



Dollar General

\$1,873,000 | 5.65% CAP

9898 Morris Dido Newark Road, Fort Worth, TX 76179

- ✓ **Brand New 15 Year Corporate Absolute NNN Lease** with 10% Rent Increases in Options Periods
- ✓ **Excellent Location** on Morris Dido Newark Rd (6,500 VPD)
- ✓ **E-Commerce Resistant Retailer** Experiencing Explosive Growth
- ✓ **The DFW Metroplex** is the 4th Largest MSA in the US
- ✓ **Dollar General** has an **S&P BBB Rating** and Ranked on the Fortune 500 List

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 FORT WORTH, TX

File Photo



CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

\$1,873,000

5.65% CAP

NOI

\$105,809

Building Area

±10,640 SF

Land Area

±1.495 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** January 15, 2023
- ✓ **Brand New 15 Year Corporate Absolute NNN Lease** w/ 10% rental bumps in each of the (3) 5 year options to renew.
- ✓ **Excellent Location on Morris Dido Newark Rd (6,500 VPD)** near the Fort Worth Boat Club.
- ✓ **Subject Property has Little Competition Within the Immediate Trade Area.** It is surrounded by several neighborhoods and industrial buildings and is the only general store within the immediate trade area.
- ✓ **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.
- ✓ **E-Commerce Resistant Retailer Experiencing Explosive Growth -** Dollar General plans to open 1,050 stores in 2023 after adding approximately 1,100 stores in 2022. These Efforts Also include 2,000 remodels, 120 store relocations, and up to 35 additional stores in Mexico.
- ✓ **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 FORT WORTH, TX

Dollar General

Lessee: Dollar General

Guarantor: Dollar General

REVENUE

\$34.2 B

CREDIT RATING

BBB

STOCK TICKER

DG

LOCATIONS

18,200+

EMPLOYEES

163,000+

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 FORT WORTH, TX

Dollar General Plans to Open 1,050 Locations in 2023

BRYAN WASSEL, DECEMBER 2, 2022 (RETAIL TOUCH POINTS)

Dollar General is continuing its rapid expansion into fiscal 2023 with plans for 1,050 new stores, following a successful Q3 2022 when sales rose 11.1% to \$9.5 billion. The quarter, which ended Oct. 28, also saw a 6.8% increase in same-store sales driven by larger basket sizes and a small increase in traffic.

"We are thankful to our team for their continued dedication to serving others, particularly in a challenging **economic and operating environment**," said Jeff Owen, CEO of Dollar General in a statement. "We are pleased with our **strong sales growth** in the quarter, as well as **a modest increase** in customer traffic and **continued share gains** in both consumable and non-consumable product sales, all of which we believe are a testament to the **strength of the value** and convenience proposition we **offer our customers**."

Dollar General also is growing through the addition of three 1-million-square-foot distribution centers in an approximately \$480 million combined investment announced in July. The facilities will support the DG Private Fleet and help the retailer achieve its goal of creating 10,000 net new jobs in 2022.

The off-price retailer executed on **800 retail projects in Q3 2022** and plans to execute on an additional **3,170 in the coming year**. These efforts include **2,000 remodels**, and **120 store relocations** and up to **35 stores in Mexico**.

The company also **expanded** its interest in medtail with the appointment of four members to its **healthcare advisory panel**. The retailer is **developing investment strategies** in the **health and wellness** category but has yet to make an official move.

EXPLORE ARTICLE



Dollar General's new Popshelf stores chase inflation-weary shoppers in the suburbs

MELISSA REPKO, DECEMBER 13 2022 (CNBC)

Dollar General's next big strategy for growth is tucked in a strip mall in suburban Nashville, and it is coming to other cities soon. It's a new store called Popshelf. Over the past two years, the Tennessee-based discounter has tested the store concept, which caters to suburban shoppers with higher incomes, but sells most items for \$5 or less.

A wide range of merchandise fills the shelves, including holiday-themed platters, party and crafting supplies, novelty foods such as **gourmet chocolates** and Portobello mushroom jerky, and **gifts** like dangly earrings, lip gloss and toys. It's designed to be a **treasure hunt** that keeps shoppers coming back.

Now, with inflation still high, Dollar General is ramping up its plans for Popshelf. It aims to double the banner's locations to approximately 300 stores next year. Over the next three years, it plans to grow to about 1,000 locations across the country. Eventually, it sees an opportunity to reach about 3,000 total locations. It is also testing mini Popshelf shops inside of some of its Dollar General stores. So far, it has about 40 of those shops.

