

CONFIDENTIAL OFFERING MEMORANDUM



REPRESENTATIVE PHOTO



EMBREE
CAPITAL MARKETS

pOpshelf (Dollar General's New Brand)

230 N Bypass 35, Alvin, TX 77511

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Exclusively Offered By

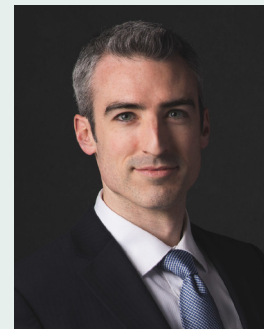


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PRESIDENT

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PROPERTY & LEASE DETAILS

Offering Overview

Embree Capital Markets Group is pleased to offer for sale to qualified investors a unique pOpshelf retail store. POpshelf is an exciting Dollar General brand located in affluent suburban areas based on home decor, seasonal entertaining and health & beauty, with 95 percent of the items priced below \$5.00. This is an opportunity for an investor to acquire a build-to-suit, well-located, asset in a desirable Texas geography. The property features a 15-year Absolute NNN Lease that features four, 5-Year options with rental increases of 10% at each option period.



PURCHASE PRICE

\$2,695,000



CAP RATE

5.00%



ANNUAL RENT

\$134,796



LEASE TYPE

ABSOLUTE NNN

THE OFFERING

Address	230 N Bypass 35 Alvin, TX 77511
Tenant	Dolgencorp of Texas, Inc.
Guarantor	Dollar General Corporation

SITE DESCRIPTION

Year Built	2022
Building SF	Approx. 10,566SF
Lot Size	Approx. 1.05 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant Net-Lease Retail
Ownership Interest	Fee Simple
Annual Rent	\$134,796
Monthly Rent	\$11,233
Cap Rate	5.00%
Purchase Price	\$2,695,000
Est. Rent Commencement	12.10.2022 *
Est. Lease Expiration	12.10.2037
Lease Term	15-Years
Lease Type	Absolute NNN
Renewal Options	Four, 5-Year
Lease Escalations	10% at Each Option Period
Property Taxes	Landlord Pays, Tenant Reimburses
ROFR	No

* The estimated construction completion date is 12/5/2022, with rent estimated to commence 12/10/2022, dates are subject to change

AREA OVERVIEW

Alvin, Texas

Located twenty five miles southeast of Houston in northeast Brazoria County, on land originally granted to the Houston Tap and Brazoria Railroad, Alvin is home to 26,474 residents and has much to offer our citizens and visitors alike.

While in Alvin, one can visit the 1940 Air Terminal Museum, the Brazoria County Museum, the San Jacinto Monument and Museum and the Space Center Houston. The Nolan Ryan Center showcases exhibits featuring photos, videos and a hall of records. The Armand Bayou Nature Center, Galveston Island State Park and Hermann Park are among the other popular tourist destinations near the city of Alvin.

The town is also home to Alvin Community College, the local institution of higher education. San Jacinto College-South Campus, the University of Houston-Clear Lake and the San Jacinto College-Central Campus are also nearby.



COMPANY OVERVIEW

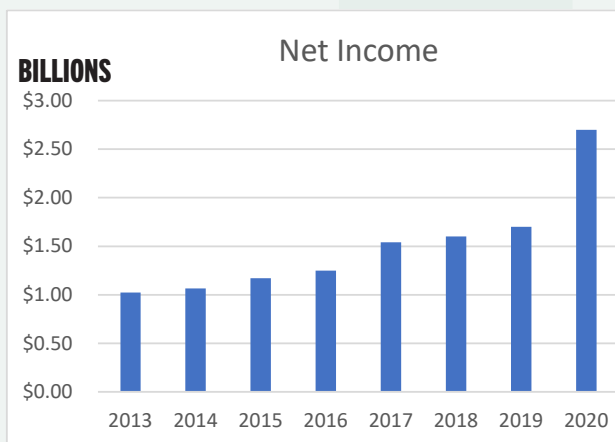
**DOLLAR
GENERAL®**



Investment Summary

Company Type	Public (NYSE: DG)
2020 Net Sales	\$33.7 Billion+
2020 Net Income	\$2.7 Billion+
Store Count	17,915+
Employees	157,000+
S&P Credit Rating	Baa2
Website	www.DollarGeneral.com

- Dollar General Corporation (NYSE: DG) is the nation's largest "smallbox" discount retailer, operating over 17,915 stores in 46 states as of Oct 29, 2021.
- Based in Goodlettsville, Tennessee, the company was founded in 1939 and has weathered 12 technical recessions.
- The company plans to open an additional 1,050 stores in, remodel 1,750 mature stores, and relocate 100 stores in 2021 for a total of 2,900 real estate projects.
- In 2020 Dollar General opened 1,000 new stores, remodel 1,670 stores, and relocate 110 stores in 2019 for a total of 2,780 real estate projects.



pOpshelf

- pOpshelf's mission is to make Everyday Special by providing moms and families a stress free shopping destination for everyday essentials and those special things that make living better. pOpshelf is targeting locations in mid sized cities and suburbs on the fringes of larger metro areas, including both freestanding and Shopping Center locations.
- Customers will experience a relaxed and comfortable store atmosphere coupled with surprisingly good deals on quality products that help them entertain, give great gifts, take care of their families and treat themselves.
- pOpshelf will offer a fun, on trend and rotating selection of seasonal, houseware, home décor, and party goods in addition to candy & snacks, toys & games and electronics. Customers may also choose from an expansive selection of health and beauty products, home cleaning supplies and paper products, among other items.
- And for the individual who needs a "one stop shop" for her upcoming event, pOpshelf will offer a curated selection of libations, providing that extra level of convenience as she crosses the last item off her shopping list.
- pOpshelf is proud to partner with The Confetti Foundation a nonprofit organization founded to provide birthday parties to children who have to spend their birthday in a hospital, pediatric oncology clinic or hospice facility who seeks to provide positive memories and normalcy during a difficult time.
- To commemorate each new store's grand opening, pOpshelf is donating funds to provide approximately 100 parties.

