



## OFFERING MEMORANDUM

Actual Property

"PLUS" SIZE DOLLAR GENERAL - COLLEGE STATION, TX MSA

7850 TX-21, CALDWELL, TX 77836

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**DOLLAR  
GENERAL**

CALDWELL, TX

**\$1,760,110 | 5.85% CAP**

- New Development College Station MSA Dollar General With Over 14+ Years Remaining on Primary Term
- Large 1.75 Acre Lot and "Plus" Size Store Prototype With 10,640 Square Feet to Accommodate Higher Projected Sales Volume
- Fills Dollar Store Void - Closest Dollar Store is Over 8 Miles Away - Limited Retail Competition
- Great Visibility Along TX-21 W With Strong Daily Traffic Counts Over 9,000
- Situated in the College Station MSA, Home to Texas A&M - the 3rd Largest University in the Nation
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

## EXCLUSIVELY MARKETING BY:

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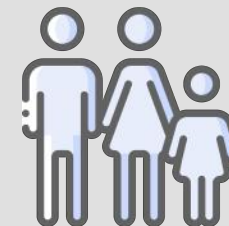
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## INVESTMENT OVERVIEW:

Base Annual Rent:	\$102,966
Rent Per SF:	\$9.68
Rent Commencement Date:	5/17/2022
Lease Expiration Date:	4/30/2037
Lease Term Remaining:	14+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



As of April 2022, Dollar General Operates 18,200+ stores in the continental United States



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #106 on the Fortune 500 List

## PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	1.75 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$165.42

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	5/17/2022-4/30/2037	\$102,966	\$9.68	5.85%
Three (3), 5-Year Options 10% Increase	5/1/2037-4/30/2042	\$113,263	\$10.65	6.44%
	5/1/2042-4/30/2052	\$124,590	\$11.71	7.08%
	5/1/2052-4/30/2057	\$137,048	\$12.88	7.79%