But Popshelf will have to **prove** it can hold up in a tougher economy. Walmart, Best Buy, Costco and others have warned of weaker sales of discretionary items as consumers spend more on necessities. Target recently cut its holiday quarter forecast, and Kohl's pulled its outlook, citing **middle-income consumers** who feel stretched. On Dollar General's recent earnings call, CEO Jeff Owen said even customers who make **\$100,000** a year have been shopping at its stores. Chief Merchandising Officer Emily Taylor said Popshelf can draw spending-conscious **shoppers by offering items** that don't cause guilt.

EXPLORE ARTICLE



LEASE OVERVIEW

DOLLAR GENERAL FORT WORTH, TX

Lessee (exact entity)	Dolgencorp of Texas, Inc.
Guarantor (exact entity)	Dollar General Corporation
Initial Lease Term	15-Years, Plus (3), 5-Year Options to Extend
Rent Commencement	Mid-Jan. 2023 (Est.)
Lease Expiration	Mid-Jan. 2038 (Est.)
Lease Type	Corporate NNN Lease
Rent Increases	10% Every 5 Years, In Option Periods
Annual Rent YRS 1-15	\$105,808.92
Option 1	\$116,389.80
Option 2	\$128,388.84
Option 3	\$140,831.64

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.





HIGHWAY 287
±30,280 VPD

81
287



SONNY & ALLEGRA NANCE
ELEMENTARY SCHOOL
(596 STUDENTS)



N SAGINAW BOULEVARD
±18,333 VPD

BUSINESS
287

HICKS
AIRFIELD

MORRIS DIDO NEWARK ROAD
±6,500 VPD

DOLLAR GENERAL
SUBJECT PROPERTY
9898 MORRIS DIDO NEWARK RD.

EAGLE MOUNTAIN
ELEMENTARY SCHOOL
(642 STUDENTS)

1220
ROAD

EAGLE MOUNTAIN LAKE



PRAIRIE VISTA
MIDDLE SCHOOL
(844 STUDENTS)

LAKE POINTE
ELEMENTARY SCHOOL
(902 STUDENTS)



BOSWELL
HIGH SCHOOL
(2,265 STUDENTS)

BRYSON
ELEMENTARY
SCHOOL
(547 STUDENTS)

WAYSIDE
MIDDLE
SCHOOL
(964 STUDENTS)



ELKINS
ELEMENTARY
SCHOOL
(529 STUDENTS)



WATSON
HIGH SCHOOL
(98 STUDENTS)
CREEKVIEW
MIDDLE SCHOOL
(800 STUDENTS)



WILLOW CREEK
ELEMENTARY SCHOOL
(585 STUDENTS)



WELDON HAFLEY
DEV CENTER
(370 STUDENTS)



SITE OVERVIEW

DOLLAR GENERAL FORT WORTH, TX



Year Built

2022



Building Area

±10,640 SF



Land Area

±1.495 AC

NEIGHBORING RETAILERS

- Kroger
- CVS Pharmacy
- Subway
- Albertsons
- O'Reilly Auto Parts
- Sonic Drive-In
- Pet Supplies Plus
- Walmart Supercenter
- Anytime Fitness
- Aldi
- McDonald's



File Photo

LOCATION OVERVIEW

DOLLAR GENERAL FORT WORTH, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. AMR/American Airlines (25,000)

2. Lockheed Martin (13,690)

3. Fort Worth ISD (12,000)

4. Texas Health Resources (12,000)

5. NAS - Fort Worth - JRB (10,000)

6. Arlington ISD (8,500)
7. University of Texas at Arlington (7,311)

8. JPS Health Network (6,500)

9. City of Fort Worth (6,161)

10. Cook Children's Health Care System (6,042)

11. Tarrant County College (5,999)

12. Alcon Laboratories Inc. (5,393)
13. Bell Helicopter Textron (4,953)

14. BNSF Railway (4,500)

15. Tarrant County Government (4,310)

LOCATION OVERVIEW

DOLLAR GENERAL FORT WORTH, TX

Fort Worth

Texas

 **935,508**
Population

 **\$64,567**
Median Household Income



Fort Worth #3 "Best Cities
for Job Seekers"- Forbes

#3

Downtown Fort Worth was
recently named the #1
Downtown in America

#1

Fort Worth, the city of cowboys and culture, is the 13th largest city in the United States and part of Texas' #1 tourist destination.

