

FOR SALE

DOLLAR GENERAL PORTFOLIO

Gardendale, Texas

Anderson, Texas



EXCLUSIVE

— REALTY —



GARDENDALE, TEXAS



REPRESENTATIVE PHOTO

ANDERSON, TEXAS

\$3,480,000

5.75% Cap Rate

NOI \$200,100

FOR MORE INFORMATION CONTACT:

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313-963-SOLD

2150 FRANKLIN ROAD, STE. A, BLOOMFIELD TWP., MI 48302 | WWW.EXCLUSIVE-REALTY.COM

FOR SALE

DOLLAR GENERAL

5568 E. Highway 158

Gardendale, Texas 79758



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INVESTMENT HIGHLIGHTS

- Absolute NNN Lease/No Landlord Responsibilities
- 10,566 square foot Dollar General Store
- Freestanding Retail Building on 2.0 Acres of Land
- Built in 2020
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Corporate Guaranteed Lease
- Average Annual Household Income exceeds \$127,000 within a 3 Mile Radius

NOI:	\$106,116
CAP RATE:	5.75%
LEASE TYPE:	Absolute NNN
PRIMARY LEASE TERM:	15 YEARS
OPTIONS:	3 (5) YEAR OPTIONS
INCREASES:	10% IN EACH OPTION

FOR MORE INFO CONTACT: STEVE SAGMANI/JULIAN KARIM

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 10,566 SF Dollar General store located in Gardenville, Texas. The property has an Absolute NNN Lease with zero Landlord responsibility. The lease has 3 (5) year options. The lease is corporately guaranteed by Dollar General Corp.

The three mile average household income exceeds \$127,000 per year, making this location ideal for a Dollar General.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores.

**DOLLAR
GENERAL®**

INVESTMENT SUMMARY

NOI:	\$106,116
CAP RATE:	5.75%
BUILDING SIZE:	10,566 sq. ft.
LAND ACREAGE:	2.0 Acres
ZONING:	Commercial
YEAR BUILT:	2020
TENANT:	Dollar General
LEASE TYPE:	Absolute NNN
PRIMARY LEASE TERM:	15 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE, PARKING:	Tenant Responsibility
LEASE START DATE:	04/20/2020
LEASE EXPIRATION DATE:	04/19/2035
OPTIONS:	3 (5) Year Options
INCREASES:	10% in each Option
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	www.dollargeneral.com

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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
State Hwy 158 & N Hollyhock Ave W	3,316	Total Population	1,718	2,316	9,206
N Hollyhock Ave & E Violet St S	1,329	Total Households	631	849	14,936
N Hollyhock Ave & Violet Rd S	640	Average HH Income	\$127,410	\$127,830	\$104,749

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Gardendale is an unincorporated area and census-designated place (CDP) in Ector County, Texas, United States. The population was 1,574 at the 2010 census, up from 1,197 at the 2000 census. It is part of the Odessa, Texas, Metropolitan Statistical Area. Gardendale is located in northeastern Ector County. Texas State Highway 158 forms the northern edge of the community. Downtown Odessa is 14 miles (23 km) to the south. According to the United States Census Bureau, the Gardendale CDP has a total area of 11.49 square miles (29.75 km²), of which 0.02 square miles (0.05 km²), or 0.16%, is water.

Gardendale was a planned agricultural community developed by a San Antonio developer in 1908 to take advantage of the newly irrigated acreage in South Texas.



Wagner Noel Performing Arts Center

The Wagner Noël Performing Arts Center is a performing arts venue located between the cities of Midland, Texas and Odessa, Texas. WNPAC is owned by The University of Texas, and is built on a satellite campus of The University of Texas of the Permian Basin.



Odessa Meteor Crater

A meteorite crater in the southwestern part of Ector County, southwest of the city of Odessa of West Texas, United States. It is accessible approximately 3 mi (5 km) south of Interstate 20 at Exit 108 (Moss Road). This is one of three impact crater sites found in Texas, the others being the older and much larger Sierra Madera crater and the Marquez crater.



Stonehenge Replica

The officially titled "University of Texas of the Permian Basin Stonehenge" was built in the summer of 2004 by stoneworkers Connie and Brenda Edwards. The University thought that a nearly-full-size Stonehenge would make a good teaching tool -- and an alluring Druidic tourist attraction for the city.



