



ACTUAL PROPERTY

DOLLAR GENERAL

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

SENIOR VICE PRESIDENT

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BROKER OF RECORD

KYLE MATTHEWS

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ACTUAL PROPERTY



**LIST PRICE**

\$1,552,320

**YEAR BUILT**

2022

**CAP RATE**

6.25%

**GROSS LEASABLE AREA**

±9,014 SF

LEASE & LOCATION HIGHLIGHTS

- The subject property was reconstructed for Dollar General in 2022
- ±8.75-years remaining on an initial 15-year lease
- NN+ lease structure with minimal landlord responsibilities
- Landlord responsible for roof and structure
- Tenant pays taxes, insurance, CAM and HVAC repairs and replacement
- Three, 5-year renewal periods w/ 10% rent increases
- Corporately guaranteed lease from Dollar General Corporation
- 10-Mile population of 9,644 residents
- Average household income of \$67,406 (considered to be DG's "sweet-spot")
- Local retail tenants include Sonic, Golden Chick, AutoZone, Dairy Queen, Tractor Supply, McDonald's, Walgreens, Arby's and many more

TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General recently announced 2nd quarter same store sales growth of 4.6%, well above their 3.5% projections
- Dollar General has ±18,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID pandemic
- Dollar General has a market cap of ±\$54 billion

ARMSTRONG
MOTOR COMPANY
Dublin Donuts



US-377-BR ± 6,000 VPD

DUBLIN
ELEMENTARY SCHOOL

DUBLIN
HIGH SCHOOL

DUBLIN
INTERMEDIATE SCHOOL



W BLACKJACK ST



US-377-N ± 5,000 VPD



NEW FRONTIER DAIRY
± 2.3 MILES AWAY

DUBLIN MUNICIPAL AIRPORT-9FO
± 1.6 MILES AWAY

ACTUAL PROPERTY

FINANCIAL OVERVIEW

DOLLAR GENERAL

FINANCIAL OVERVIEW

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
ROOF AND STRUCTURE	Landlord Responsibility
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	1/21/2009
LEASE EXPIRATION DATE	9/30/2031
TERM REMAINING ON LEASE	±8.75 Years
INCREASE	10% in Options
OPTIONS	Three, 5-Year Options
LOT SIZE	±0.96 AC



For financing options reach out to:

Patrick Flanagan
patrick.flanagan@matthews.com
(214) 550-0277

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 9/30/2031	\$8,085.00	\$97,020.00	6.25%
Option 1	\$8,893.50	\$106,722.00	6.88%
Option 2	\$9,782.85	\$117,394.20	7.56%
Option 3	\$10,761.14	\$129,133.68	8.32%

