

OFFERING MEMORANDUM



DOLLAR GENERAL
LANCASTER, TEXAS



SCHUCHERT
RETAIL GROUP



SCHUCHERT
RETAIL GROUP

EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$1,679,200



LOCATION
**2600 W. WINTERGREEN ROAD
LANCASTER, TX 75134**



CAP RATE
5.25%



ANNUAL RENT
\$88,158.96



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
1.34 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



TERM REMAINING
8.25 YEARS



LEASE EXPIRATION
10/31/2029



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
31 SPACES



YEAR BUILT
2014



APN
36-82571-00A-001-00-00



TRAFFIC COUNTS
17,583 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 8.25 Years Remaining in the Initial 15 Year Lease Term
- 2014 Construction - 9,100 SF
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

UPGRADED CONSTRUCTION:

- Corner Entry Layout
- Block Brick Facade



DALLAS-FORT WORTH:

- The Most Populous Metropolitan Area in Texas and the Fourth-Largest in the United States
- #1 In The Country For Total Job Growth (December 2015 - December 2020)
- #2 In The Country for Percent Job Growth (December 2015 - December 2020)
- Home to 3 Fortune 10 Companies - No Other U.S. Metro Hosts More than One Including San Francisco and Seattle. NYC, LA, and Chicago Host None
- The Dallas-Fort Worth Metroplex Boasted a GDP of Just Over \$620.6 Billion in 2020
- Home to Three Research 1 Universities

PROXIMITY TO OTHER MAJOR CITIES:

- Dallas, Texas | 16 Miles - 23 Minute Drive
- Arlington, Texas | 28 Miles - 39 Minute Drive
- Plano, Texas | 34 Miles - 41 Minute Drive
- Fort Worth, Texas | 41 Miles - 47 Minute Drive

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 6,906 Residents
- 1-Mile Average Household Income = \$73,969
- 3-Mile Population = 62,508 Residents
- 3-Mile Average Household Income = \$69,561
- 5-Mile Population = 156,465 Residents
- 5-Mile Average Household Income = \$69,971
- 7-Mile Population = 309,043 Residents
- 7-Mile Average Household Income = \$68,615

TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 17,266 Stores in 46 States as of February 26, 2021
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 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)









Hampton HOME2 Waffle House
 7-Eleven RocketHub Days Inn & Suites Holiday Inn Express
 Comfort FAMILY DOLLAR

DOLLAR GENERAL

SITE

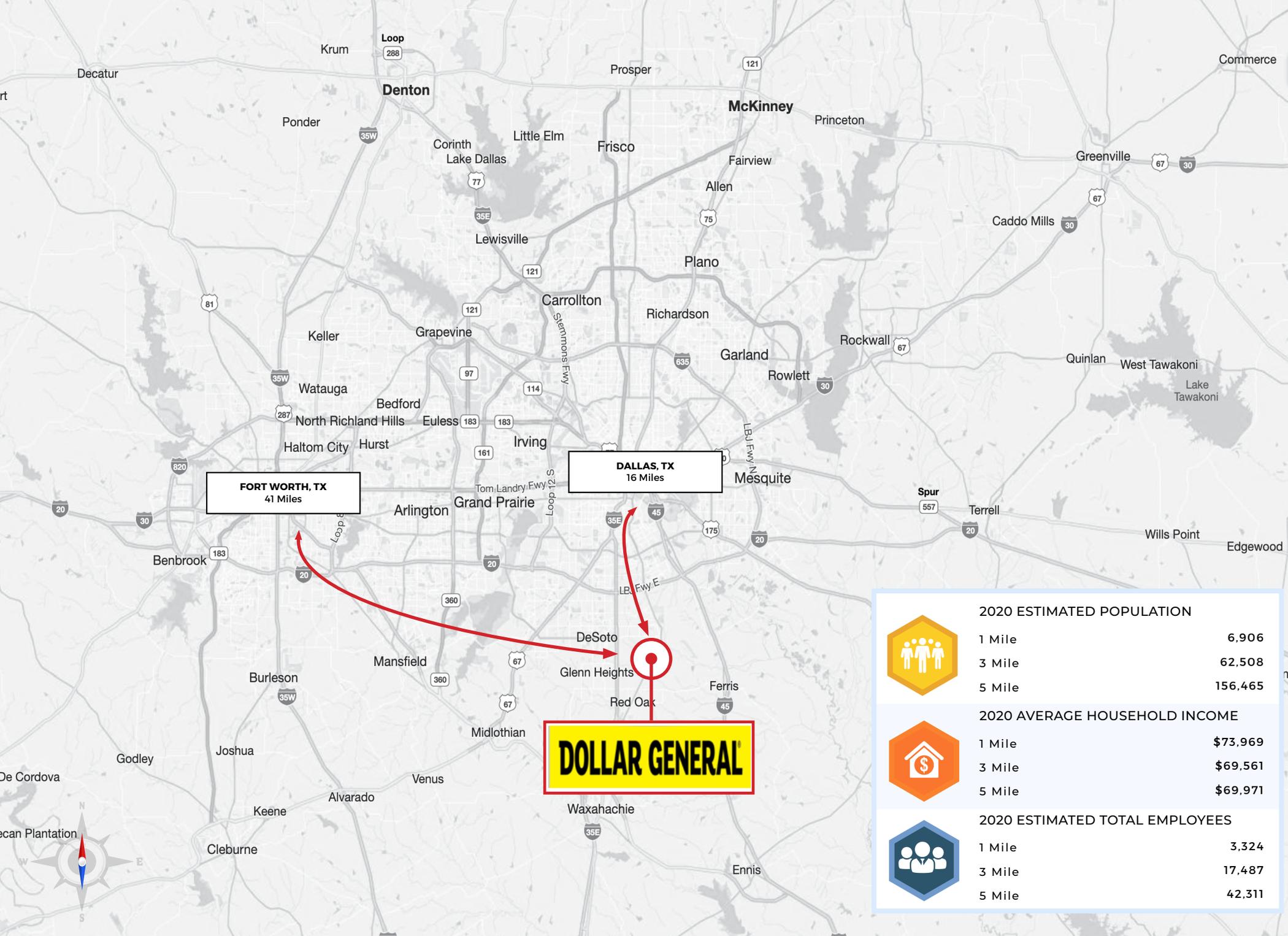
6 Dickey's Barbecue Pit Sherwin-Williams
 DISCOUNT FIRESTONE
 Kroger BURGER KING
 ON THE BORDER ROSS DRESS FOR LESS
 SALLY BEAUTY First Community Bank
 OUTBACK STEAKHOUSE RBC
 BW Best Western Hotels & Resorts

