

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
EUSTACE, TEXAS



**SCHUCHERT**  
RETAIL GROUP



# S SCHUCHERT RETAIL GROUP



## EXCLUSIVELY LISTED BY:



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BROKER OF RECORD  
TX LICENSE #9004477

DOLLAR GENERAL





# INVESTMENT SUMMARY



LIST PRICE  
**\$710,400**



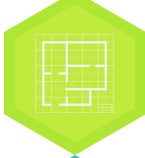
LOCATION  
**306 US HIGHWAY 175 W.  
EUSTACE, TX 75124**



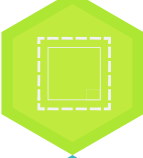
CAP RATE  
**7.46%**



ANNUAL RENT  
**\$53,031**



BUILDING SIZE  
**8,190 SQ. FT.**



LAND AREA  
**0.984 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**NN**



TERM REMAINING  
**4 YEARS**



LEASE EXPIRATION  
**03/31/2024**



RENEWAL OPTIONS  
**2 - 5 YEAR**



RENT INCREASES  
**10% AT OPTIONS**



PARKING  
**33 SPACES**



YEAR BUILT  
**2005**



APN  
**C000003544**



TRAFFIC COUNTS  
**15,387 VPD**

# INVESTMENT HIGHLIGHTS

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## DOLLAR GENERAL CORPORATE LEASE:

- Approximately 4 Years Remaining
- 2005 Construction Build-to-Suit Dollar General
- Two - Five (5) Year Option Periods with 10% Rental Increases

## STRONG OPERATING HISTORY:

- Tenant Has Been Operating at this Location for 17+ Years

## NN LEASE:

- Landlord Responsibilities Limited to Roof, Parking Lot & HVAC
- This Location is Part of Dollar General's National Insurance Program

## LOCATION:

- Strategically Located in the Heart of Town on US-175
- Traffic Counts of Approximately 15,387 Vehicles Per Day

## CEDAR CREEK LAKE:

- 4th Largest Lake in Texas
- 320 Miles of Shoreline
- Conveniently Located About 1 Hour SE of Dallas

## PROXIMITY TO MAJOR CITIES:

- Tyler, TX | 46 Miles
- Dallas, TX | 61 Miles
- Longview, TX | 91 Miles
- Waco, TX | 95 Miles

