



TRINITY

REAL ESTATE INVESTMENT SERVICES



NEW DEVELOPMENT 2024 DOLLAR GENERAL - HARLINGEN, TX

TBD RANGERVILLE RD, HARLINGEN, TX 78552

\$2,150,000

6.5% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR
GENERAL**

HARLINGEN, TX

\$2,150,000 | 6.5% CAP

- New Development Dollar General Projected to Commence March 2024
- Attractive 5% Increases Throughout Primary Term and Option Periods
- 15-Year Absolute NNN Requiring Zero Landlord Responsibilities
- 5 Mile Population of Almost 100,000 Residents
- Direct Access to Interstate 65 – With Daily Traffic Counts Near 100,000
- Large 2 Acre Parcel
- Located 39 Miles From Edinburg, With an Estimated Population of 104,249 Making it the Second-Largest City in Hidalgo County, and the Third-Largest City in the Larger Rio Grande Valley Region

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

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CODY CRIST

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ERIC KELLEY

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$139,750
Rent Per SF:	\$13.23
Rent Commencement Date:	3/1/2024
Lease Expiration Date:	2/28/2039
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



As of April 2022, Dollar General Operates 18,200+ stores in the continental United States



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



As a Recession Proof Tenant, Dollar General is #106 on the Fortune 500 List

PROPERTY DETAILS:

Building Area:	10,566 SF
Land Area:	2.0 AC
Year Built:	2024
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$203.48

LEASE ABSTRACT

TBD RANGERVILLE RD | HARLINGEN, TX

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Years 1-5	3/1/2024-2/28/2029	\$139,750	\$13.23	6.50%
Years 6-10	3/1/2029-2/28/2034	\$146,736	\$13.89	6.82%
Years 11-15	3/1/2034-2/28/2039	\$154,074	\$14.58	7.17%
Five (5), 5-Year; 5% Increase	3/1/2039-2/28/2044	\$161,778	\$15.31	7.52%
	3/1/2044-2/28/2049	\$169,867	\$16.08	7.90%
	3/1/2049-2/28/2054	\$178,360	\$16.88	8.30%
	3/1/2054-2/28/2059	\$187,278	\$17.72	8.71%
	3/1/2059-2/28/2064	\$196,642	\$18.61	9.15%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

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

PAID BY **TENANT**

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").

ROOF & STRUCTURE

PAID BY **TENANT**

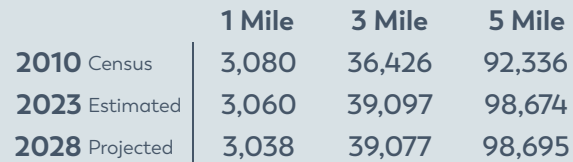
...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT & 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.

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 - 2022	0.64%	7.33%	6.86%
2023 - 2028	0.71%	0.05%	0.02%

