



RETAIL PROPERTY FOR SALE

1290 Butternut Street,
Abilene, TX 79602

PRESENTED BY:

LOUISE JENNINGS-MCCULLAR

404.606.3285

louise@resellc.com



REAL ESTATE SOUTHEAST

404.606.3285

P. O. Box 681955

Prattville, AL 36068

Executive Summary

DOLLAR GENERAL | ABILENE TX | 1290 BUTTERNUT STREET, ABILENE, TX 79602



OFFERING SUMMARY

Sale Price: \$800,000

Cap Rate: 2.4%

Lot Size: 0.45 Acres

Year Built: 1946

Building Size: 15,732

Zoning: C-1

PROPERTY HIGHLIGHTS

- Investment Opportunity in Abilene, Texas
- 15,732 SF Dollar General Store on 0.45 Acres
- Located on the Corner of Butternut Street and South 13th Street
- Lease Expires on 1/31/2026
- Subject is Part of a Dollar General Portfolio (contact listing agent for portfolio details)
- Financials Available Upon Receipt of Signed Confidentiality Agreement

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,280	24,995	45,089
Total Population	8,543	63,606	114,925
Average HH Income	\$41,137	\$49,769	\$51,642

Financial Summary

DOLLAR GENERAL | ABILENE TX | 1290 BUTTERNUT STREET, ABILENE, TX 79602



INVESTMENT OVERVIEW

Price	\$800,000
Price per SF	\$50.85
CAP Rate	2.4%
Cash-on-Cash Return (yr 1)	2.4 %
Total Return (yr 1)	\$19,205
Debt Coverage Ratio	-