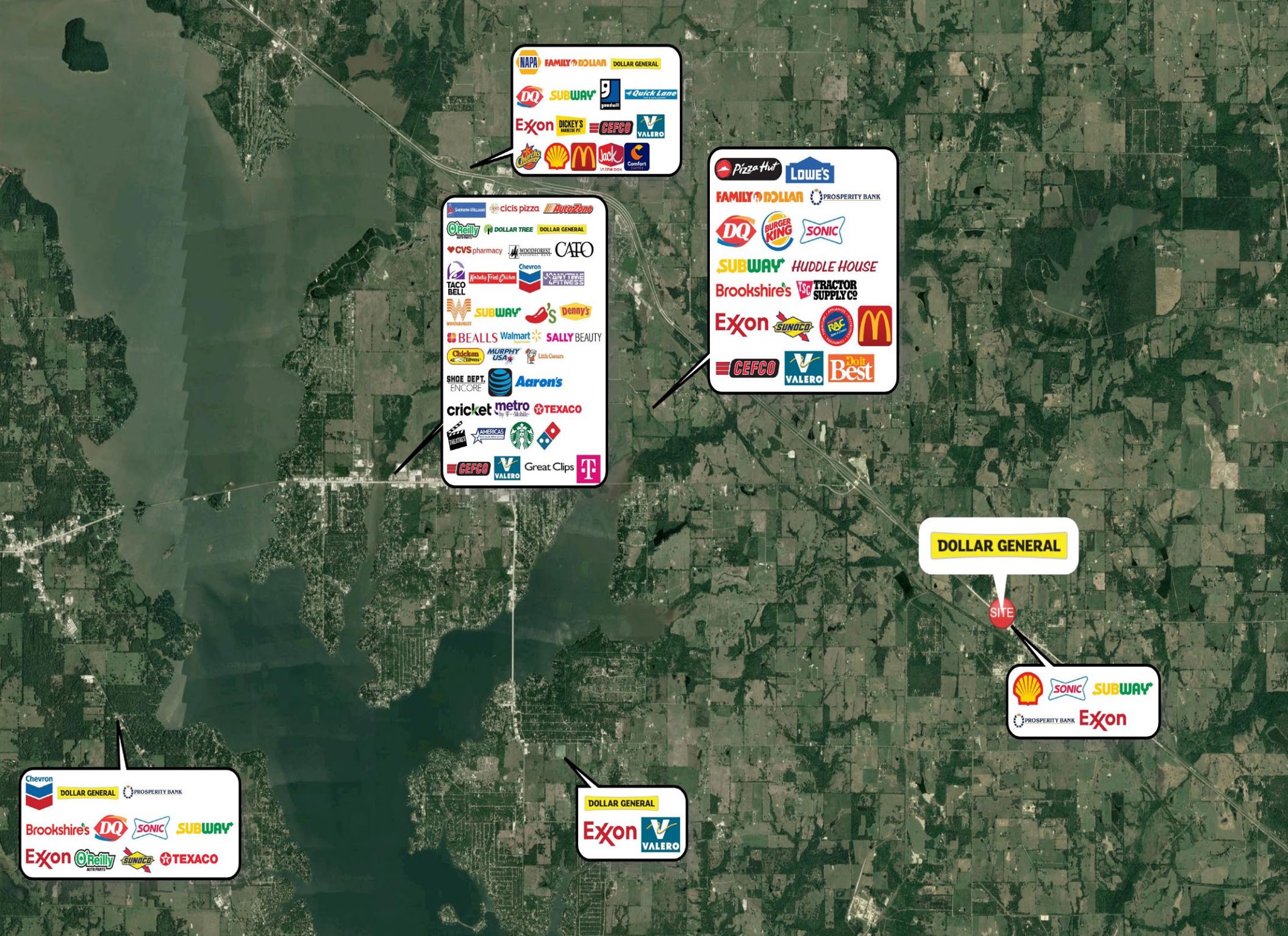
## TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 892 Residents ; \$65,665 Average Household Income
- 1-Mile Annual Population Growth = 1.7% (8.40% Over the Next 5 Years)
- 3-Mile Population = 2,293 Residents ; \$64,607 Average Household Income
- 3-Mile Annual Population Growth = 1.7% (8.59% Over the Next 5 Years)
- 5-Mile Population = 4,324 Residents ; \$60,071 Average Household Income
- 5-Mile Annual Population Growth = 1.7% (9.62% Over the Next 5 Years)
- 7-Mile Population = 19,778 Residents ; \$65,394 Average Household Income
- 7-Mile Annual Population Growth = 1.7% (13.37% Over the Next 5 Years)

## TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 16,729 Stores in 46 States as of July 31, 2020
- Ranked #112 on the Fortune 500 List - Up 7 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 11 Consecutive Years)