ACTUAL PROPERTY

AREA OVERVIEW

DOLLAR GENERAL

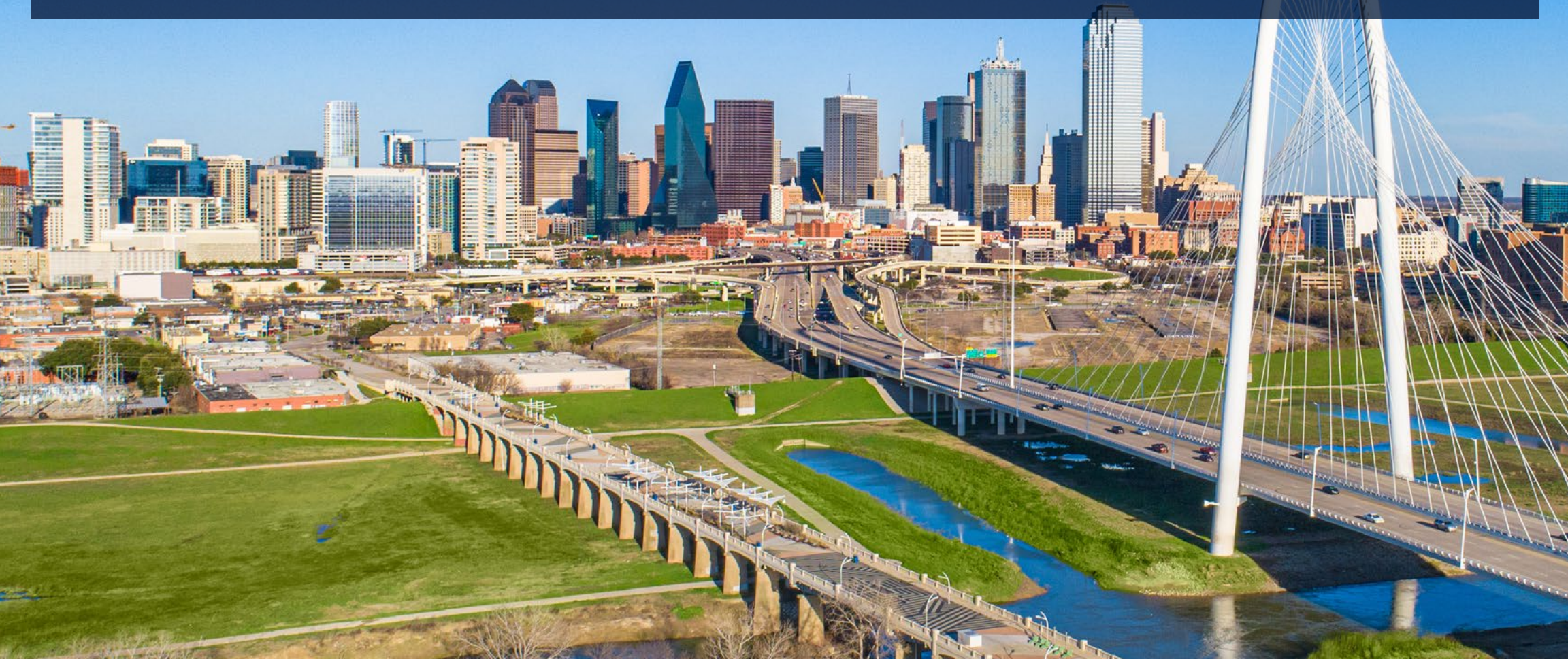


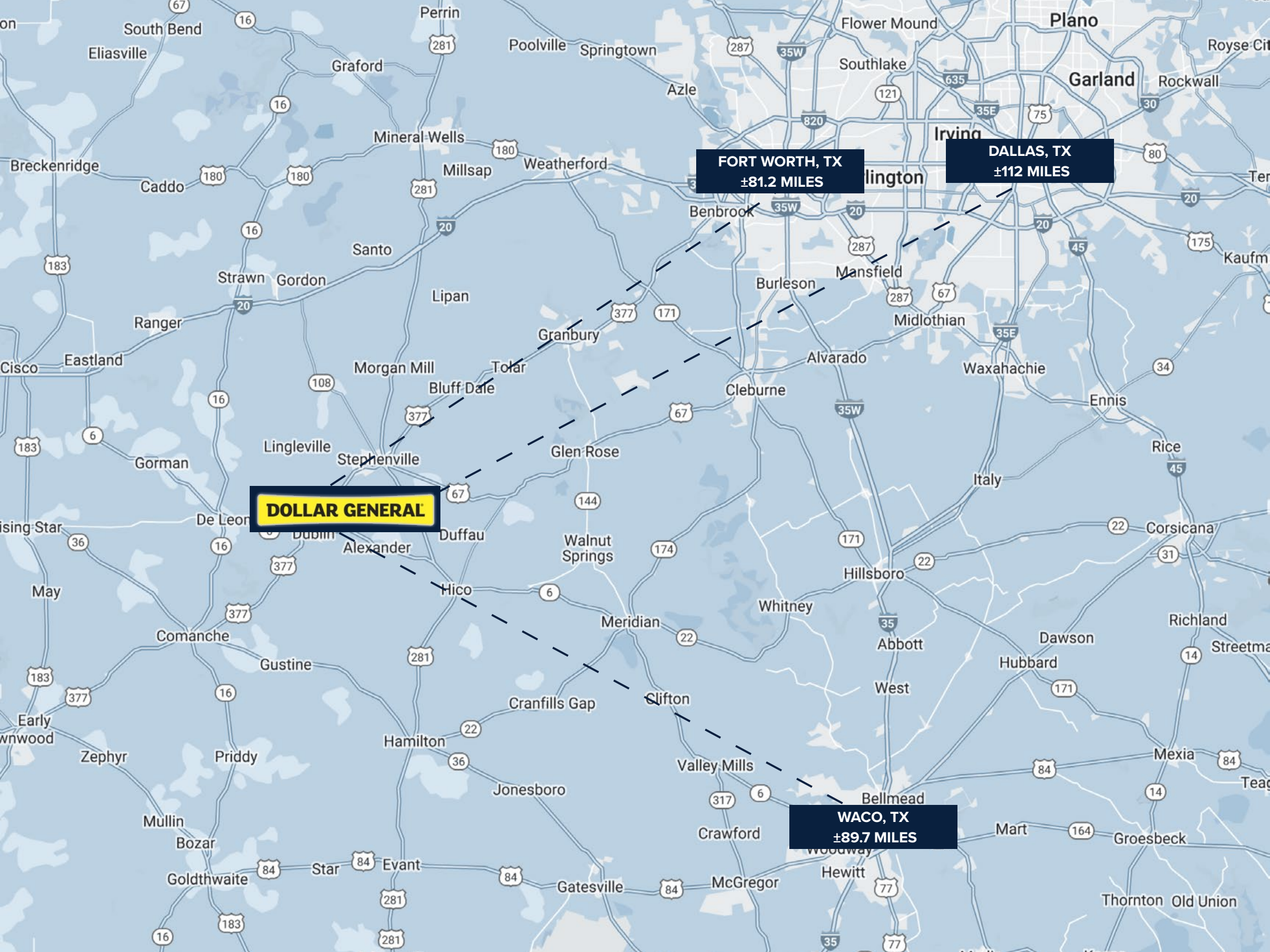
DUBLIN, TX

Dublin is located in Central Texas, in the southwest corner of Erath County. It is about two hours south of the DFW Metroplex, one hour east of Abilene, and two hours northwest of Austin. Dublin Bottling Works continues to manufacture a strong line of pure cane sugar sodas (after bottling Dr Pepper for 120 years. Dublin has a diverse group of citizens, families, farmers, businesspeople, artisans, and town folk. Popular occupation amongst Dublin resident's professional, medical, tradespeople, teachers, ranchers, farmers, homemakers, self-employed business owners, craftspeople, volunteers, and more. People move to Dublin because of its livability, low cost of living, low crime rates, and good education systems. Living in Dublin has a suburban atmosphere, which might be nice for families looking for more room and a good place to raise kids than larger, more crowded cities. Dublin is home to several businesses which can boast of being more than 100 years old including Higginbothams, Dublin National Bank and Dublin Bottling Works. Its economic viability is strengthened by its many mom and pop enterprises and small industries, many of which are agriculture-based.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2027 Projection	4,725	5,543	10,368
2022 Estimate	4,407	5,167	9,644
2010 Census	4,445	5,182	9,311
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	1,656	1,948	3,728
2022 Estimate	1,554	1,827	3,485
2010 Census	1,586	1,852	3,401
INCOME	3-MILE	5-MILE	10-MILE
2022 Avg. Household Income	\$64,693	\$67,406	\$69,522