## RESPONSIBILITIES BREAKDOWN

### TAXES & INSURANCE

#### PAID BY TENANT

**Taxes:** Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

**Insurance:** Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance")

### PARKING LOT

#### PAID BY TENANT

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

### ROOF & STRUCTURE

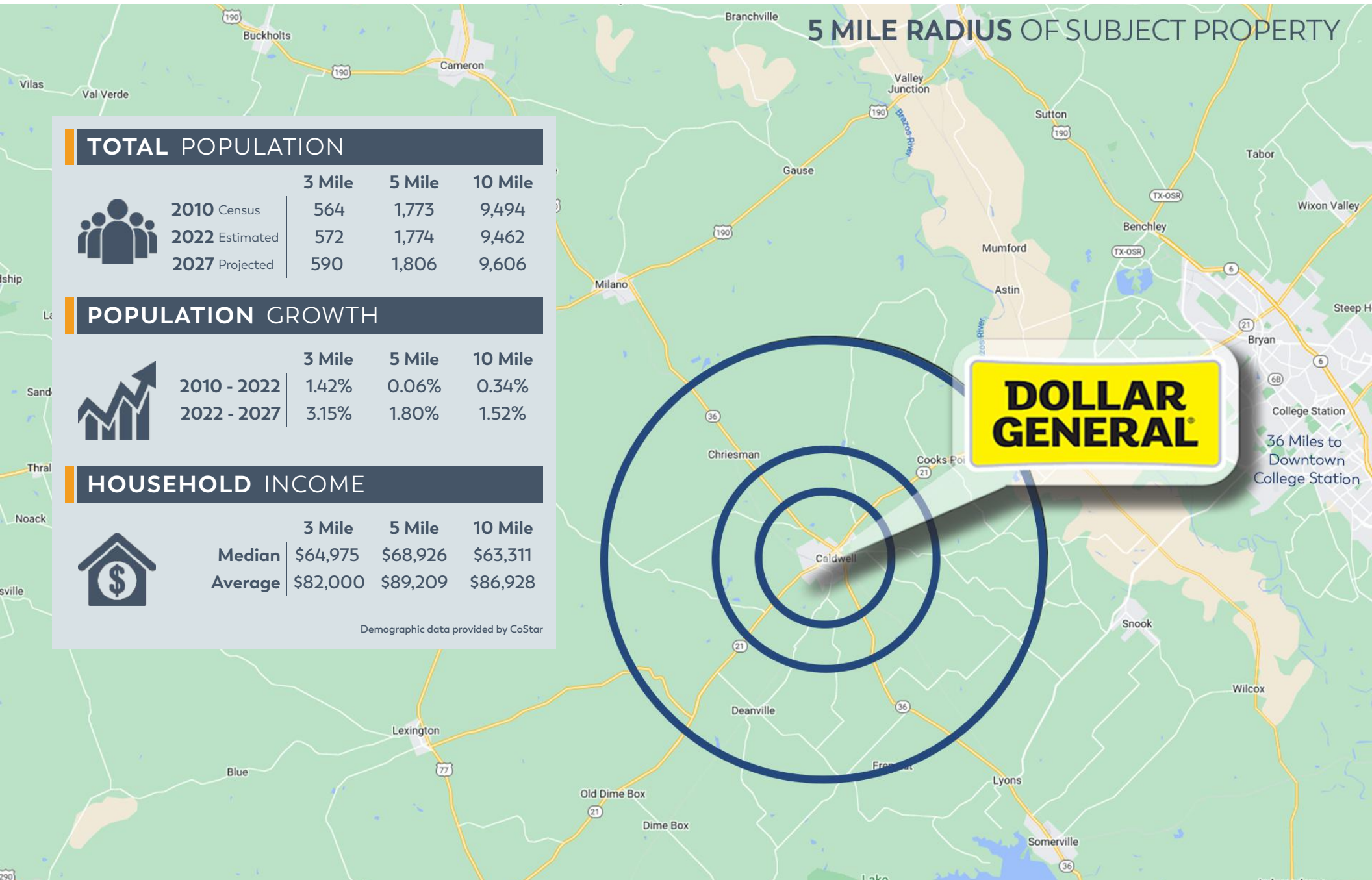
#### PAID BY TENANT

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### HVAC

#### PAID BY TENANT

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## TOTAL POPULATION



	3 Mile	5 Mile	10 Mile
<b>2010</b> Census	564	1,773	9,494
<b>2022</b> Estimated	572	1,774	9,462
<b>2027</b> Projected	590	1,806	9,606

