

**FOR SALE
DOLLAR GENERAL
5% RENT BUMPS, EVERY 5 YEARS**



REPRESENTATIVE PHOTO

8292 Business 77, Lyford, TX 78569

STEVE SAGMANI
Chief Executive Officer
248.833.6601
steve@exclusive-realty.com

EXCLUSIVE REALTY
2150 Franklin Road
Bloomfield Twp, MI 48302
248.406.4444
exclusive-realty.com

DISCLAIMER

CONFIDENTIALITY AND DISCLAIMER:

DISCLOSURE:

All materials and information received or derived from Exclusive Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Exclusive Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Exclusive Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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. Exclusive Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Exclusive Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Exclusive Realty in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY

Sale Price

\$2,247,564

PROPERTY INFORMATION

Tenant:	Dollar General
Net Operating Income:	\$149,463
Cap Rate:	6.65%
Lease Type:	NNN
Term Remaining:	15 Years
Lease Commencement Date:	07/07/2025
Lease Expiration Date:	07/06/2040
Option Periods:	5 (5) Year Options
Rent Increase:	5% rent bumps, every 5 years
Taxes and Insurance:	Tenant Responsibility
Roof and Structure:	Tenant Responsibility

BUILDING INFORMATION

Building Size	10,640 SF
Year Built	2025

LOCATION INFORMATION

Building Name	Dollar General
Street Address	8292 Business 77
City, State, Zip	Lyford, TX 78569
County	Willacy

AVERAGES

Average NOI:	\$157,061
Average Cap Rate:	7.0%

**DOLLAR
GENERAL®**



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present an exceptional investment opportunity in the heart of Lyford, TX. This prime Dollar General features a 10,640 SF building, ideally situated for retail or street retail investors. With construction being completed in 2025, the property will boast a coveted 100% occupancy rate, indicative of its high desirability and potential for strong returns. With a strategic location in the thriving Lyford area, this property offers a lucrative prospect for investors looking to capitalize on a vibrant retail market. Don't miss the chance to acquire a premier asset in this sought-after location, poised to deliver long-term value and success in the retail sector.

PROPERTY HIGHLIGHTS

- 10,640 SF building
- Construction to be completed in 2025
- NNN Lease/Zero Landlord Responsibilities
- Texas is a No Income Tax State
- New Generation of Lease - Rent Bumps DURING the Primary Term
- Close proximity to Highway 69E offering high visibility
- Population exceeds 33K Residents within a 10 Mile Radius
- Average Annual HH Income exceeds \$70K within a 5 Mile Radius

OFFERING SUMMARY

Net Operating Income	\$149,463
Cap Rate	6.65%
Lease Type	NNN
Lease Start Date	07/07/2025
Lease Expiration Date	07/06/2040
Option Periods	5 (5) Year Options
Rental Increase	5% rent bumps, every 5 years
Taxes and Insurance:	Tenant Responsibility
Roof and Structure:	Tenant Responsibility
Lease Guarantee	Corporate

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,232	1,774	9,372
Total Population	3,820	5,878	33,430
Average HH Income	\$68,534	\$70,129	\$66,678



LOCATION SUMMARY



LOCATION DESCRIPTION

Lyford is a city in Willacy County, Texas, United States. The population was 2,249 at the 2020 census. It may be included as part of the Brownsville–Harlingen–Raymondville and the Matamoros–Brownsville metropolitan areas.

Discover the thriving community of Lyford, TX, where rich history meets modern convenience. Situated in a prime location, the area offers easy access to major highways, making it an ideal hub for business and commerce. Nearby, investors will find a wealth of opportunities, including the bustling business district and the dynamic office buildings within the area.

The vibrant local culture, diverse dining options, and recreational amenities make Lyford an attractive destination for professionals and businesses alike. With its strategic position and promising potential, the area presents an enticing opportunity for office building investors seeking to establish a prominent presence in this dynamic locale.