OPERATING DATA

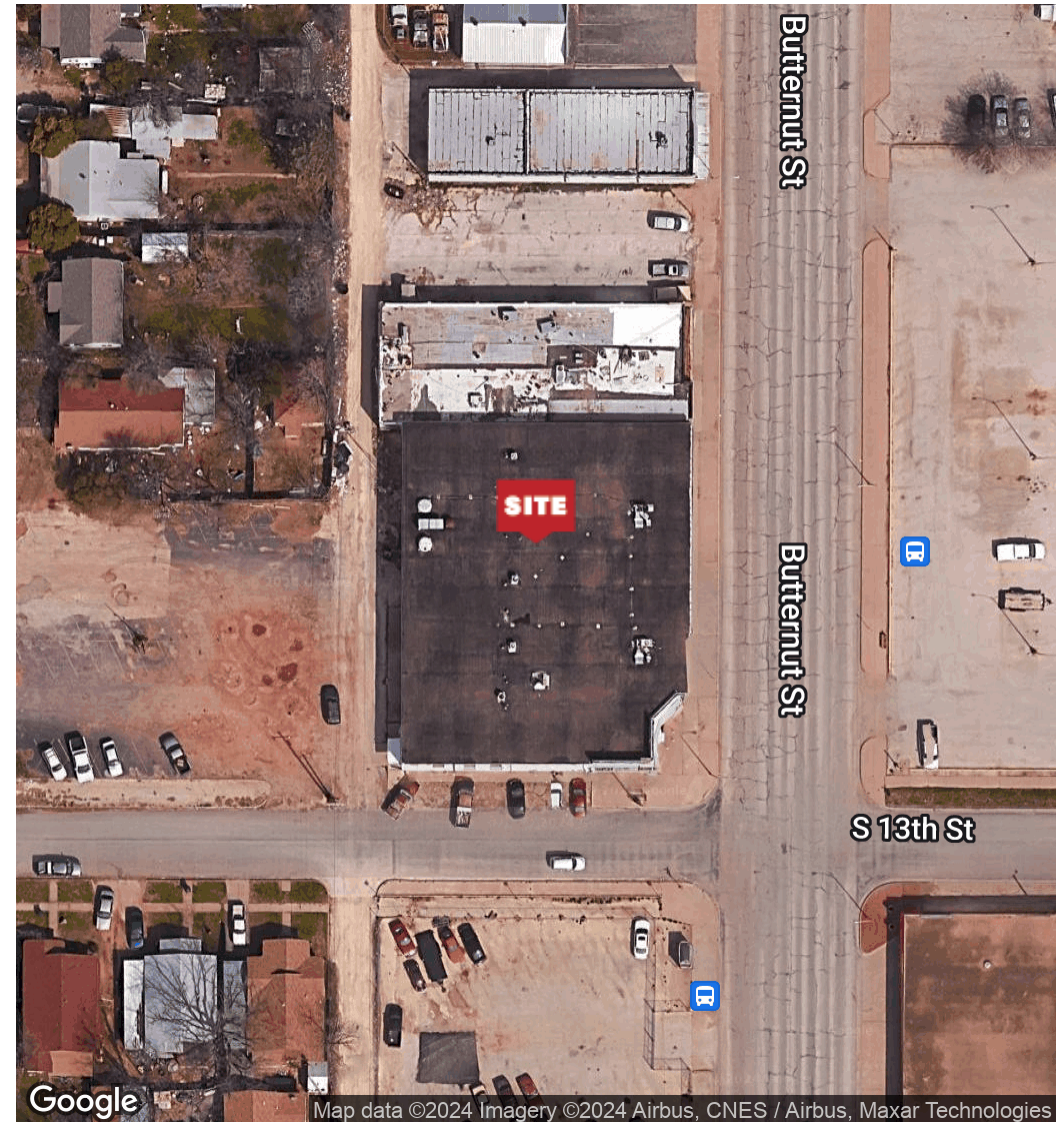
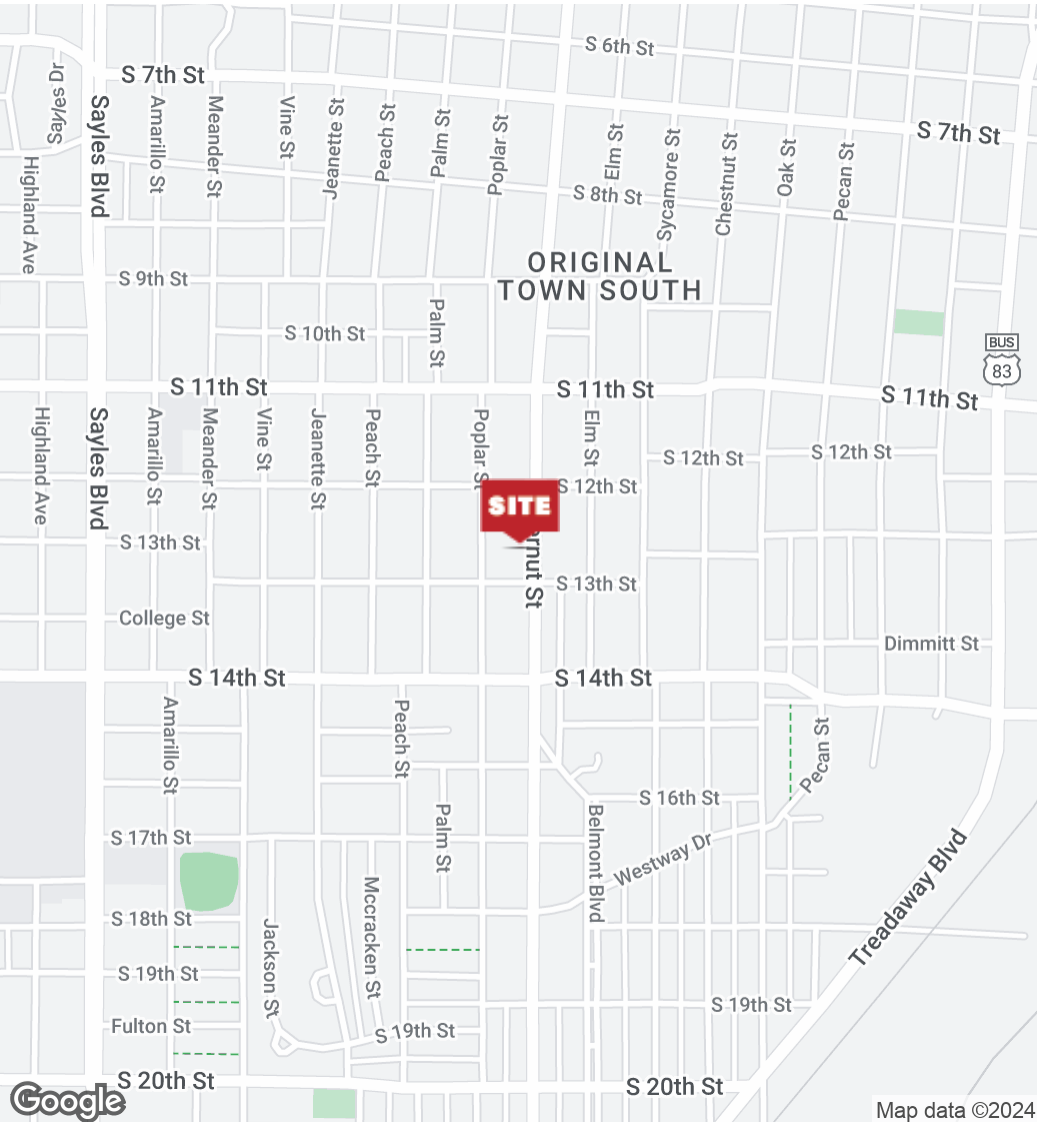
Gross Scheduled Income	\$34,592
Other Income	-
Total Scheduled Income	\$34,592
Vacancy Cost	\$0
Gross Income	\$34,592
Operating Expenses	\$15,387
Net Operating Income	\$19,205
Pre-Tax Cash Flow	\$19,205