	1 Mile	3 Mile	5 Mile
Median	\$42,343	\$46,219	\$50,764
Average	\$55,881	\$65,372	\$70,848

Demographic data provided by CoStar





Robin Hood Apartments

Central Baptist Church

Our Lady of the Assumption Church

Coakley Middle School

cricket



Harlingen South High School



Diamante Apartments

Move It Self Storage

Bonita Park Apartments

Acadia Apartments

Harlingen Fire Department



City Church Harlingen

Glory of God Church



Cottonwood Creek Country Club

RETAILER MAP

TBD RANGERVILLE RD | HARLINGEN, TX

Under
Construction

**DOLLAR
GENERAL**



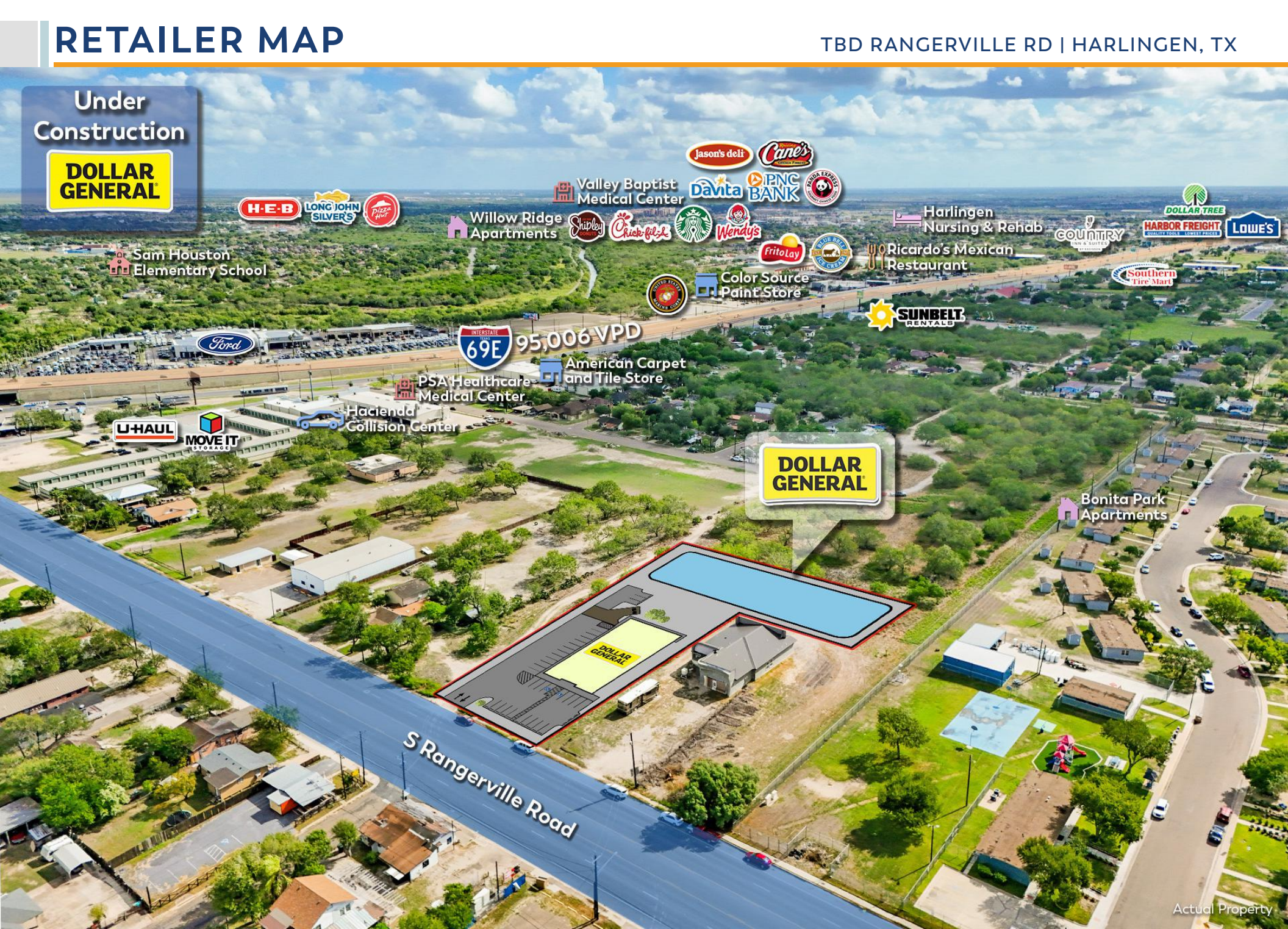
Actual Property

RETAILER MAP

TBD RANGERVILLE RD | HARLINGEN, TX

Under Construction

DOLLAR GENERAL



S Rangerville Road

DOLLAR GENERAL

Bonita Park Apartments

Actual Property

RETAILER MAP

TBD RANGERVILLE RD | HARLINGEN, TX

Under
Construction

**DOLLAR
GENERAL**

Yahweh's All Natural
Farmers' Market

Rio Grande
State Center

Ben Milam
Elementary

Rangerville
Park

Harlingen
Fire Department

Bonita Park Headstart
Day Center

Centro De Fe
Day Center

J&E Grocery

**DOLLAR
GENERAL**

Bonita Park
Apartments

Nuestra Cocina
Mexican Restaurant

S Rangerville Road

Actual Property

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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Representative Photo