The city is conveniently located 17 miles away from Dallas-Fort Worth International Airport, which serves as a gateway for visitors from all over the world.

Fort Worth was the fastest growing large city between 2010-2020 - with a growth rate of 2.4% per year.

The city's nine major districts provide numerous options for entertainment, cultural experiences, premier shopping and delicious cuisine.

Fort Worth maintains its small-town feel and hospitality while it embraces modernization and growth opportunities. Known and 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. Downtown Fort Worth is the central business district of the city and is home to many commercial office buildings. Day and night, downtown is abuzz with people who are fully immersed in the best nightlife, dining and entertainment Fort Worth has to offer. Fort Worth's population continues to boom as people flock to the city, drawn by its steady economy, topnotch entertainment and easy going lifestyle.

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. Texas Christian University is the most prominent university in Fort Worth.

According to the U.S. Census Bureau, Fort Worth was the fastest growing large city between 2010 and 2020 – with a total population increase of more than 177,000 during the decade, representing an annual average increase of 17,771 persons and a growth rate of 2.4% percent per year. Fort Worth's rapid population growth continues from the previous decade. From 2000 to 2010, Fort Worth's total population increased by 200,815 persons. This represents an average annual increase of approximately 20,082 persons and a growth rate of 3.7 percent per year.

IN THE NEWS

DOLLAR GENERAL FORT WORTH, TX

H-E-B to open new location in northern Fort Worth

ALEX CRUZ, OCTOBER 26, 2022 (WFAA)

Texas grocery chain H-E-B has announced plans for its latest store, which will be located in northern Fort Worth. Dubbed H-E-B Alliance, the location will be at the intersection of Heritage Trace Parkway and N. Riverside Drive. It's expected to open in 2024. Groundbreaking for the location will be held next month on Nov. 16.

The popular **grocery store** is continuing its move into the **Dallas-Fort Worth Metroplex** with this latest announcement. H-E-B recently opened its **first location in Collin County in northern Frisco**. Its next store is set to open next week on **Nov. 2 at the corner of Preston Road and Spring Creek Parkway**.

The new Fort Worth location is the second confirmed H-E-B store coming to Tarrant County. Back in August, the company announced a location in Mansfield, at U.S. 287 and East Broad Street.

Aside from the newest Frisco location, **H-E-B** currently has stores in **North Texas** throughout counties like **Johnson and Ellis**. Cities with H-E-B stores include **Burleson, Waxahachie and Cleburne**.

Below is the list of stores that are **under construction in DFW**:

- **Allen** – E. Exchange Parkway and N. Greenville Avenue (expected to open late 2023)
- **McKinney** – northeast corner of Custer Road and Eldorado Parkway (expected to open late 2023)
- **Plano** – Spring Creek Parkway and Preston Road (Opening Date: Nov. 2, 2022)
- **Mansfield** – corner of U.S. 287 and East Broad Street (groundbreaking is expected in early 2023)
- **Fort Worth** – "H-E-B Alliance" at northwest corner of Heritage Trace Parkway and N. Riverside Drive (groundbreaking will be held on Nov. 16; expected to open in 2024)

EXPLORE ARTICLE

Texas A&M to make over \$1 billion investment in Fort Worth

SCOOP JEFFERSON, MAY 19, 2022 (WFAA)

City leaders reached out to Texas A&M University about a partnership that's making Cowtown the talk of the country. The Texas A&M University Board of Regents voted to approve a \$1.5 billion investment in Fort Worth. The vote approves several projects, including the first two buildings for an urban research campus downtown.

John Goff, who co-chairs the city program called **Fort Worth Now**, calls it their biggest undertaking that will also **attract business**. Goff said, "I think many corporations will relocate because of having a **major Tier One research university like A&M** here in the city limits."

It's a five-year capital plan that involves \$85 million to start construction on a law and education building in 2023. Then in 2024, the public university fund will use another \$85 million towards the construction of a research and innovation center in Fort Worth.

"It's an incredibly exciting time for **Fort Worth and all of Tarrant County**," said Besty Price, who was serving as mayor when the city talks with **Texas A&M** started more than a year ago. Price has two children who graduated from the university and a grandchild who is an Aggie, as well.

