

# PROPERTY FOR SALE

723 W 7th AVE  
Spearman, TX 79081

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 | SPEARMAN, TX | 723 W 7TH AVENUE, SPEARMAN, TX 79081



## OFFERING SUMMARY

Sale Price: \$750,000

Cap Rate: 4.61%

Lot Size: 0.86 Acres

Year Built: 1999

Building Size: 15,000 SF

## PROPERTY OVERVIEW

Dollar General investment opportunity in Spearman, Texas. 15,000 SF Dollar General Store on 0.86 acres, adjacent to First National Bank. Dollar General has been in place since 1999.

## PROPERTY HIGHLIGHTS

- Investment Opportunity in Spearman, Texas
- 15,000 SF Dollar General Store on 0.86 Acres
- Adjacent to First National Bank
- Subject is Part of a Dollar General Portfolio (contact listing agent for portfolio details)
- Financials Available Upon Receipt of Signed Confidentiality Agreement

# Income & Expenses

DOLLAR GENERAL | SPEARMAN, TX | 723 W 7TH AVENUE, SPEARMAN, TX 79081



INCOME SUMMARY	DOLLAR GENERAL - SPEARMAN, TX	PER SF
Annual Rent Income (2022)	\$53,723	\$3.58
<b>Gross Income</b>	<b>\$53,723</b>	<b>\$3.58</b>
EXPENSE SUMMARY	DOLLAR GENERAL - SPEARMAN, TX	PER SF
Insurance (2022)	\$4,831	\$0.32
Taxes (2022)	\$8,605	\$0.57
CAM (2022)	\$5,692	\$0.38
<b>Gross Expenses</b>	<b>\$19,130</b>	<b>\$1.28</b>
<b>Net Operating Income</b>	<b>\$34,593</b>	<b>\$2.31</b>

# Demographics Map & Report

DOLLAR GENERAL | SPEARMAN, TX | 723 W 7TH AVENUE, SPEARMAN, TX 79081

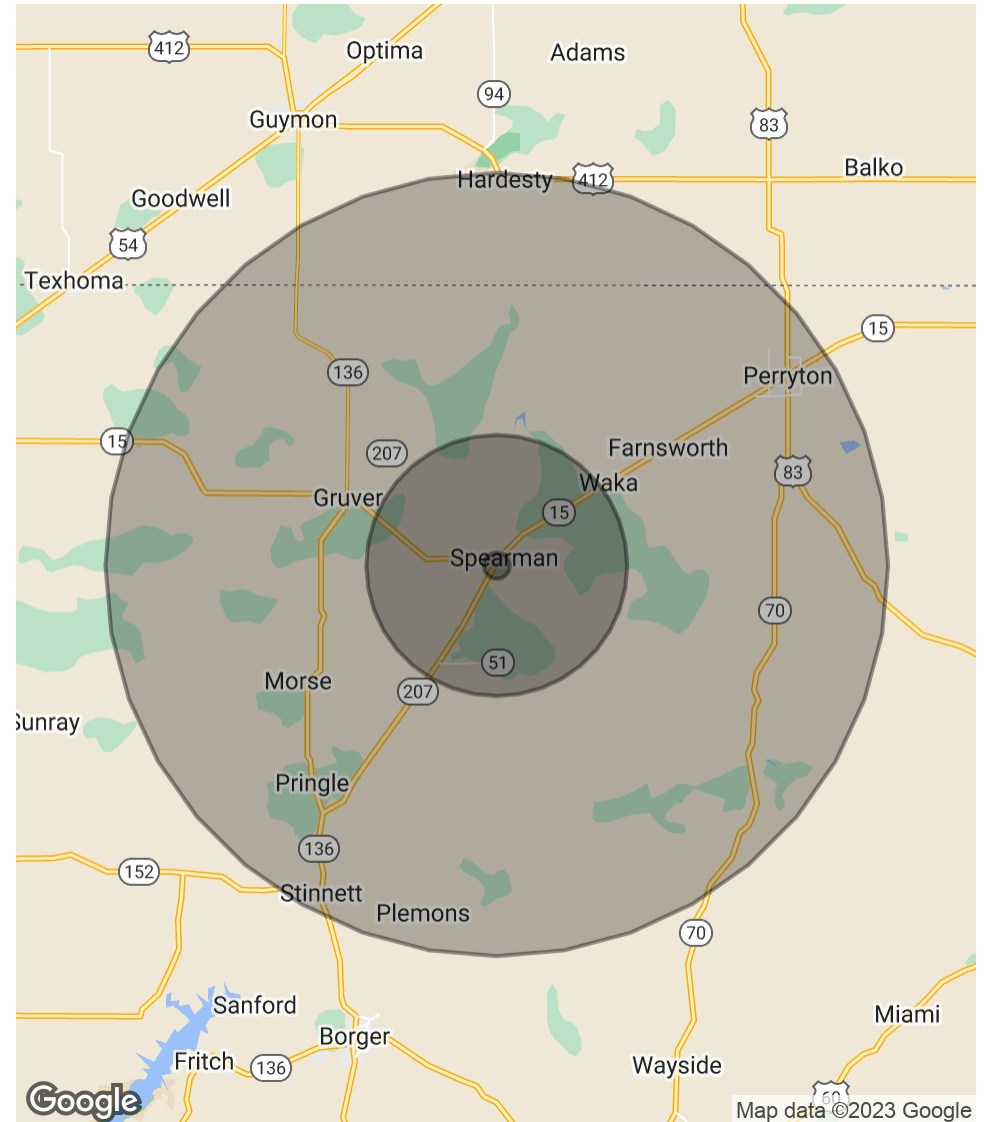


POPULATION	1 MILE	10 MILES	30 MILES
Total Population	35	2,961	12,531
Average age	36.1	36.3	38.6
Average age (Male)	33.7	34.1	38.1
Average age (Female)	37.2	37.3	38.7

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	12	1,067	4,526
# of persons per HH	2.9	2.8	2.8
Average HH income	\$59,730	\$57,377	\$61,704
Average house value	\$65,499	\$67,719	\$78,325

\* Demographic data derived from 2020 ACS - US Census





## Advisor Bio 1

DOLLAR GENERAL | SPEARMAN, TX | 723 W 7TH AVENUE, SPEARMAN, TX 79081



### LOUISE JENNINGS-MCCULLAR

Principal Broker

[louise@resellc.com](mailto: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.

### MEMBERSHIPS

ICSC  
ACRE  
IREM

#### Real Estate Southeast

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