cicis pizza O'Reilly
 Office DEPOT OfficeMax Bank of America T
 McDonald's SONIC
 KFC FISH & CHICKEN LONG JOHN SILVER'S
 Taco Bueno
 Popeyes Starbucks
 SUBWAY Luby's
 Waffle House FAMILY DOLLAR Shell
 Rainbow CINEMARK
 QT Aaron's
 metro VALERO GOLDEN CHICKS
 CONOCO DOLLAR GENERAL

SUBWAY Pizza Hut
 AutoZone FAMILY DOLLAR
 CVS pharmacy Walgreens
 CHASE CITITRENDS
 McDonald's Jack in the box Chevron 7-Eleven
 ANYTIME FITNESS Shell Domino's
 Little Caesars Fiesta
 DOLLAR TREE Exxon
 Public Storage RBC cricket
 metro by T-Mobile GOLDEN CHICKS

THE HAMBURG DEPOT McDonald's TACO BELL QuikTrip
 IN-N-OUT BURGER TACO CABANA WHATABurger
 IHOP Salsita's Walmart
 Chicken Express First Community Bank
 DOLLAR TREE MURPHY USA
 Advance Auto Parts cricket

Walmart Neighborhood Market PAPA JOHN'S
 TEXACO



DOLLAR GENERAL

FORT WORTH, TX
41 Miles

DALLAS, TX
16 Miles

2020 ESTIMATED POPULATION		
	1 Mile	6,906
	3 Mile	62,508
	5 Mile	156,465
2020 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$73,969
	3 Mile	\$69,561
	5 Mile	\$69,971
2020 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	3,324
	3 Mile	17,487
	5 Mile	42,311

AREA OVERVIEW



LANCASTER, TEXAS

Located in the Southwest portion of Dallas County, the City of Lancaster is approximately 15 minutes south of Dallas and is well situated to access the Dallas/Ft. Worth Metroplex, one of the largest and most diverse in the nation. Lancaster has excellent freeway access, with Interstates 20, 35 and 45 adjacent to or in the community. The City's 33 square miles is bordered by IH-35E to the west, Ellis County to the South, Dallas (Interstate IH20) to the north and Hutchins (Interstate IH45) to the east. Lancaster is in close proximity to DART light rail service to downtown Dallas and other locations. Dallas Love Field and Dallas/Ft. Worth International Airport are within a short driving distance.

The campuses of Cedar Valley College and Mountain View College of the Dallas County Community College District, the University of North Texas at Dallas, Dallas Baptist University and Northwood University are conveniently located to the area. The Lancaster Independent School District serves the public educational needs of the community at the elementary and secondary levels.

