

OFFERING MEMORANDUM



DOLLAR GENERAL
ODESSA, TEXAS



SCHUCHERT
RETAIL GROUP

EXCLUSIVELY LISTED BY:



JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414



JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172

AVERY MURRAH
STROUDLINK REALTY SERVICES
BROKER OF RECORD
TX License #9004477





INVESTMENT SUMMARY



LIST PRICE
\$1,677,357



LOCATION
**10521 W. UNIVERSITY BLVD.
ODESSA, TX 79764**



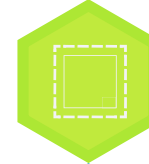
CAP RATE
5.60%



ANNUAL RENT
\$93,932.52



BUILDING SIZE
9,026 SQ. FT.



LAND AREA
1.39 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



TERM REMAINING
6.41 YEARS



LEASE EXPIRATION
05/31/2028



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
30 SPACES



YEAR BUILT
2013



APN
R100091276



TRAFFIC COUNTS
13,867 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 6.41 Years Remaining in Initial Lease Term (Lease Exp: 5/31/2028)
- 2013 Build-to-Suit Dollar General
- 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

ODESSA, TEXAS:

- County Seat of Ector County
- The Midland-Odesa Metro is Considered an Energy Capital as the Permian Basin is One of the Biggest Oil Fields in the World

PROXIMITY FROM ODESSA:

- Midland, TX | 20 Miles
- San Angelo, TX | 132 Miles
- Lubbock, TX | 138 Miles
- Abilene, TX | 170 Miles
- Amarillo, TX | 260 Miles
- El Paso, TX | 283 Miles
- Austin, TX | 338 Miles
- San Antonio, TX | 339 Miles
- Waco, TX | 341 Miles
- Dallas, TX | 352 Miles
- Albuquerque, NM | 403 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 4,499 Residents
- 1-Mile Average Household Income = \$58,139
- 3-Mile Population = 25,653 Residents
- 3-Mile Average Household Income = \$53,999
- 5-Mile Population = 34,681 Residents
- 5-Mile Average Household Income = \$56,439
- 7-Mile Population = 63,440 Residents
- 7-Mile Average Household Income = \$65,076

TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,000 Stores in 46 States as of November 13, 2021
- 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)











SITE

DOLLAR GENERAL

stripes FAMILY DOLLAR
DOLLAR GENERAL

ALON stripes cricket PHILIPS 66
Late 7 Cares O'Reilly's FAMILY DOLLAR TEXACO
SONIC DOLLAR GENERAL AutoZone ACE
Domino's

ALON stripes BOOT BARN
DUNKIN' Pilot CVS pharmacy
cricket MURPHY USA WELLS FARGO GNC
HEB First Community Bank NAPA Pizza Hut
Walmart CAFO Domino's