FORT WORTH, TX
±81.2 MILES

DALLAS, TX
±112 MILES

DOLLAR GENERAL

WACO, TX
±89.7 MILES

DALLAS TOP EMPLOYERS

BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.



INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms



COMPANIES HEADQUARTERED IN DFW

- » AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.
- » ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.
- » Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
- » In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.
- » Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.
- » Southwest Airlines is headquartered in Dallas and has more than 58,000 employees.
- » Lockheed Martin has headquarters in Fort Worth with 23,000 employees.



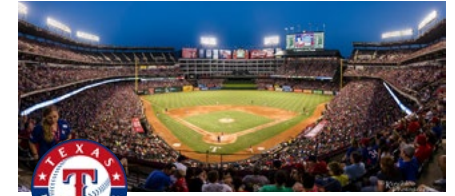
DALLAS CULTURE

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cul-tural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



DALLAS EVENTS

State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



TEXAS RANGERS
(Major League Baseball)



DALLAS COWBOYS
(National Football League)



DALLAS MAVERICKS
(National Basketball Association)



DALLAS STARS
(National Hockey League)

AREA OVERVIEW

DFW

DALLAS-FORT WORTH

The Dallas–Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2020, Dallas–Fort Worth is home to 24 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the United States behind New York City and Chicago. In 2016, the metropolitan economy surpassed Houston to become the fourth-largest in the U.S. The Dallas–Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. If the Metroplex were a sovereign state, it would have the twentieth largest economy in the world as of 2019.