TENANT PROFILE

The Dollar General logo is displayed in a yellow rectangular box with rounded corners. The text "DOLLAR GENERAL" is written in a bold, black, sans-serif font. The word "DOLLAR" is on the top line and "GENERAL" is on the bottom line. A registered trademark symbol (®) is located to the upper right of the word "GENERAL".

Dollar General Corporation is an American chain of variety stores Headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

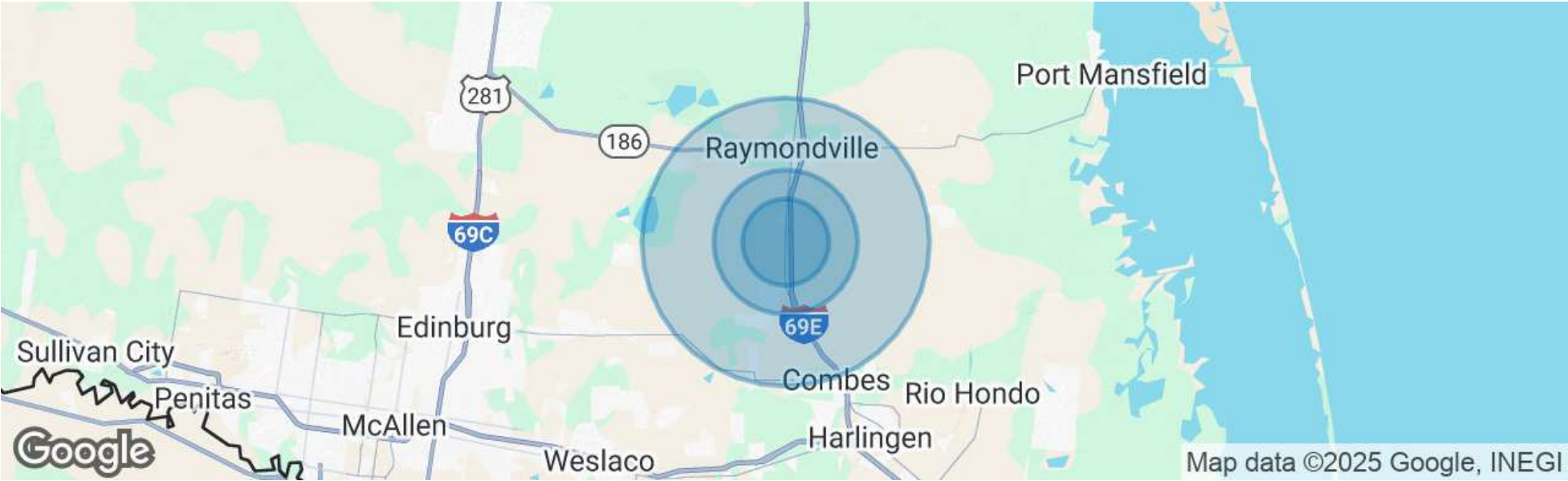
TENANT OVERVIEW

Company:	Dollar General Corporation
Founded:	1939
Annual Revenue:	\$38.692 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- Over 19,000 stores in the United States and Mexico
- America's Best Employers by State on Forbes List (2024)
- Dollar General has over 170,000 Employees
- On Forbes Global 2000 List for 2024
- Fortune Magazine's World's Most Admired Companies List in 2020, 2022, and 2023
- National Retail Federation's Top 100 Retailers List in 2023