## POPULATION GROWTH



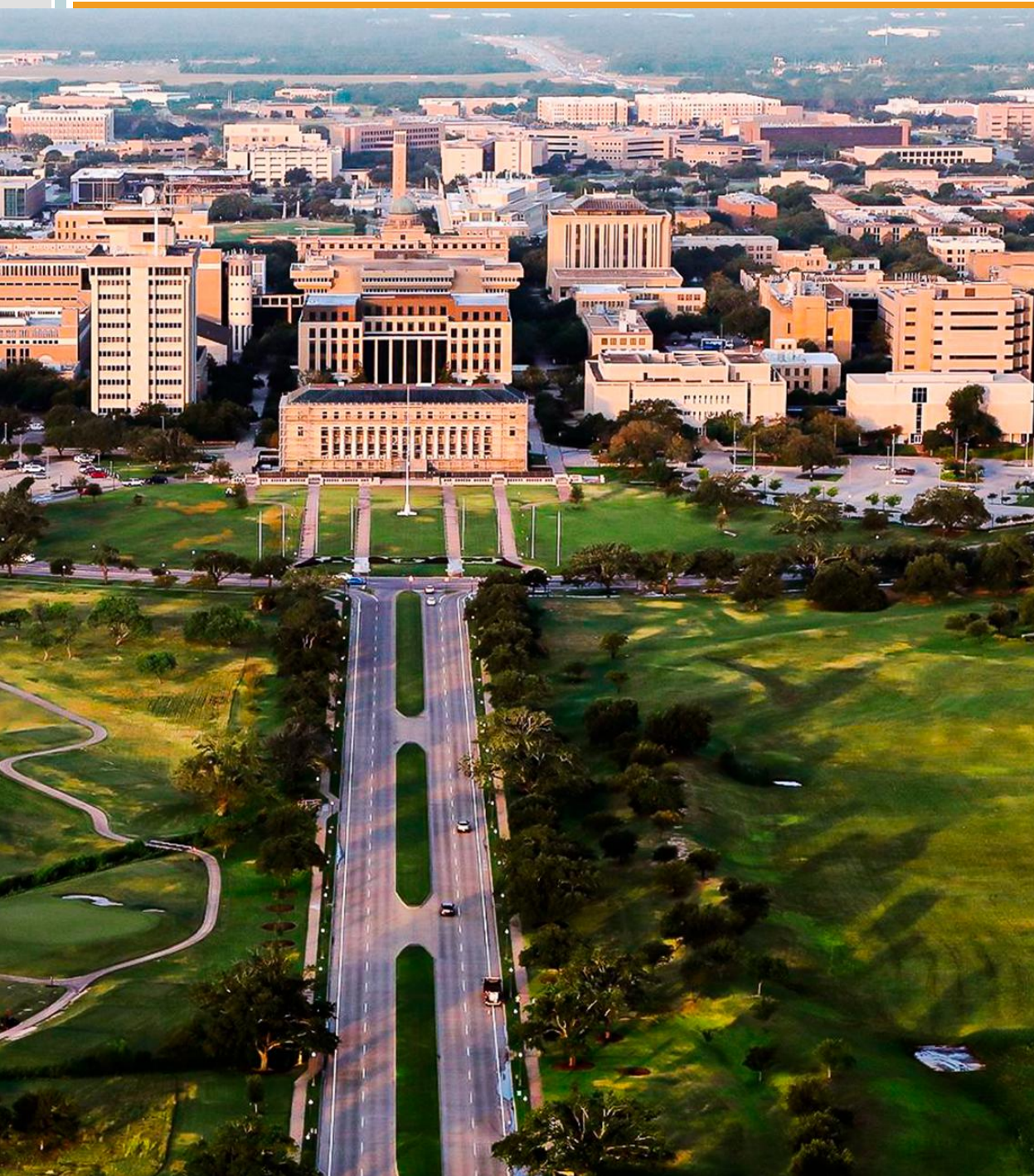
	3 Mile	5 Mile	10 Mile
<b>2010 - 2022</b>	1.42%	0.06%	0.34%
<b>2022 - 2027</b>	3.15%	1.80%	1.52%

## HOUSEHOLD INCOME



	3 Mile	5 Mile	10 Mile
<b>Median</b>	\$64,975	\$68,926	\$63,311
<b>Average</b>	\$82,000	\$89,209	\$86,928

Demographic data provided by CoStar



# COLLEGE STATION

College Station is the 16th largest city in Texas and home to Texas A&M - the 3rd largest university in the nation with a student body of 68K+. With a low unemployment rate and major employers that contribute to a thriving business climate, it is no wonder why College Station is gaining national attention for growth.

1.54% Annually  
2022 Population Growth



278,450+  
2022 Total Population



\$53,527  
2022 Median Household Income





DOWNTOWN CALDWELL  
7.5 MILES AWAY



July's Country  
RV Park

**DOLLAR  
GENERAL**

TX-21 W - 9,205 VPD

Highway 21 Foodmart  
Convenience Store



Gang Tek LLC

FM 60 S - 1,137 VPD



Chesapeake Energy Services

Actual Property







**DOLLAR  
GENERAL®**



**82 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$49B**  
Market Cap



**17,500+**  
Locations

All materials and information received or derived from Trinity Real Estate Investment Services 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.

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## 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. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services 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 Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property

# 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.*

## 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.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015

# TRINITY

## REAL ESTATE INVESTMENT SERVICES

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