NAPA FAMILY DOLLAR DOLLAR GENERAL

DQ SUBWAY 9 Quick Lane

Exxon DICKEY'S CEFCO VALERO

Shell McDonald's Jack in the Box Comfort

Pizza Hut LOWE'S

FAMILY DOLLAR PROSPERITY BANK

DQ BURGER KING SONIC

SUBWAY HUDDLE HOUSE

Brookshire's TRACTOR SUPPLY CO

Exxon SUNOCO REBEL

CEFCO VALERO Dollar Best

Walmart cici's pizza DuroZone

O'Reilly DOLLAR TREE DOLLAR GENERAL

CVS pharmacy WOODFORD CATO

TACO BELL Kwik Fill Chevron SUBWAY & FITNESS

Wendy's SUBWAY SALLY BEAUTY

BEALLS Walmart SALLY BEAUTY

Chick-fil-dee MURPHY USA Little Caesars

SHOE DEPT. ENCORE Aaron's

cricket metro TEXACO

CEFCO VALERO Great Clips T

DOLLAR GENERAL

SITE

Shell SONIC SUBWAY

PROSPERITY BANK Exxon

Chevron DOLLAR GENERAL PROSPERITY BANK

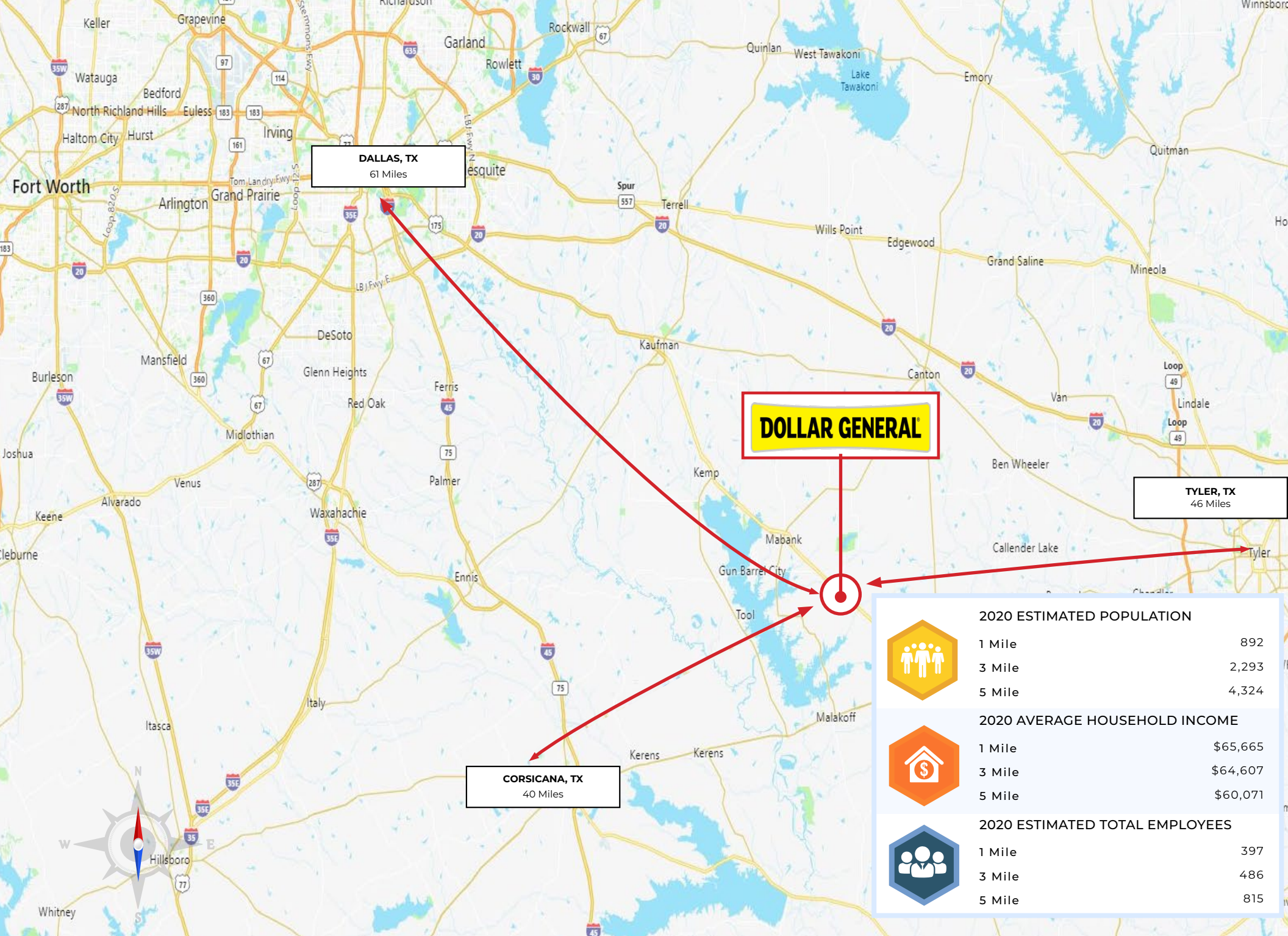
Brookshire's DQ SONIC SUBWAY

Exxon O'Reilly SUNOCO TEXACO

DOLLAR GENERAL

Exxon VALERO





**DALLAS, TX**  
61 Miles

**DOLLAR GENERAL**

**TYLER, TX**  
46 Miles

**CORSICANA, TX**  
40 Miles

2020 ESTIMATED POPULATION		
1 Mile		892
3 Mile		2,293
5 Mile		4,324
2020 AVERAGE HOUSEHOLD INCOME		
1 Mile		\$65,665
3 Mile		\$64,607
5 Mile		\$60,071
2020 ESTIMATED TOTAL EMPLOYEES		
1 Mile		397
3 Mile		486
5 Mile		815



# AREA OVERVIEW



## EUSTACE, TEXAS

Eustace is a city in Henderson County, Texas, United States.

