



DOLLAR GENERAL®

21820 FM 506 | SANTA ROSA, TX 78593



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

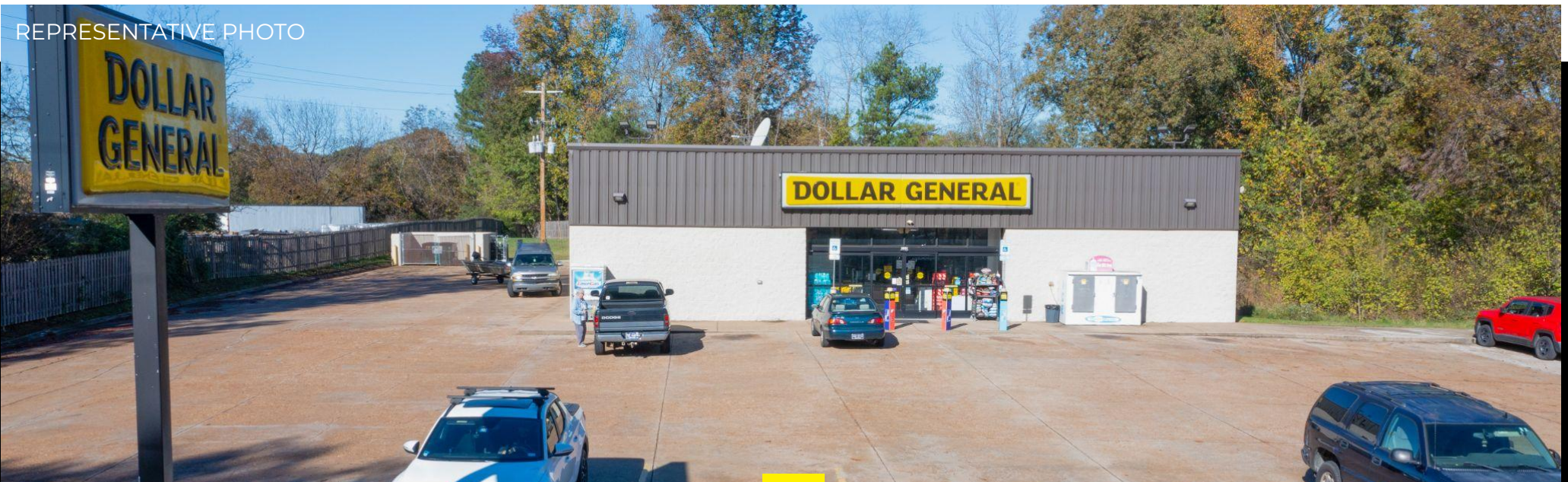
LEASE & LOCATION HIGHLIGHTS

- 6 years remaining on the current lease term
- Texas is an income-tax free state
- 5 mile population in excess of 17,159 residents
- 10 mile population in excess of 146,200 residents
- Average household income of \$77,423, considered to be a "sweet spot" for Dollar General
- Dollar General has operated at this location since 2005, proving a long term commitment to the site
- Three, 5-year options all of which include rental increases

TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±21,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±\$30 billion

REPRESENTATIVE PHOTO



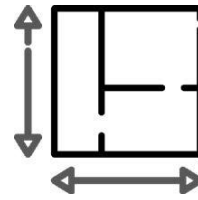
FINANCIAL OVERVIEW



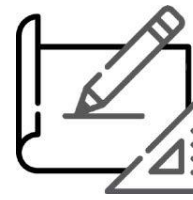
\$921,200
PRICE



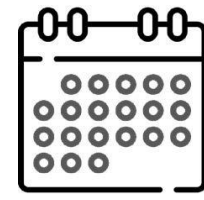
7.75%
CAP RATE



±9,014 SF
GLA



±1.47 AC
LOT SIZE



2005
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord
Original Lease Term	10 Years
Rent Commencement Date	3/1/2005
Lease Expiration Date	2/28/2031
Term Remaining on Lease	±6 Years
Increases	See AOD
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$5,949	\$71,388.00	-	7.75%
Option 1	\$6,217	\$74,600.46	4.50%	8.10%
Option 2	\$6,838	\$82,060.51	10.00%	8.91%
Option 3	\$7,522	\$90,266.56	10.00%	9.80%