FINANCING DATA

Down Payment	\$800,000
Loan Amount	-
Interest Rate	-%
Amortization Schedule	- Years
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Location Maps

DOLLAR GENERAL | ABILENE TX | 1290 BUTTERNUT STREET, ABILENE, TX 79602



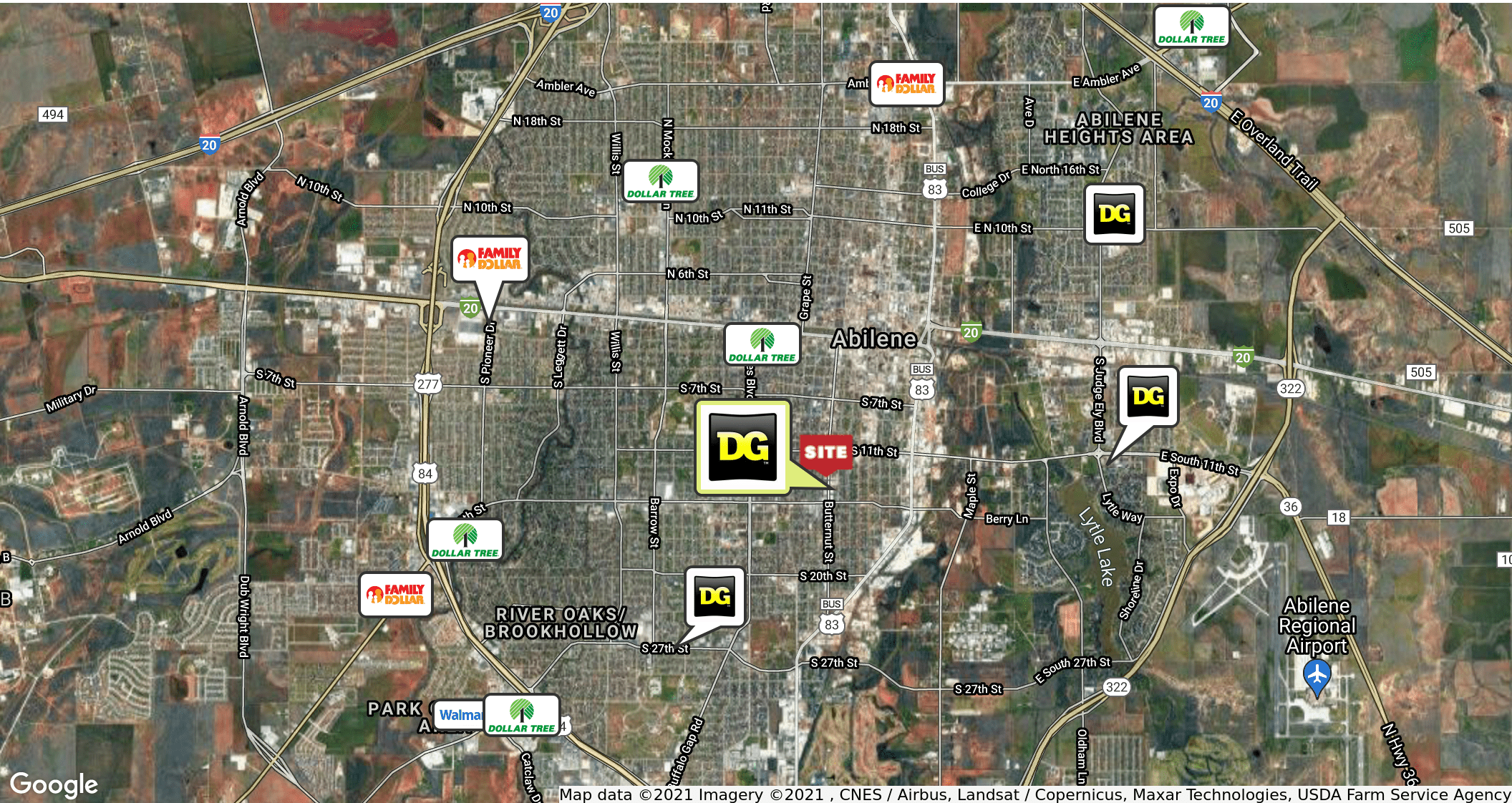
Additional Photos

DOLLAR GENERAL | ABILENE TX | 1290 BUTTERNUT STREET, ABILENE, TX 79602



Retailer Map

DOLLAR GENERAL | ABILENE TX | 1290 BUTTERNUT STREET, ABILENE, TX 79602



Map data ©2021 Imagery ©2021, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

Advisor Bio 1

DOLLAR GENERAL | ABILENE TX | 1290 BUTTERNUT STREET, ABILENE, TX 79602



LOUISE JENNINGS-MCCULLAR

Principal Broker

louise@resellc.com

Direct: 404.606.3285 | **Cell:** 404.606.3285

AL #030350 // GA #166727 MS #21674

PROFESSIONAL BACKGROUND

Real Estate Southeast was founded in 2001 by Louise Jennings. As principal and an investor, Ms. Jennings is highly driven to provide positive results in the most efficient manner possible and understands the important responsibilities of creating value in retail properties, along with its day to day management and operations. With over 30 years of experience in the commercial real estate business, she also understands the importance of providing good service and delivering results. Ms. Jennings has redeveloped almost a million SF of retail space throughout the Southeast. This valuable experience is shared with the dedicated team at Real Estate Southeast. This team works diligently to keep tenants happy and properties running smoothly and profitably. Real Estate Southeast works closely with retailers, lenders, investors and industry professionals, earning a strong reputation for hands on service, delivering results. With extensive knowledge of the southeast markets, Real Estate Southeast is contracted to do market analysis and site selection. They worked with clients such as; ABC, DaVita, Dunkin Donuts, Honey Baked Ham and LifeChoice.

Louise Jennings and Real Estate Southeast are active in the community. Louise Jennings is a member of the Alabama Center for Real Estate Leadership Council (ACRE), International Council of Shopping Centers (ICSC), Prattville Millbrook Sunrise Rotary Club and First United Methodist Church. Jennings also serves on the following boards; Central Alabama Community Foundation, YMCA, Prattville Creative and Performing Arts Council, Autauga County Heritage Association (Past President). She is also a past director and supporter of Autauga County Family Support Center and is a great lover of animals. Louise Jennings is married to David McCullar. They live and work in Prattville, Alabama and Pensacola, Florida and travel across the southeast.

Real Estate Southeast

P. O. Box 681955
Prattville, AL 36068
404.606.3285