAL IN A VERTICAL DOWEL. SHALL BE GROUTED INTO CELLS IN VERTICAL ALIGNMENT, EVEN THOUGHT IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
 - 4. REINFORCING STEEL SHALL BE SECURED IN PLACE BEFORE GROUTING STARTS.
 - 5. SPLICED REINFORCING SHALL BE LAPPED 48" BARS DIAMETERS OR 24 INCHES, WHICHEVER IS GREATER.
 - 6. VERTICAL BARS SHALL BE HELD IN POSITION AT 48" MAX WITH VERTICAL BAR POSITIONERS AT TOP OF BOTTOM COURSE AND BOTTOM OF TOP COURSE AND AT INTERMEDIATES NOT EXCEEDING 200 DIAMETERS OF THE REINFORCING, FOR 10-1/2" BARS SHALL BE IN PLACE PRIOR TO GROUTING.
 - 7. VERTICAL REINFORCING BARS SHALL HAVE A MINIMUM CLEARANCE OF 3/8" FROM THE MASONRY AND NOT LESS THAN ONE BAR DIAMETER BETWEEN BARS.
 - 8. VERTICAL CELLS THAT WILL BE GROUTED SHALL HAVE A VERTICAL ALIGNMENT TO MAXIMIZE A CONTINUOUS UNOBSTRUCTED CELL AREA NOT LESS THAN 3/4".
 - 9. GROUTING SHALL BE STOPPED 1" BELOW THE TOP OF A COURSE SO AS TO FORM A KEY AT THE JOINT.
 - 10. GROUTING OF MASONRY BEAMS OVER OPENINGS SHALL BE DONE IN ONE CONTINUOUS OPERATION.

LOCATION OVERVIEW

DOLLAR GENERAL ARLINGTON, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Arlington Independent School District (8,500)
2.

University of Texas at Arlington (5,300)
3.

General Motors Co (4,484)
4.

Texas Health Resources (4,063)
5.

Six Flags Over Texas (3,500)
6.

The Parks at Arlington (3,500)
7.

GM Financial (3,300)
8.

City of Arlington (2,660)
9.

J.P. Morgan Chase (1,965)
10.

Texas Rangers Baseball Club (1,881)

LOCATION OVERVIEW

DOLLAR GENERAL ARLINGTON, TX

Arlington

Texas



394,266

Population



\$63,351

Median Household Income

Play at the AT&T Stadium
in Arlington

**DALLAS
COWBOYS**

Play at Globe Life Field in
Arlington

**TEXAS
RANGERS**

Arlington is a city in the U.S. state of Texas, located in Tarrant County.

It forms part of the Mid-Cities region of the Dallas–Fort Worth–Arlington metropolitan statistical area, and is a principal city of the metropolis and region.

The city had a population of 394,266 in 2020, making it the second-largest city in the county after Fort Worth.

Arlington is the 50th-most populous city in the United States, the seventh-most populous city in the state of Texas, and the largest city in the state that is not a county seat.

Arlington is home to the University of Texas at Arlington, a major urban research university, the Arlington Assembly plant used by General Motors, the Nuclear Regulatory Commission Region IV, Texas Health Resources, Mensa International, and D. R. Horton. Additionally, Arlington hosts the Texas Rangers at Globe Life Field, the Dallas Cowboys at AT&T Stadium, the Dallas Wings at College Park Center, the International Bowling Campus (which houses the United States Bowling Congress, International Bowling Museum and the International Bowling Hall of Fame), and the theme parks Six Flags Over Texas (the original Six Flags) and Hurricane Harbor.

IN THE NEWS

DOLLAR GENERAL ARLINGTON, TX

Ground Is Officially Broken, So Check Out Renderings of One Rangers Way in Arlington

MARLIN WESO, NOVEMBER 1, 2022 (CANDYS DIRT)

The Texas Live development in Arlington is going to be a happening place. The addition of One Rangers Way, a luxury residential community smack dab in the middle of the project, was made official recently with a groundbreaking ceremony by the Texas Rangers and The Cordish Cos.

Maryland-based developer The Cordish Cos. and the Rangers are building the rental project. When completed in **2024**, the **300-unit apartment community** will offer a mix of one- and two-bedroom and penthouse apartment homes. For potential residents, the big news is a parking garage with **423 spaces**.

When completed in 2024, the 300-unit apartment community will offer a mix of one- and two-bedroom and penthouse apartment homes. For potential residents, the big news is a parking garage with 423 spaces.

One Rangers Way is at the epicenter of sports and entertainment events. Globe Life Field, Choctaw Stadium, and **AT&T Stadium** are steps away and will be lit up with constant events.

Also, Texas Live!, Live! by Loews, Loews Arlington Hotel and Convention Center and the National Medal of Honor Museum are within walking distance.

But the hive of activity and traffic issues weren't on the minds of dignitaries — Arlington Mayor Jim Ross, Arlington city council members, and other city and Tarrant County business leaders — who **grabbed silver shovels** to symbolically turn the soil.

In statements that matched the formal tone, the dignitaries spoke in glowing terms of the **\$1 billion** development.

EXPLORE ARTICLE



Trademark Property Company Acquires 470K SF Lincoln Square shopping Center

OCTOBER 31, 2022 (ARLINGTONTX)

Fort Worth-based Trademark Property Company, a mixed-use investor, developer and operator, completed its acquisition of the 470,000-square-foot Lincoln Square shopping center at 1500 N. Collins St. in Arlington.

The **45-acre location**, at the gateway of Arlington's Entertainment District, sits at the **high-profile** southwest corner of Collins Street and **Interstate 30**. Trademark acquired the shopping center property, which was built in **1983**, with plans to convert it into a mixed-use development with office, multifamily, retail and restaurants.

"We are confident we can create a world-class destination that will upgrade the area's offerings and be a catalyst for further growth of the neighborhood and its cultural, sports and entertainment venues," said Terry Montesi, CEO of Trademark. "We appreciate the confidence and support of the City of Arlington leadership and its participation in this public-private partnership, and we are ready to get the project rolling. We have found Arlington to be one of the most innovative, savvy and responsive cities we have ever worked with."

The City of Arlington entered into a 30-year public-private partnership (PPP) with Trademark that requires an investment of at least **\$150 million** into the property in the next six years while also collaborating with local residents and leaders on redevelopment plans. The Arlington City Council agreed to co-invest **\$14.225 million** with the developer in exchange for the investment.

Arlington's public participation in the transformative redevelopment of Lincoln Square aligns with the City's Economic Development Strategic Plan and the Comprehensive Plan, which calls to **rejuvenate key economic** centers into vibrant destinations, participate in and promote catalytic redevelopment projects that meet economic development priorities, and identify and pursue opportunities for redevelopment and the re-use of aging and high vacancy commercial areas.

EXPLORE ARTICLE



METRO AREA

DOLLAR GENERAL ARLINGTON, 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 ARLINGTON, TX

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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.