



TRINITY
REAL ESTATE INVESTMENT SERVICES



6.2% CAP NEW DEVELOPMENT DOLLAR GENERAL

TBD LISA DRIVE, CHAPARRAL, NM 88081

\$1,949,130

6.2% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR
GENERAL**

CHAPARRAL, NM

\$1,949,130 | 6.2% CAP

- 6.2% CAP New Development Dollar General
- Rent Set to Commence June 2023
- Absolute NNN Lease With Zero Landlord Responsibilities
- Chaparral is Part of the El Paso MSA and has a Population Near 15,000 Residents
- Strong Local Customer Base and Strong Local Traffic Generators
- Site Located Adjacent to Chaparral High School and Sunrise Elementary School (Combined Enrollment Over 1,500 Students)
- Located Just 10 Miles From the City of El Paso - Almost 700,000 Residents

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

682.233.5223 | b.blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | chance@trinityreis.com

CODY CRIST

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ERIC KELLEY

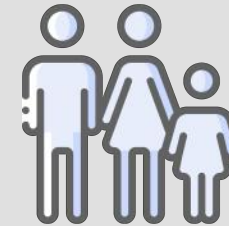
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$120,846
Rent Per SF:	\$11.36
Rent Commencement Date:	6/15/2023
Lease Expiration Date:	6/30/2038
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	1.19 AC
Year Built:	2023
Guarantor:	Dollar General Corporation
Price Per SF:	\$183.19

LEASE ABSTRACT

TBD LISA DRIVE | CHAPARRAL, NM

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	6/15/2023-6/30/2038	\$120,846	\$11.36	6.20%
Five (5), 5-Year Options 10% Increase	7/1/2038-6/30/2043	\$132,931	\$12.49	6.82%
	7/1/2043-6/30/2048	\$146,224	\$13.74	7.50%
	7/1/2048-6/30/2053	\$160,847	\$15.12	8.25%
	7/1/2053-6/30/2058	\$194,624	\$18.29	9.99%
	7/1/2058-6/30/2063	\$214,087	\$20.12	10.98%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

Insurance: Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

HVAC

PAID BY **TENANT**

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

ROOF & STRUCTURE

PAID BY **TENANT**

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT

PAID BY **TENANT**

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5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	3,270	12,554	14,958
2022 Estimated	3,285	14,544	17,573
2027 Projected	3,427	15,529	18,797

POPULATION GROWTH



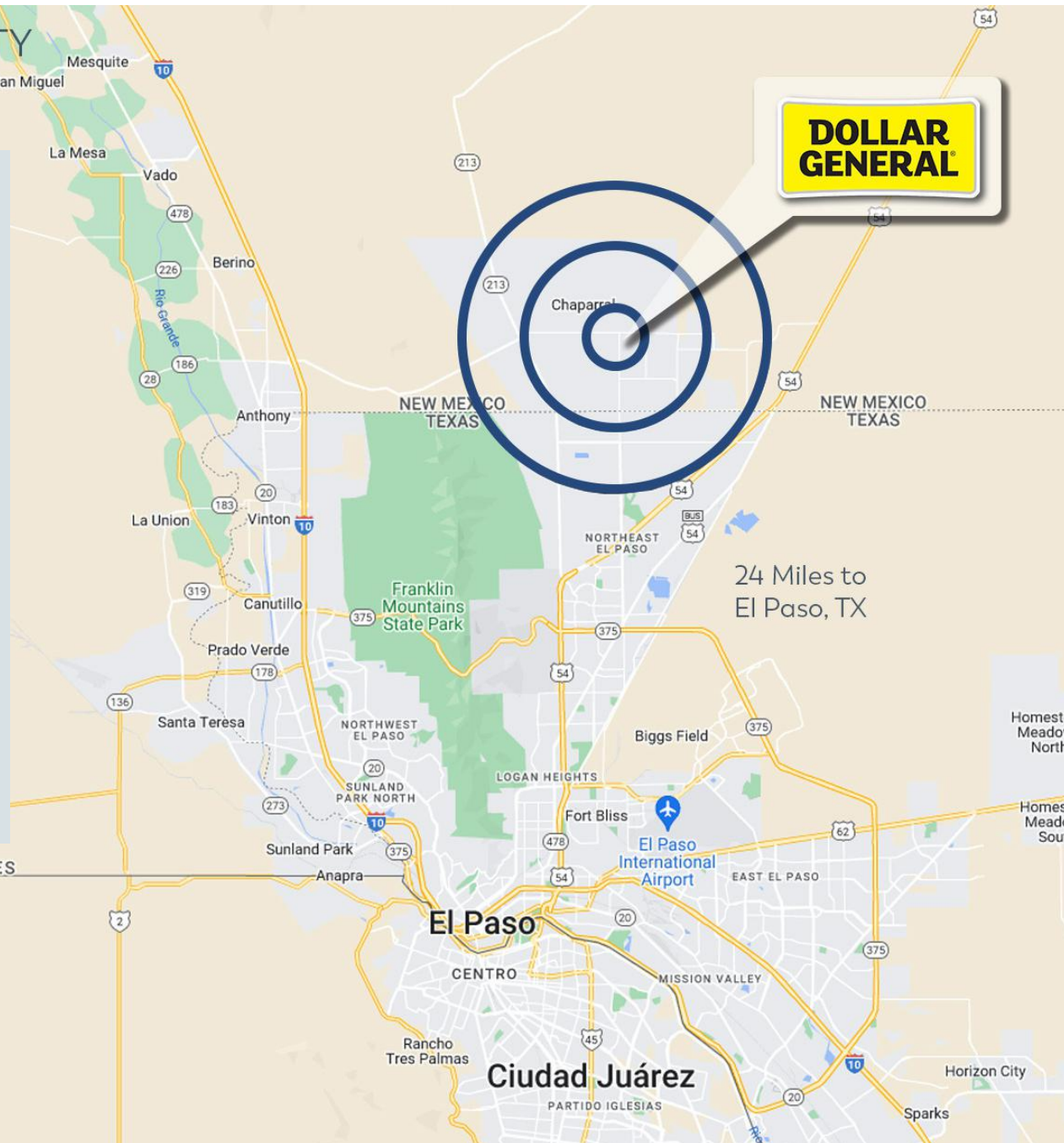
	1 Mile	3 Mile	5 Mile
2010 - 2022	0.00%	1.30%	1.50%
2022 - 2027	0.90%	1.40%	1.40%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$23,488	\$24,080	\$24,839
Average	\$40,228	\$37,500	\$38,151

Demographic data provided by CoStar





Actual Property

RETAIL MAP

TBD LISA DRIVE | CHAPARRAL, NM



Actual Property





**DOLLAR
GENERAL®**



84 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$52.88B
Market Cap



18,770+
Locations

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