DEMOGRAPHICS MAP & REPORT



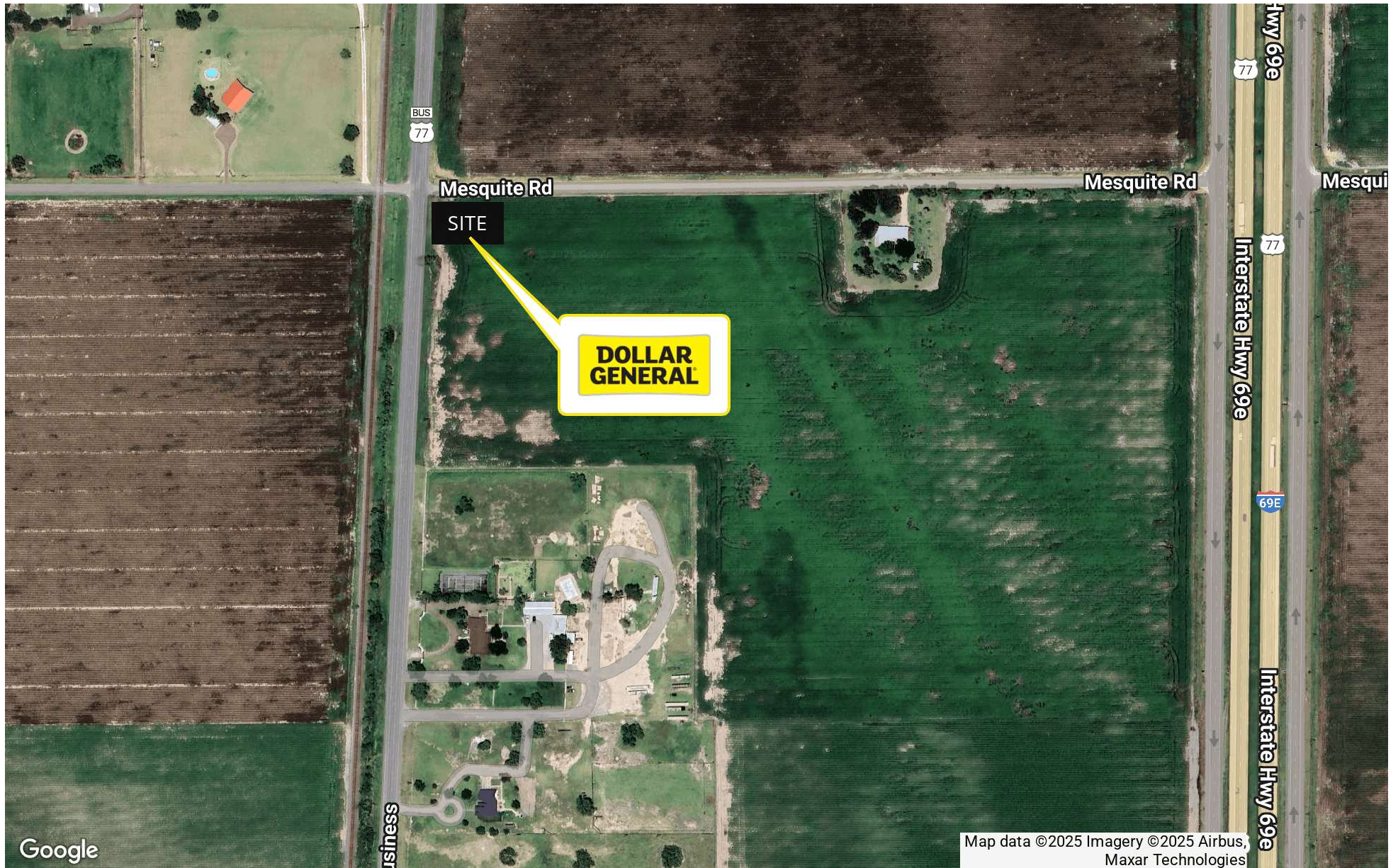
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,820	5,878	33,430
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,232	1,774	9,372
# of Persons per HH	3.1	3.3	3.6
Average HH Income	\$68,534	\$70,129	\$66,678
Average House Value	\$126,209	\$131,342	\$131,146