7.6M
DFW
MSA POPULATION



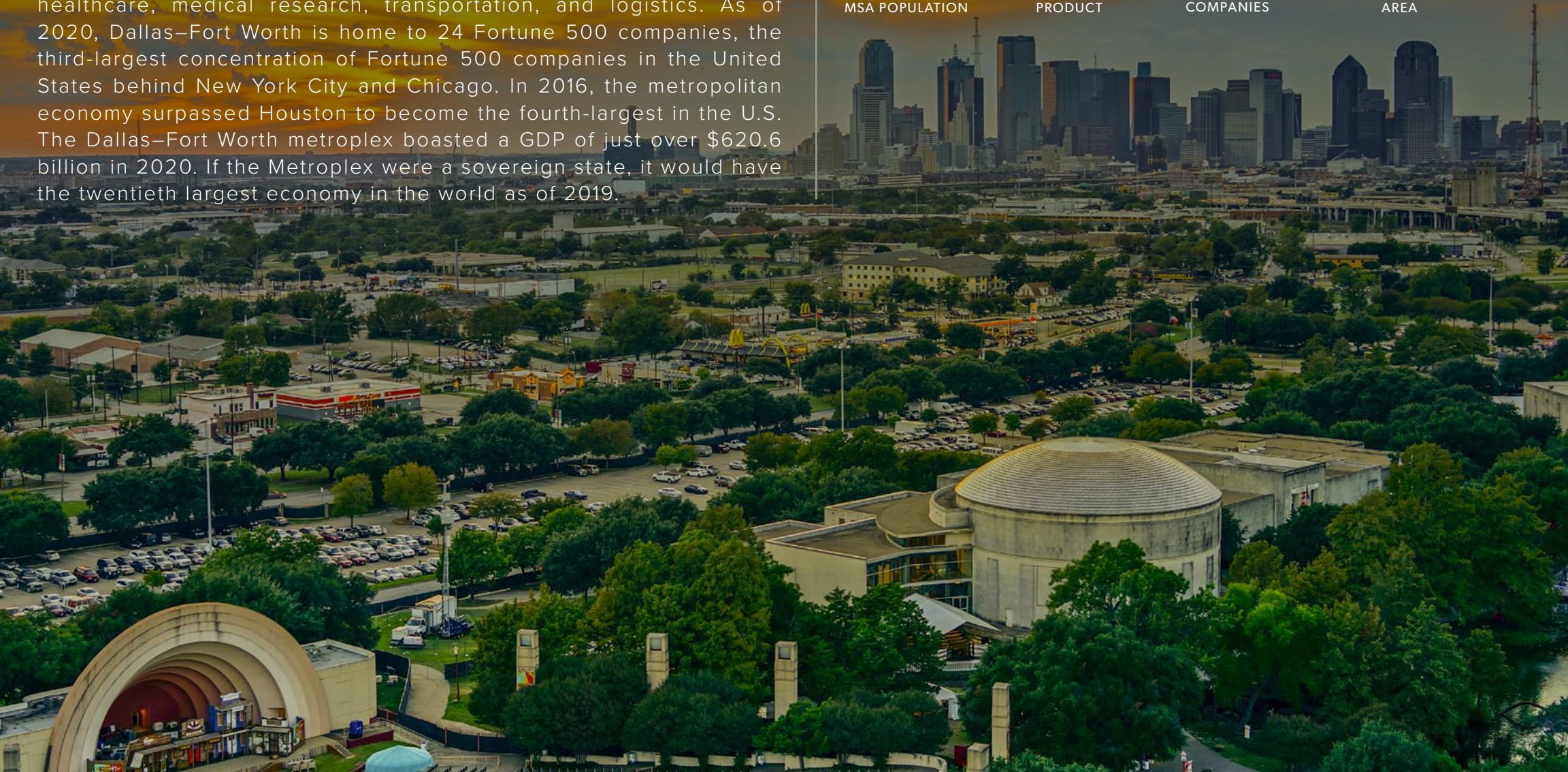
\$620.6B
GROSS METRO
PRODUCT



24
FORTUNE 50
COMPANIES



3rd Largest
U.S. METROPOLITAN
AREA



FORT WORTH: A DESTINATION REDEFINED

Fort Worth, the City of Cowboys and Culture, is the 16th largest city in the United States and part of Texas' #1 tourist destination. An easily accessible international and domestic leisure destination, the city is conveniently located 17.5 miles away from Dallas-Fort Worth International Airport, which serves as a gateway for visitors from all over the world.

The city's nine major districts provide numerous possibilities for entertainment, cultural experiences, premier shopping and delicious cuisine. Residents have access to high-quality amenities for a low cost of living and educational opportunities ranging from grade school to research universities. Fort Worth maintains its small-town feel and hospitality as it embraces modernization and growth opportunities: It is one of the top locations in the country to live and work.