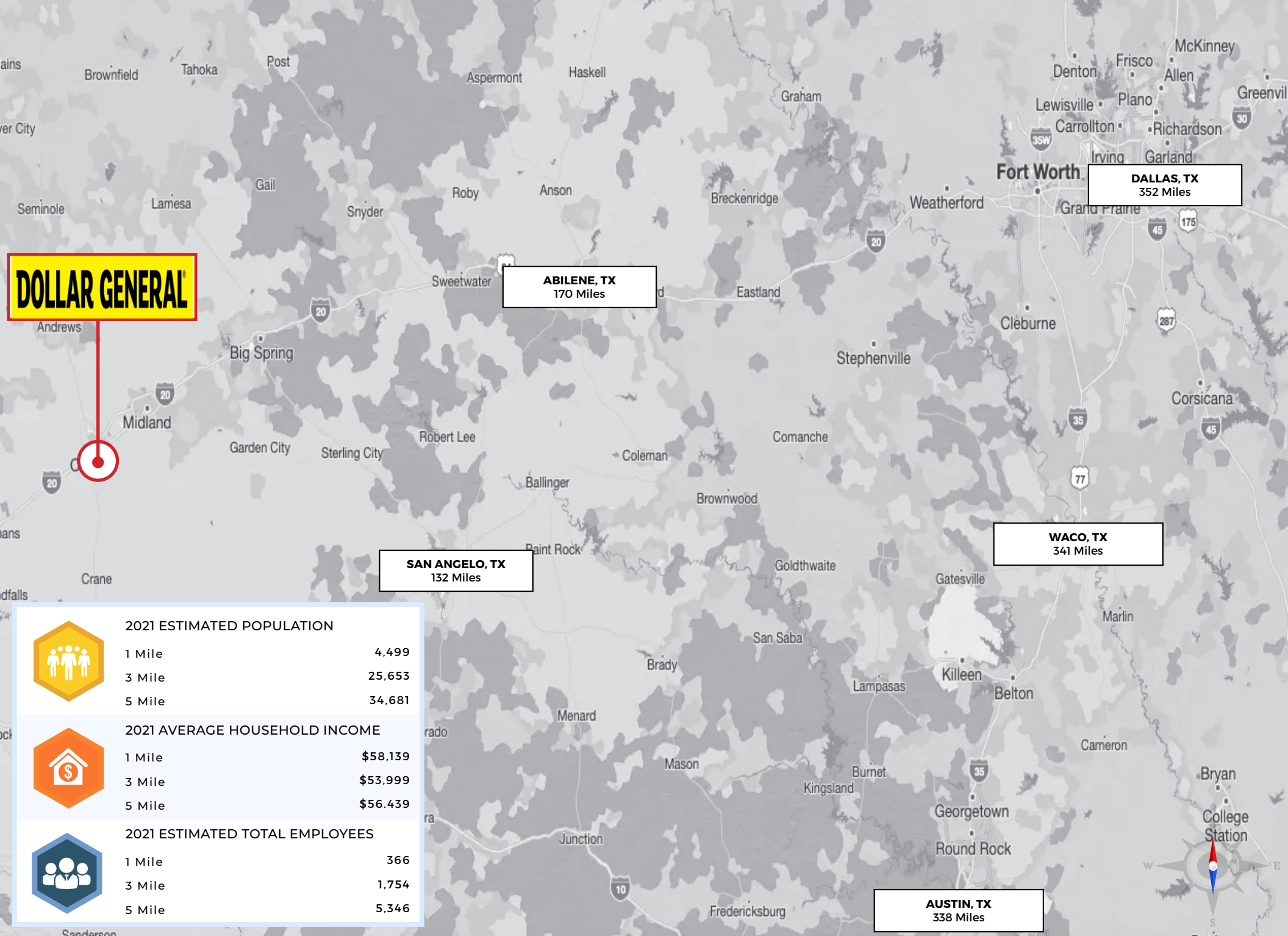
DOLLAR GENERAL ALON orange leaf PHILIPS 66
Valvoline Chick-fil-A GOLDEN SCHOKK SMOOTHIE KING
DOLLAR TREE Pilot MELROS
cricket HARBOR FREIGHT McDonald's MIDAS
Late 7 Cares SONIC Rainbow Denny's
SUBWAY Starbucks LONG JOHN SILVER'S WENDY'S
Burger King the UPS Chevron TEXACO
BURGER KING Arby's SONIC
BIG LOTS! FAMILY DOLLAR AutoZone O'Reilly

ALON BOON & BEAN
True Value DUNKIN'
DOLLAR GENERAL stripes

Pilot
DUNKIN'
DOLLAR GENERAL SUBWAY

ALON stripes Valvoline United Super Markets
TRUIST HH Love's VALERO SWEETBERRY
Crackfish SUBWAY metro TACO BELL
DOLLAR GENERAL cricket McDonald's
Aaron's AT&T AutoSpace U-HAUL
Exxon DICKIE'S TRACTOR SUPPLY CO Smile Brands
FAMILY DOLLAR Frost CHASE HEB
Firestone SALLY BEAUTY
PROSPERITY BANK Walgreens MFALSTERS LONG JOHN SILVER'S
Burger King Chevron TEXACO Jack
BURGER KING Denny's First Choice DQ SONIC
CVS pharmacy Advance Auto Parts AutoZone O'Reilly
Pizza Hut ACE Late 7 Cares

PNC ALON stripes
GOLDEN SCHOKK United Super Markets TRUIST Smile Brands
Starbucks VALERO TORCHYS K
H Express SONY TIME Marriott MainStay Suites
DOLLAR GENERAL Chick-fil-A cricket
CVS pharmacy 6 PROSPERITY BANK Frost
Bank of America DQ Advance Auto Parts SUPERCUTS
SUBWAY Burger King Chevron McDonald's
Walgreens DOLLAR TREE FAMILY DOLLAR NAPA
cicis pizza