Through the years, Lancaster has been able to retain its own distinct identity while still being a valuable part of the Dallas-Fort Worth metroplex area. In 1988 Lancaster became a member of the Best Southwest Partnership, an organization including the Cities and Chambers of Commerce of Lancaster, Cedar Hill, DeSoto and Duncanville. The four Cities are all in close proximity to each other and they have cooperated on economic development, legislative issues, joint purchasing, public safety mutual aid and numerous other beneficial endeavors. The result has been improved working relationships among the four member Cities. In 2010 six associate member cities Ferris, Glenn Heights, Hutchins, Midlothian, Ovilla, and Wilmer joined the partnership and in 2011 Red Oak joined. The spirit of cooperation among eleven communities provides a competitive advantage when attracting attention to Southwest Dallas County and Northern Ellis County.

Lancaster is much more than just another "Metroplex" bedroom community. Lancaster traces its economic roots to those of an agrarian market center. Later with the coming of the rail, Lancaster began to emerge as a significant regional transportation hub. Today, with its own Regional Airport, freight rail service and other ground transportation related industries, Lancaster continues to grow and diversify its economic base. The light manufacturing, distribution and retail sectors all continue to grow along with the explosion in residential development.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Population	6,906	62,508	156,465	309,043
2025 Projected Population	6,911	63,446	159,093	318,423
2010 Projected Population	6,394	59,006	145,409	289,020
Annual Growth Rate: 2020 to 2025	0.00%	0.30%	0.34%	0.61%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Households	2,324	22,168	55,929	107,677
2025 Households	2,397	23,212	58,771	114,143
2010 Households	2,126	20,689	51,324	99,368
Annual Growth Rate: 2020 to 2025	0.62%	0.94%	1.02%	1.20%
Average Household Size	2.92	2.80	2.78	2.82



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
Average Household Income	\$73,969	\$69,561	\$69,971	\$68,615
Median Household Income	\$63,165	\$59,355	\$55,509	\$55,132
Per Capita Income	\$24,981	\$24,707	\$25,060	\$24,091



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Housing Units	2,324	22,168	55,929	107,677
2020 Owner-Occupied Units	1,480	13,196	34,523	64,481
2020 Renter Occupied Housing Units	844	8,972	21,407	43,195



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Businesses	230	1,857	4,889	9,484
2020 Employees	3,324	17,487	42,311	81,047

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#112



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
17,266



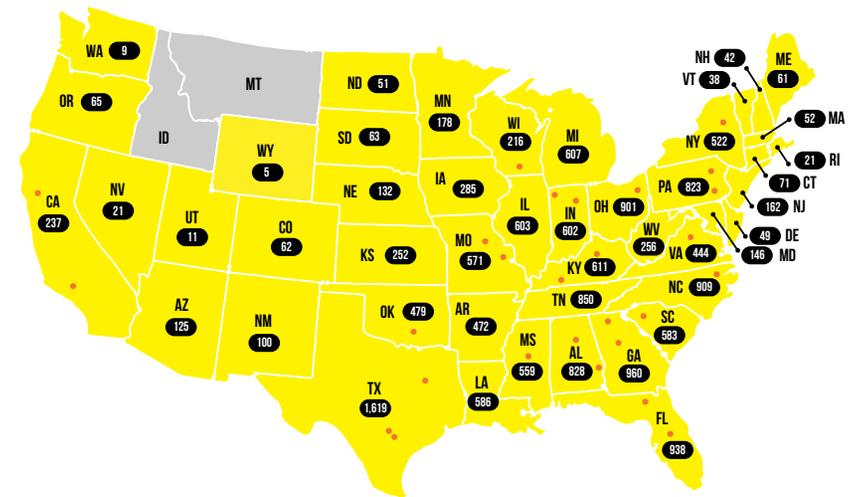
NO. EMPLOYEES
157,000

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 17,266 stores in 46 states as of February 26, 2021. 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.

17,266 STORES | IN 46 STATES | AS OF 02/26/2021

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 2600 W. Wintergreen Road, Lancaster, TX 75134 ("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.

11-2-2015



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.

STROUDLINKREALTYSERVICES, LLC	9004477	AVERY@SLRSLLC.COM	210-900-9505
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
AVERYMURRAH	257063	AVERY@SLRSLLC.COM	210-900-9505
Designated Broker of Firm	License No.	Email	Phone
JIM SCHUCHERT	01969414	JIM@SCHUCHERT.COM	310-971-3892
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JIM SCHUCHERT	01969414	JIM@SCHUCHERT.COM	310-971-3892
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date