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DOLLAR GENERAL

122 S. Hill Street

Anderson, Texas 77830



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REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease/Zero Landlord Responsibilities
- 9,026 square foot Dollar General Store
- Freestanding Retail Building on 1.0 Acre of Land
- Built in 2020
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Corporate Guaranteed Lease
- Average Annual Household Income exceeds \$90,000 within a 3 Mile Radius

NOI:	\$93,984
CAP RATE:	5.75%
LEASE TYPE:	Absolute NNN
PRIMARY LEASE TERM:	15 YEARS
OPTIONS:	3 (5) YEAR OPTIONS
INCREASES:	10% IN EACH OPTION

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INVESTMENT OFFERING

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The three mile average household income exceeds \$90,000 per year, making this location ideal for a Dollar General.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores.



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INVESTMENT SUMMARY

NOI:	\$93,984
CAP RATE:	5.75%
BUILDING SIZE:	9,026 sq. ft.
LAND ACREAGE:	1.0 Acres
ZONING:	Commercial
YEAR BUILT:	2020
TENANT:	Dollar General
LEASE TYPE:	Absolute NNN
PRIMARY LEASE TERM:	15 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE, PARKING:	Landlord Responsibility
LEASE START DATE:	October 2020
LEASE EXPIRATION DATE:	October 2035
OPTIONS:	3 (5) Year Options
INCREASES:	10% in each Option
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	www.dollargeneral.com

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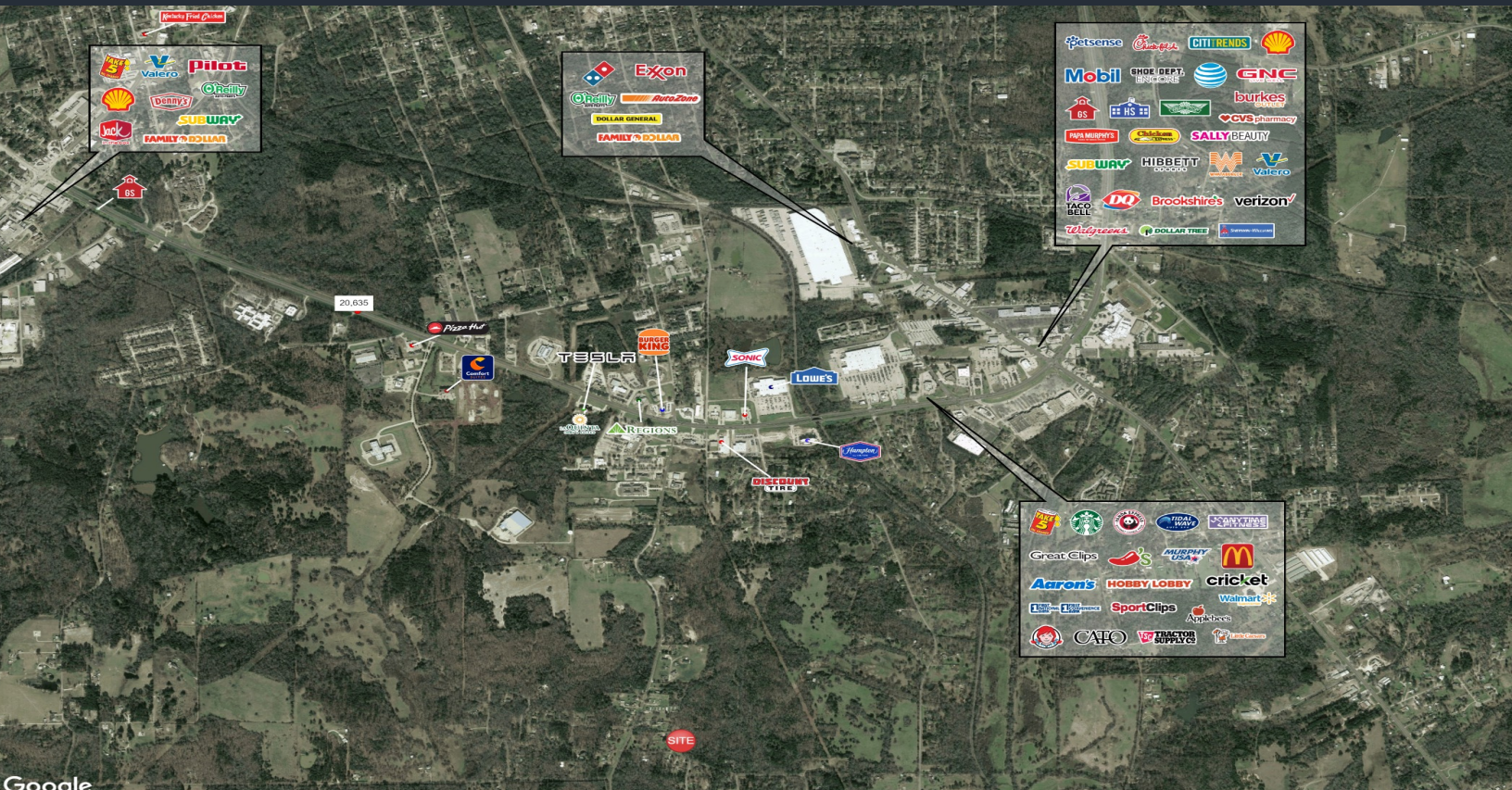
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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
State Hwy 90 & Austin ST SW	7,137	Total Population	554	1,441	13,817
State Hwy 90 & Buffington Ln S	6,972	Total Households	226	578	5,090
State Hwy 90 & Buffington Ln NE	4,721	Average HH Income	\$90,792	\$91,408	\$77,691

