



8420 White Settlement Rd, White Settlement, TX 76108

\$1,414,300

6.40% CAP Dollar General | Tremendous Demos | All Brick

6.40% CAP | Dense Infill Fort Worth Suburb | All Brick on 4 Sides | Excellent Traffic Count



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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**



Listing Added: Today
Listing Updated: Today



Details

Asking Price	\$1,414,300	Property Type	Retail
Subtype	Convenience Store, Grocery Store, Storefront	Investment Type	Net Lease
Investment Sub Type	Absolute NNN	Lease Type	Absolute NNN
Tenant Credit	Credit Rated, Corporate Guarantee	Tenancy	Single
Lease Term	15 years	Lease Commencement	08/01/2014
Lease Expiration	07/31/2029	Remaining Term	6 years
Square Footage	9,026	Net Rentable (sq ft)	9,026
Price/Sq Ft	\$156.69	Cap Rate	6.40%
Occupancy	100%	NOI	\$90,520
Year Built	2014	Lot Size (acres)	1.04
Rent Bumps	10% in Options	Lease Options	3-5 Year Options

Marketing Description

- Rare Infill Dallas/Fort Worth Dollar General: Excellent Demographics - 11,000 People in 1 Mile, 68,000 People in 3 Miles
- 4 Side “All Brick”, Upgraded Prototype
- Growing Fort Worth Suburb
- Built in 2014, 6 Years Remaining on Original 15 Year Absolute NNN Term
- 1.04 Acres, All Concrete Parking Lot
- * CAP Rate Based on 2024 Rent (Scheduled 3% Rent Increase), Seller to Credit Buyer Difference for Remainder of 2023 and 2024
- County Tax Assessment over \$2 million

Investment Highlights

- Rare Infill Dallas/Fort Worth Dollar General: Excellent Demographics - 11,000 People in 1 Mile, 68,000 People in 3 Miles
- 4 Side “All Brick”, Upgraded Prototype
- Built in 2014, 6 Years Remaining on Original 15 Year Absolute NNN Term
- 1.04 Acres, All Concrete Parking Lot
- * CAP Rate Based on 2025 Rent (Scheduled 3% Rent Increase), Seller to Credit Buyer Difference for Remainder of 2024 and 2025 at Closing

Location (1 Location)





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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date