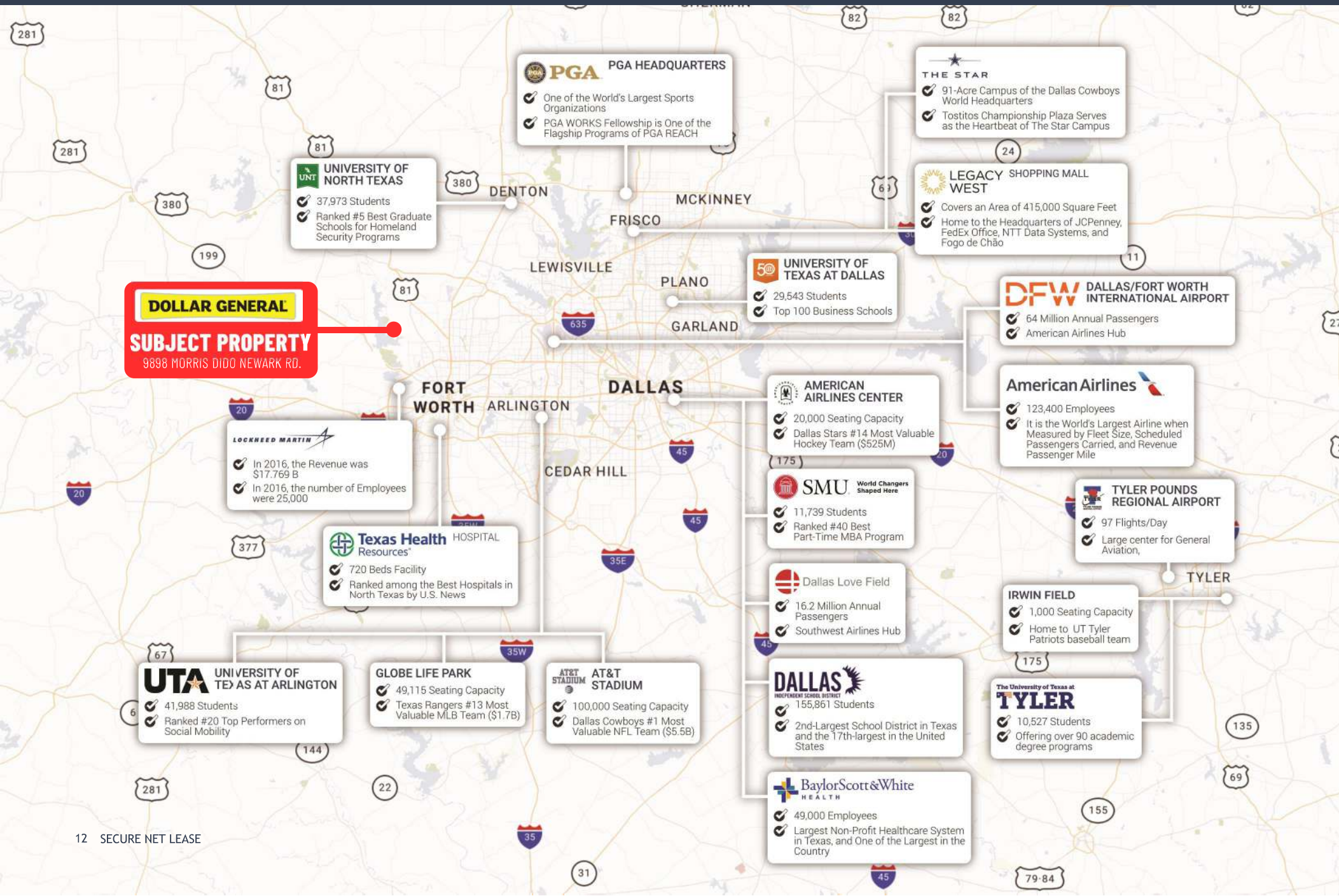
The **Texas A&M** partnership started when former Mayor Price ran the city. Her successor, Mattie Parker, helped keep the **partnership talks** going, saying this is just the start.

Parker said, "This **partnership is truly** transformational for our city, not only for **higher education**, but we also understand **the workforce opportunities** that are existing today and **in the growth**."

EXPLORE ARTICLE

DALLAS-FORT WORTH METROPLEX

DOLLAR GENERAL FORT WORTH, TX



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 FORT WORTH, 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.