



RETAIL PROPERTY FOR SALE

1701 W Dallas Avenue,
Cooper, TX 75432

PRESENTED BY:

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Executive Summary

DOLLAR GENERAL | COOPER TX | 1701 W DALLAS AVENUE, COOPER, TX 75432



OFFERING SUMMARY

Sale Price: \$675,000

Cap Rate: 5.78%

Lot Size: 0.72 Acres

Year Built: 1998

Building Size: 8,000 SF

PROPERTY HIGHLIGHTS

- Investment Opportunity in Cooper, Texas (70 miles NE of Dallas)
- 8,000 SF Dollar General Store on 0.45 Acres
- Located on West Dallas Avenue (feeds off of Highway 24)
- Lease Expires on 3/31/2025
- Subject is Part of a Dollar General Portfolio (contact listing agent for portfolio details)
- Financials Available Upon Receipt of Signed Confidentiality Agreement

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	101	1,028	2,498
Total Population	266	2,676	6,622
Average HH Income	\$41,942	\$45,634	\$51,202

Income & Expenses

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INCOME SUMMARY	DOLLAR GENERAL - COOPER, TX	PER SF
Annual Rent Income (2022)	\$80,528	\$10.07
Gross Income	\$80,528	\$10.07
EXPENSE SUMMARY	DOLLAR GENERAL - COOPER, TX	PER SF
Insurance (2022)	\$3,844	\$0.48
Taxes (2022)	\$9,828	\$1.23
CAM (2022)	\$7,700	\$0.96
Gross Expenses	\$21,373	\$2.67
Net Operating Income	\$59,154	\$7.39

Retailer Map

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