ECONOMIC SNAPSHOT

Known as the most typically Texan of all Texas cities, Fort Worth balances its agriculture, cattle and oil heritage seamlessly with an ever-growing array of new businesses and industries. It is a city of partnership and progress that has evolved into one of the best places to do business in Texas. Burgeoning business opportunities are attracting international investment and world-class companies, earning Fort Worth a global reputation as a center for commerce.

Already a major center for industry, technology, distribution and transportation, Fort Worth offers corporations the best of Texas – an unparalleled mix of thriving businesses, entrepreneurial spirit, and an outstanding quality of life. An abundance of land and low operation costs distinguish Fort Worth from neighboring Dallas, especially for companies that need lots of space. Fort Worth has several major business parks located throughout the city, presenting copious opportunities for warehousing, industrial and other business space to suit the needs of effectively any company. Featured benefits of these business parks include foreign trade zone and triple freeport status.

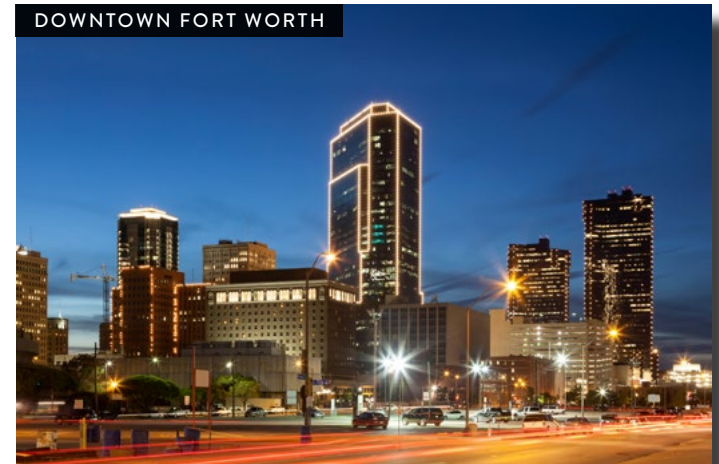
Many of the nation's largest and most successful companies are already operating headquarters, manufacturing centers or distribution hubs in Fort Worth. These renowned businesses are in a wide array of industry clusters including natural gas, life sciences, logistics, aviation and aerospace, and manufacturing. To meet the demand for space, shopping centers, industrial building and offices are continuously being constructed, rendering real estate as one of the most dynamic sectors of the local economy.

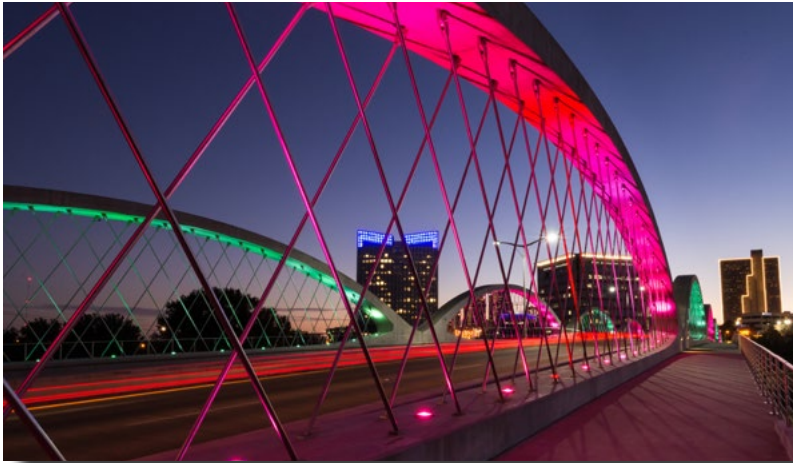
HIGHER LEARNING

Dallas-Fort Worth provides exceptional education opportunities with seven universities and colleges located in the immediate area. Every year matriculating students join the ever-growing pool of employees. It is this diverse and talented workforce that has remained a competitive advantage for the area in attracting relocating businesses.

TEXAS CHRISTIAN UNIVERSITY

Texas Christian University, or TCU, is the most prominent university in Fort Worth. Located about three miles from downtown, TCU's 325-acre campus consists of eight constituent colleges and schools. With a combined total undergraduate and graduate enrollment of over 10,000, TCU offers its students 119 undergraduate areas of study, 53 master's level programs and 28 areas of doctoral study.