Henderson County is a county in the U.S. state of Texas. As of the 2010 census, its population was 78,532. The county seat is Athens. The county is named in honor of James Pinckney Henderson, the first attorney general of the Republic of Texas, and secretary of state for the republic. He later served as the first governor of Texas.

Henderson County comprises the Athens micropolitan statistical area, which is also included in the Dallas-Fort Worth combined statistical area.



# AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	892	2,293	4,324
2025 Projected Population	967	2,490	4,740
2010 Population	913	2,250	4,164
Annual Growth Rate: 2020 to 2025	1.68%	1.72%	1.92%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	349	906	1,750
2025 Households	356	925	1,806
2010 Households	343	852	1,615
Annual Growth Rate: 2020 to 2025	0.40%	0.43%	0.64%
Average Household Size	2.54	2.51	2.46



INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$65,665	\$64,607	\$60,071
Median Household Income	\$46,468	\$48,929	\$51,743
Per Capita Income	\$25,760	\$25,571	\$24,343



HOUSING	1 MILE	3 MILE	5 MILE
2020 Housing Units	349	906	1,750
2020 Owner-Occupied Units	253	674	1,374
2020 Renter Occupied Housing Units	96	232	375



PLACE OF WORK	1 MILE	3 MILE	5 MILE
2020 Businesses	54	68	124
2020 Employees	397	486	815



# TENANT OVERVIEW



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$49 Billion



**FORTUNE 500**  
#112



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
16,720



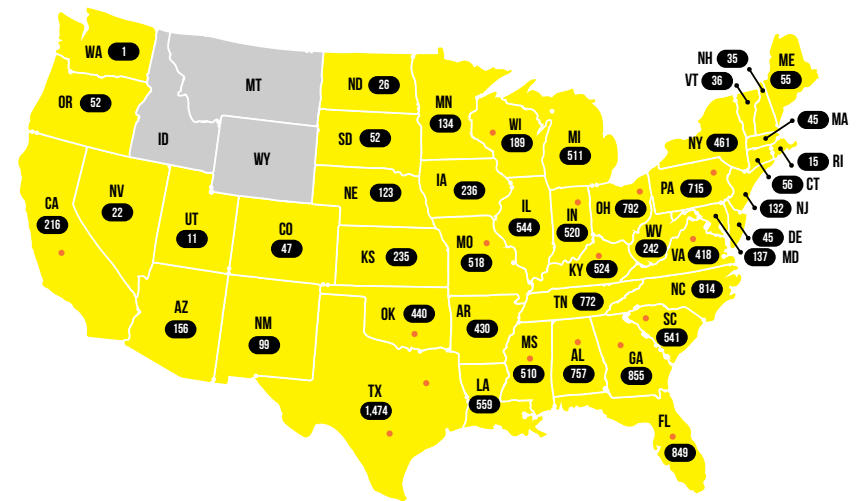
**NO. EMPLOYEES**  
135,000

## ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,720 stores in 46 states as of July 31, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

**16,720 STORES** | IN 46 STATES | AS OF 07/31/2020

● STORES  
● DISTRIBUTION CENTER





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 306 US Highway 175 W. Olton, Texas 75124 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.





**EXCLUSIVELY LISTED BY:**

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**AVERY MURRAH**  
Stroudlink Realty Services

Broker of Record  
TX License #9004477





# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

STROUDLINKREALTYSERVICES, LLC	9004477 <sup>+</sup>	AMURRAH@STROUDLINK.COM	210-900-9505
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
STROUDLINKREALTYSERVICES, LLC	9004477	AMURRAH@STROUDLINK.COM	210-900-9505
Designated Broker of Firm	License No.	Email	Phone
JOE SCHUCHERT	01973172	JOE@SCHUCHERT.COM	310-971-3116
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JOE SCHUCHERT	01973172	JOE@SCHUCHERT.COM	310-971-3116
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date