DOLLAR GENERAL

ABILENE, TX
170 Miles

DALLAS, TX
352 Miles

SAN ANGELO, TX
132 Miles

WACO, TX
341 Miles

AUSTIN, TX
338 Miles

2021 ESTIMATED POPULATION		
1 Mile		4,499
3 Mile		25,653
5 Mile		34,681
2021 AVERAGE HOUSEHOLD INCOME		
1 Mile		\$58,139
3 Mile		\$53,999
5 Mile		\$56,439
2021 ESTIMATED TOTAL EMPLOYEES		
1 Mile		366
3 Mile		1,754
5 Mile		5,346

AREA OVERVIEW



ODESSA, TEXAS

Odessa is a city in and the county seat of Ector County, Texas, United States. It is located primarily in Ector County, although a small section of the city extends into Midland County. Odessa's population was 114,428 at the 2020 census, making it the 28th-most populous city in Texas; It is the principal city of the Odessa metropolitan statistical area, which includes all of Ector County. The metropolitan area is also a component of the larger Midland-Odessa combined statistical area, which had a 2010 census population of 278,801; a recent report from the United States Census Bureau estimates that the combined population as of July 2015 is 320,513. In 2014, Forbes magazine ranked Odessa as the third-fastest-growing small city in the United States.

Midland-Odessa is a metropolitan area located in West Texas approximately half-way between El Paso and Fort Worth, Texas. This combined statistical area (CSA) is made up of two metropolitan statistical areas (the Midland MSA and the Odessa MSA), and comprises three counties: Martin, Midland and Ector counties. The Midland-Odessa CSA is informally known as The Petroplex.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
2021 Population	4,499	25,653	34,681
2026 Projected Population	5,107	29,080	39,305
2010 Census Population	3,290	16,819	22,453
Annual Growth Rate: 2021 to 2026	2.70%	2.67%	2.66%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2021 Households	1,434	8,033	10,788
2026 Projected Households	1,408	7,885	10,589
2010 Census Households	1,065	5,333	7,099
Average Household Size	3.13	3.19	3.21



INCOME

	1 MILE	3 MILE	5 MILE
2021 Average Household Income	\$58,139	\$53,999	\$56,439
2021 Median Household Income	\$63,853	\$64,074	\$66,952
2021 Per Capita Income	\$18,537	\$16,913	\$17,567



HOUSING

	1 MILE	3 MILE	5 MILE
2021 Housing Units	1,434	8,033	10,788
2021 Owner-Occupied Units	1,154	6,497	8,719
2021 Renter Occupied Housing Units	279	1,536	2,069



PLACE OF WORK

	1 MILE	3 MILE	5 MILE
2021 Businesses	70	270	564
2021 Employees	366	1,754	5,346

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
18,000



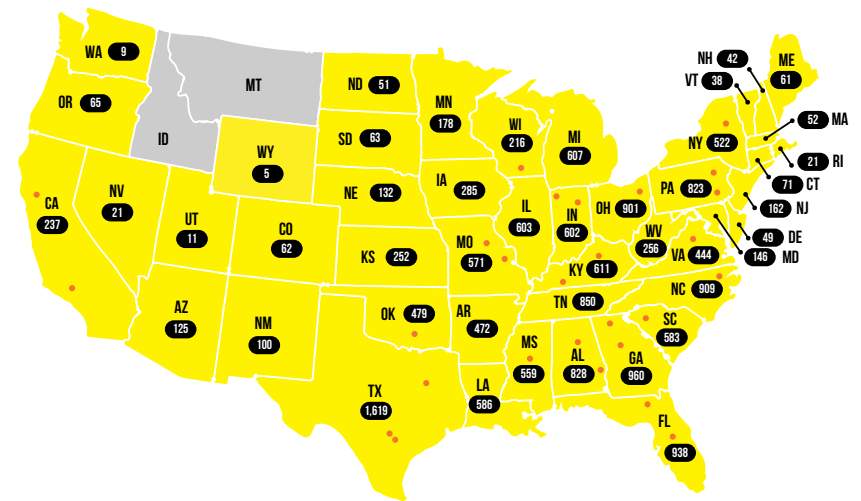
NO. EMPLOYEES
157,000

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 18,000 stores in 46 states as of November 13, 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.

18,000 STORES | IN 46 STATES | AS OF 11/13/2021

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 10521 W University Blvd, Odessa, TX 79764 ("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.



S SCHUCHERT
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jim@schuchert.com
D 310.321.4020
M 310.971.3892
CA License #01969414

JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com
D 310.935.4732
M 310.971.3116
CA License #01973172

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:
 - 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	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