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MAPS & AERIALS

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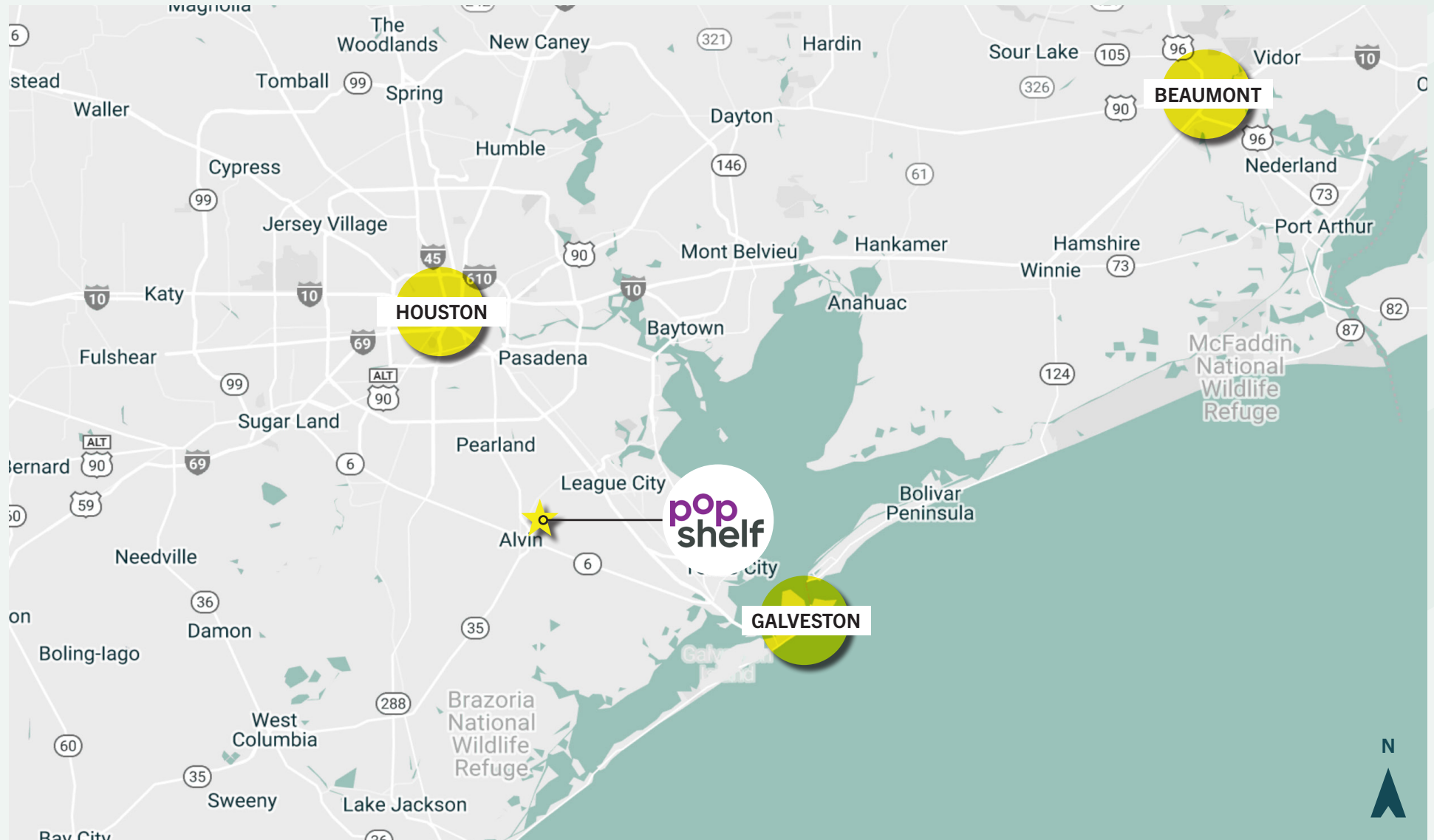
SITE PLAN



SITE AERIAL



LOCAL CONTEXT



GALVESTON, TX (31 MILES); HOUSTON, TX (35 MILES); BEAUMONT, TX (99 MILES)

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ANALYTICS

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DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2027 Projection	29,760	58,712	287,352
2022 Estimate	27,127	53,676	265,976



HOUSEHOLDS			
2027 Projection	10,759	20,467	101,290
2022 Estimate	9,784	18,664	93,551



AVG. HOUSEHOLD INCOME			
Average Household Income	\$75,762	\$98,710	\$113,281
Less than \$25,000	1,700	2,417	8,965
\$25,000 - \$50,000	2,202	3,467	13,255
\$50,000 - \$75,000	2,037	3,398	15,699
\$75,000 - \$100,000	1,522	2,712	12,430
\$100,000 - \$125,000	911	1,978	13,031
\$125,000 - \$150,000	548	1,414	8,626
\$150,000 - \$200,000	536	1,517	10,619
More than \$200,000	329	1,762	10,926

ABOUT EMBREE GROUP

Embree Group provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 350+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Phoenix, AZ and the Dallas, TX. Over the past 43 years, Embree's executive team has developed, built, or transacted more than 16,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

Contact Details

For more information about this listing, please contact:

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