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Anderson is a city and county seat of Grimes County, Texas, United States. The town and its surroundings are listed on the National Register of Historic Places as the Anderson Historic District. The town is named for Kenneth Lewis Anderson, a vice-president of the Republic of Texas, who died here at the Fanthorp Inn in 1845. Long occupied by indigenous peoples, this area was initially settled by Europeans and creole Spanish during Spanish colonial rule. Anglo-Americans began to enter the area in the 1820s from the Southern United States. After Mexico achieved independence, it accepted additional settlers from the United States into eastern Texas. It allowed them to practice their own religion, if they swore loyalty to Mexico. A few structures in town date from this period. Texas achieved independence in 1836 and settlers continued to arrive from the United States. As they came mostly from the South and brought slaves with them, Grimes and other eastern counties had the highest proportion of slaveholders and slaves in the republic. Grimes County was organized in 1846, soon after the Republic of Texas was annexed by the United States. Henry Fanthorp, a new Anglo-American settler in Texas, offered land for the county seat. The town grew quickly between 1846 and 1885, reaching a peak population of about 3,000 people. County population was majority-black and enslaved by 1860. The black majority continued until many African Americans left during the 20th century in the Great Migration, to leave behind Jim Crow conditions. Anderson in 1859 rejected being connected to the Texas and Central Railroad, and was soon surpassed in population and economic growth by Navasota, Texas. The town was incorporated, but records show elected officials only for the years 1867 and 1875. In 1995, John Freeman was elected as the first mayor, and the town was incorporated in 1998. He retired in 2003 and Gail Sowell was elected as mayor.



Fanthorp Inn State Historic Site

Fanthorp Inn State Historic Site is a historic hotel in Anderson, Texas. The Texas Parks and Wildlife Department acquired the 6-acre site by purchase in 1977 from a Fanthorp descendant. Ten years were spent researching and restoring the Inn to its 1850 look. The site was opened to the public on October 4, 1987.



Museum of the American GI

A home to one of the finest collections in the US of restored, running WWI, WWII and later era military vehicles including a WWI FT-17 tank, WWII Sherman tanks, M18 Hellcats and various other tanks as well as historic uniforms and equipment used by the American Serviceman and women.



Star of the Republic Museum

The Star of the Republic Museum was created by the Texas Legislature and is administered by Blinn College as a cultural and educational institution. Its purpose is to collect and preserve the material culture of the Texas Republic (1836-1846) and to interpret the history, cultures, diversity and values of early Texans.



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DISCLOSURE:

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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 ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE

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
Founded:	1939
Total Revenue:	27.8 Billion
Net Worth:	22.825 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

Over 16,278 stores in the United States

Ranked #354 as America's Best Employer by State in Forbes 2020

Dollar General has over 143,000 Employees

Ranked #179 as America's Largest Public company in Forbes 2018

Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

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