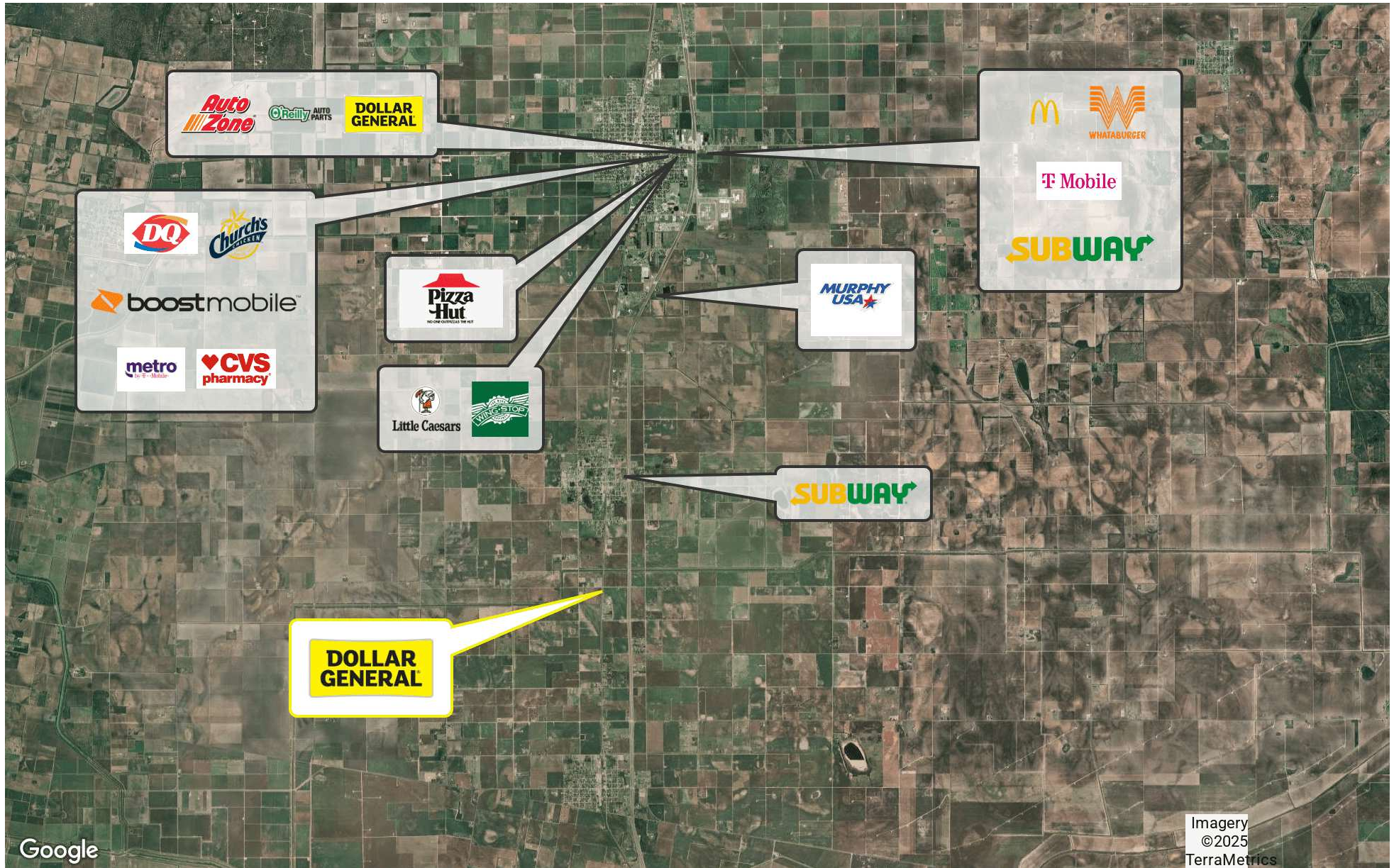
Demographics data derived from AlphaMap



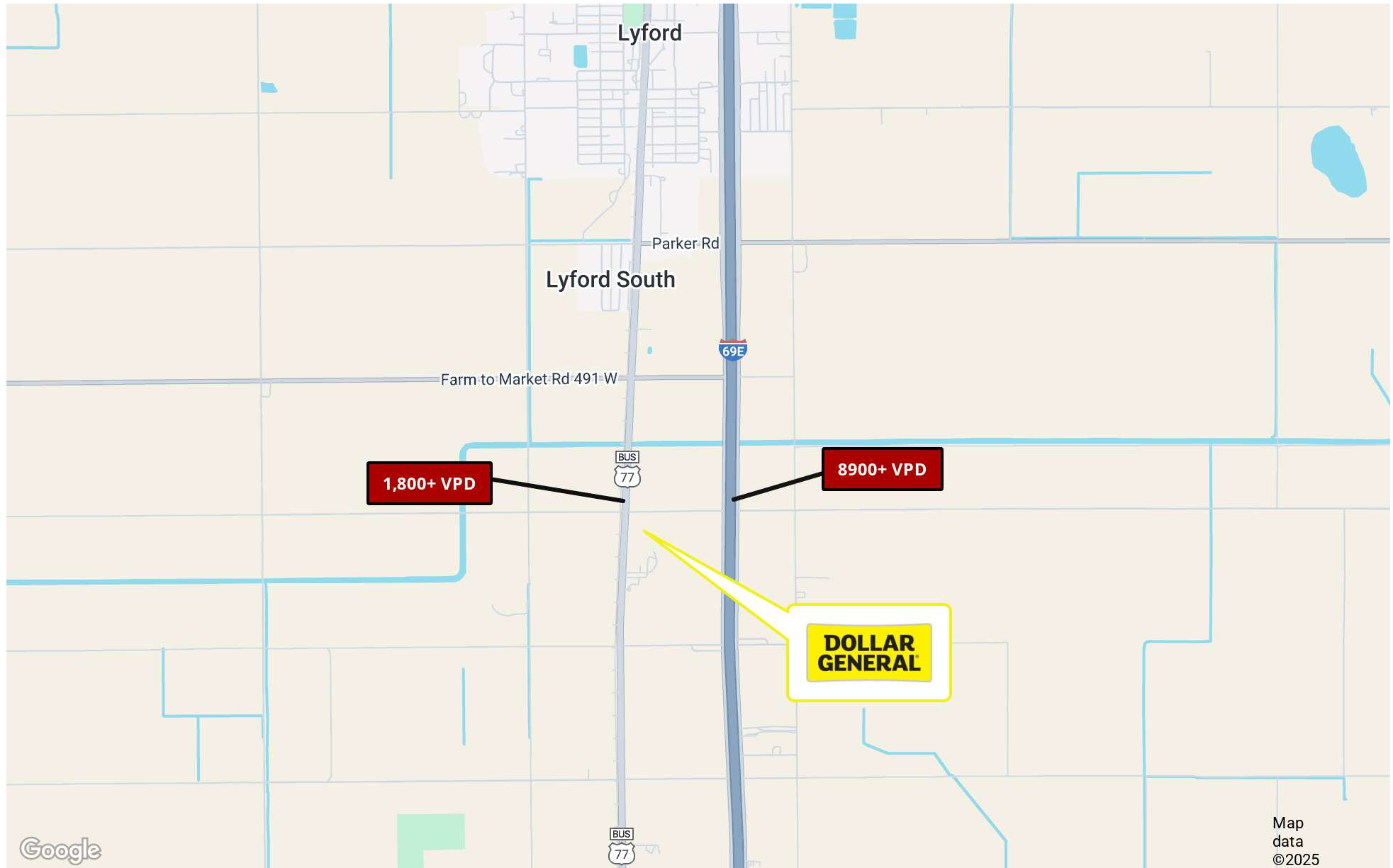
AERIAL MAP



RETAILER MAP



PARCEL AND TRAFFIC COUNTS



MEET THE TEAM



STEVE SAGMANI

Chief Executive Officer

Direct: 248.833.6601 Cell: 248.819.8077
steve@exclusive-realty.com