REPRESENTATIVE PHOTO



 **ELMA E. BARRERA ELEMENTARY SCHOOL**
363 STUDENTS

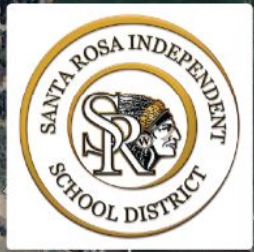
 **SANTA ROSA HIGH SCHOOL**
307 STUDENTS

 **SANTA ROSA ELEMENTARY SCHOOL**
224 STUDENTS

107

SANTA RMY PLACE SPORTS BAROSA CITY PARK

THE OLDIES RESTAURANT



 **JO NELSON MIDDLE SCHOOL**
224 STUDENTS

 **SANTA ROSA CITY PARK**

107



DOLLAR GENERAL 

SANTA ROSA BLVD

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer, with approximately 21,000 neighborhood general stores in 48 U.S. states, primarily in the South, East, Midwest, and Southwest. About 75% of its sales come from consumables (including refrigerated, shelf-stable, and perishable foods) and household essentials such as paper towels, cleaning supplies, and laundry items. Dollar General offers trusted name brands like Clorox, Procter & Gamble, Coca-Cola, Mars, Nestlé, and General Mills. Recently, the company added alcohol and tobacco products, further boosting revenue and profitability.

With its small-box store model averaging $\pm 10,640$ sq. ft., Dollar General targets cost-conscious consumers seeking convenience over larger competitors like Walmart and Costco. This strategy has driven significant success, both during and after economic downturns.

Looking ahead, Dollar General is accelerating growth with plans to open 1,050 new stores in 2025—a 20% increase over 2023—and remodel 1,850 locations. These initiatives, along with 120 store relocations, reflect its focus on expanding its footprint and enhancing customer experience. By consistently adapting and growing, Dollar General solidifies its position as a leader in small-box retail.



REPRESENTATIVE PHOTO

THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	21820 FM 506, Santa Rosa, TX 78593
SITE DESCRIPTION	
Year Built	2005
GLA	$\pm 9,014$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 170,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
21,000+