WEST 7TH

Located on Seventh Street and University Drive near the Fort Worth business and cultural districts, West 7th is a 13-acre urban village that has quickly become one of the hottest entertainment scenes in the city. This trendy, pedestrian-friendly area is a strategic blend of urban elements in a mixed-use community offering high-concept dining, local specialty fashion retailers, unique entertainment venues, office and residential communities.

Crockett Row at West 7th is a popular urban development that links downtown Fort Worth, the Will Rogers Memorial Center and the Cultural District. With a modern vibe and a distinctive mix of great shopping, restaurants and nightlife, this development is anticipated to attract more and more visitors.



SUNDANCE SQUARE

At the heart of Fort Worth's growing entertainment district, Sundance Square is the epitome of urban design and functionality and is one of the safest urban areas in the country. A 35-block development filled with boutiques, restaurants, night spots, and art galleries, Sundance Square is one of the best entertainment and shopping districts in the Southwest. The past and future intertwine in the square's 42 modern and historic buildings, red-brick streets, and expansive plaza, adding to its authenticity and charm.



FROST TOWER

Frost Tower is a 25-story, high-rise luxury office building currently under construction in downtown Fort Worth. When it opened for business in early 2018, the \$115 million tower transformed the Fort Worth skyline.

Designed by Bennett Benner Partners for Anthracite Realty Partners, LLC, the building includes retail, office, parking and residential units. Jetta Operating Company, Inc. and Frost Bank are the main building tenants with additional lease space available. Parking spaces for the Fort Worth Club & Morningstar have been designed into the parking garage to provide convenient access to their facilities. Pedestrian access to the new tower is along Taylor Street, where visitors have access to a bank of high efficiency elevators taking them to the Sky Lobby level. Ground floor retail space enlivens the streetscape along 5th, Taylor and 6th Streets.

Modern, high-efficiency pedestrian lights further enhance the pedestrian experience by providing a well illuminated streetscape at the building perimeter. The Sky Lobby features views of surrounding downtown buildings as well as a security & visitor check-in area that guests will pass through on their way to the office tower elevator bank.



WACO, TX

Located in McLennan County, Waco offers many activities throughout the city, including outdoor activities, educational attractions, and unique restaurants and shops. The Texas Ranger Hall of Fame and Museum traces the history of the state law enforcement agency and displays vintage badges and weapons. The Dr. Pepper Museum pays homage to the famed, locally invented soft drink. The Waco Mammoth National Monument is a fossil site home to the bones of Columbian mammoths. Mountain bike or hike in Cameron Park, shop downtown where visitors will find Magnolia Market, antique stores, and wonderful local finds. Stroll through our cultural and historic district that extends from Austin Avenue through Elm Avenue, across the mighty Brazos River. Walk across the historic Suspension Bridge, built in 1870, where the clopping hooves of cattle followed the Chisholm and Shawnee Trails up north.

Situated on the I-35 corridor between Dallas and Austin, Waco is a city in Central Texas that is home to over 135,000 residents. Overall, Waco has a thriving economy, numerous attractions, and several higher education institutions, making it the perfect place to live, work, and play.

ECONOMY

The city of Waco is located within the heart of the Texas manufacturing and technology corridor on Interstate Highway 35, just 90 miles south of Dallas and 100 miles north of Austin. Waco's major economic industries are agriculture, tourism, and technology. Major employers in the city include Alco Fastening Systems, Allergan, Cargill Foods, H.E.B. Stores, L-3 Integrated Systems, Mars Chocolate North America, Pilgrim's Pride, and Sanderson Farms. Waco has three industrial parks with thousands of acres of development potential: Texas Central Park, Waco International Aviation Park, and Waco Regional Airport Industrial Park. Waco is also home to Baylor University, McLennan Community College, and Texas State Technical College. Approximately 17,000 people commute to and from Downtown Waco for work. According to Forbes, Waco has a gross metro product of \$16.3 billion and has a cost of living 5% below the national average. The city's rich diversity, abundant number of natural resources, and healthy business climate make it the ideal place for businesses.

ACTUAL PROPERTY

TENANT OVERVIEW

DOLLAR GENERAL



TENANT PROFILE

COMPANY NAME

Dollar General
Corporation

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 18,000 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



18,000+

LOCATIONS



\$33.7B

2021 REVENUE



1939

FOUNDED

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General Plus** located at **400 S Patrick St, Dublin, TX 76446** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. 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 Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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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.

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.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date