AREA OVERVIEW

SANTA ROSA, TX

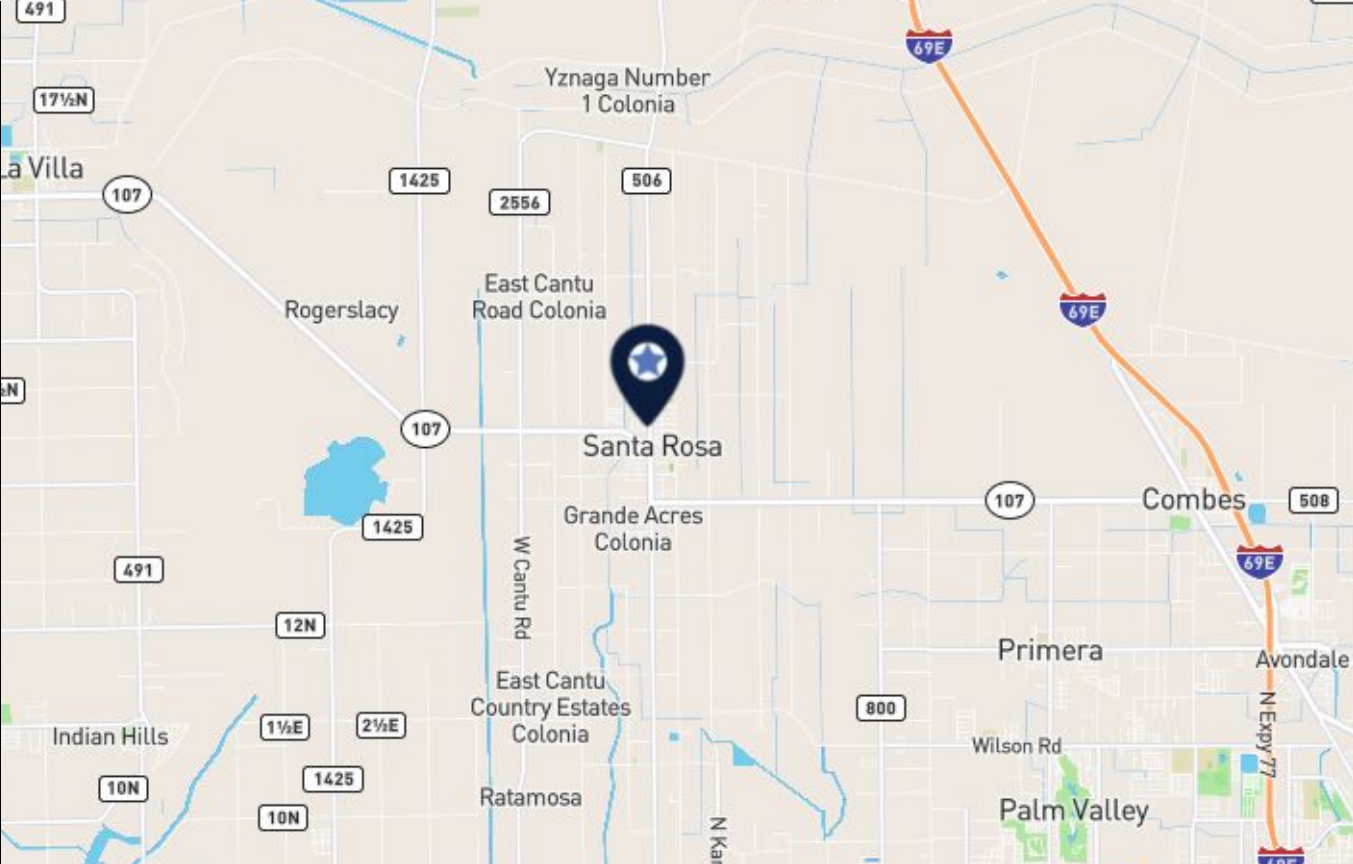
Santa Rosa, Texas, is a town located in the southern part of the state, located within the Rio Grande Valley. Farming and ranching play a significant role in its development with the local economy heavily influenced by the surrounding farmland. Citrus fruits and vegetables are some of the area's key crops. Over the years, Santa Rosa has remained a quiet, rural community with a strong focus on maintaining its agricultural traditions.

The town is also known for its proximity to the Rio Grande which has influenced its culture and way of life. Residents enjoy easy access to both outdoor activities and the nearby border region. The community's location provides opportunities for fishing, birdwatching, and exploring the natural environment. Additionally, Santa Rosa's climate supports a variety of crops, contributing to the region's overall agricultural productivity.

Community life in Santa Rosa is centered around local events, including festivals and family gatherings. The town's strong sense of tradition is evident in the celebrations and gatherings that bring residents together throughout the year. With a focus on agriculture and family, Santa Rosa continues to be a quiet and hardworking community within the larger Rio Grande Valley region.

ECONOMY

Santa Rosa, Texas, has an economy centered around agriculture with citrus farming and vegetable production being key contributors. The fertile land and favorable climate support a variety of crops, providing employment opportunities for many local families. In addition to farming, small businesses, including local stores and restaurants, play an important role in supporting the community. Many residents also commute to nearby cities in the Rio Grande Valley for additional work opportunities, further diversifying the town's economic base. While agriculture remains the main driver, Santa Rosa's economy benefits from a mix of local businesses and regional connections.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	5,675	17,159	146,200
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	1,697	5,258	45,551
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$65,312	\$77,423	\$70,243

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **21820 FM 506, Santa Rosa, TX 78593** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

REPRESENTATIVE PHOTO





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.

11-2-2015



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

Buyer/Tenant/Seller/Landlord Initials

Date