

# OFFERING MEMORANDUM



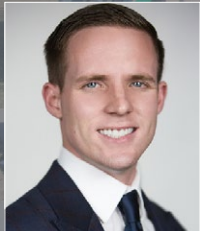
**DOLLAR GENERAL**  
SPRINGTOWN, TEXAS



**SCHUCHERT**  
RETAIL GROUP



**EXCLUSIVELY LISTED BY:**



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**DOLLAR GENERAL**







## INVESTMENT SUMMARY



LIST PRICE  
**\$1,585,431**



CAP RATE  
**5.45%**



BUILDING SIZE  
**9,026 SQ. FT.**



OWNERSHIP  
**FEE SIMPLE**



TERM REMAINING  
**7.41 YEARS**



RENEWAL OPTIONS  
**3 - 5 YEAR**



PARKING  
**30 SPACES**



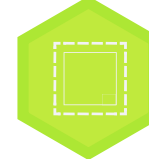
APN  
**R000098846**



LOCATION  
**4405 E HIGHWAY 199  
SPRINGTOWN, TX 76082**



ANNUAL RENT  
**\$86,406.00**



LAND AREA  
**1.32 ACRES**



LEASE TYPE  
**ABSOLUTE NNN**



LEASE EXPIRATION  
**05/31/2029**



RENT INCREASES  
**3% IN YEAR 11 (6/1/2024) &  
10% AT OPTIONS**



YEAR BUILT  
**2014**



TRAFFIC COUNTS  
**22,991 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- 7.41 Years Remaining in Initial Lease Term (Lease Exp: 05/31/2029)
- 2014 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

## DFW METROPLEX:

- Fourth Largest Metropolitan Area in the United States
- Home to 24 Fortune 500 Companies
- Population of Approximately 7.6 Million Residents

## PROXIMITY FROM SPRINGTOWN:

- Fort Worth, TX | 27 Miles
- Dallas, TX | 59 Miles
- Plano, TX | 71 Miles
- Wichita Falls, TX | 92 Miles
- Waco, TX | 118 Miles
- Abilene, TX | 138 Miles
- Austin, TX | 221 Miles
- Lubbock, TX | 264 Miles
- San Antonio, TX | 273 Miles

## TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 1,250 Residents
- 1-Mile Average Household Income = \$78,978
- 3-Mile Population = 10,942 Residents
- 3-Mile Average Household Income = \$65,015
- 5-Mile Population = 31,699 Residents
- 5-Mile Average Household Income = \$71,114
- 7-Mile Population = 57,319 Residents
- 7-Mile Average Household Income = \$80,008

## TENANT:

- Strong Corporate Guaranty (NYSE: "DC") - 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)











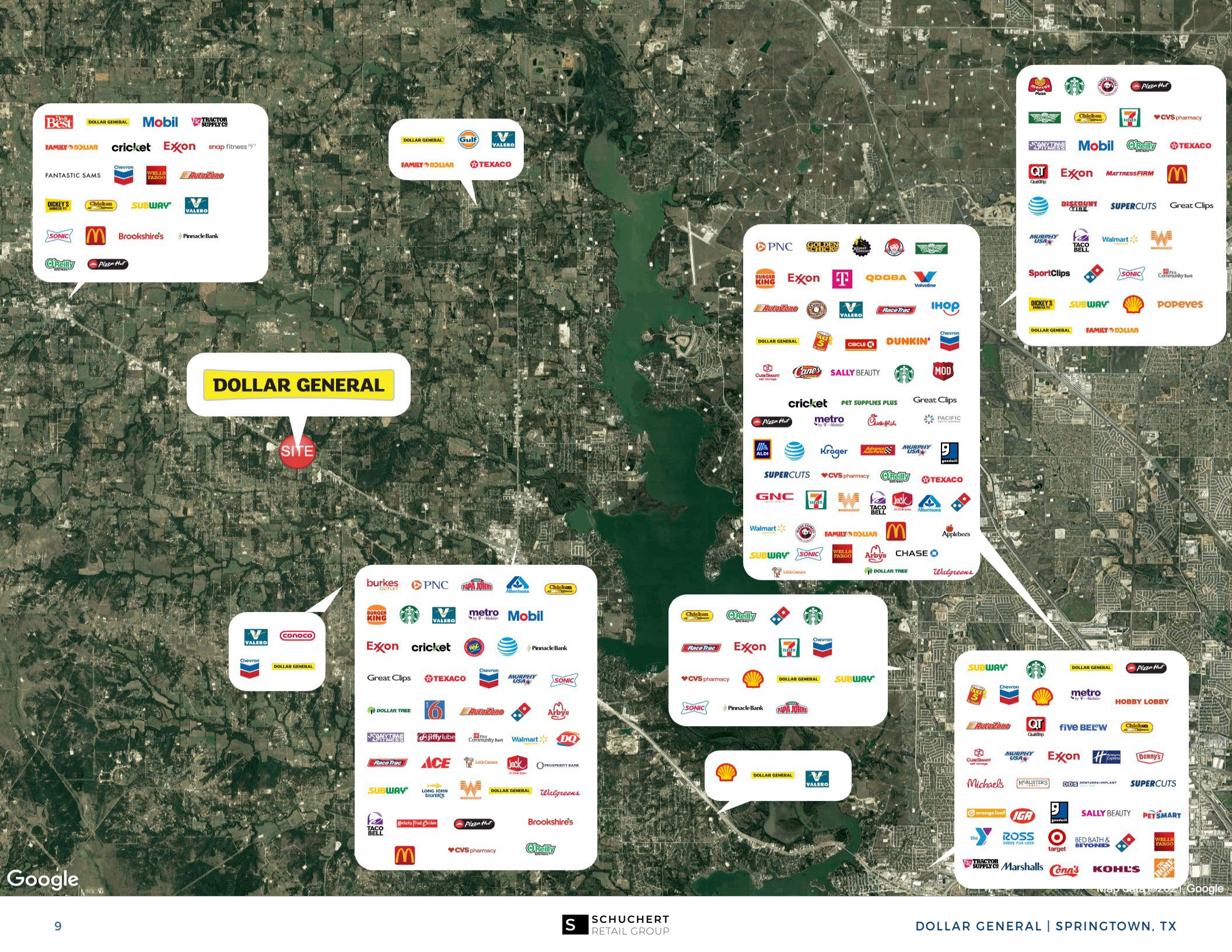












**DOLLAR GENERAL**

**SITE**

**Bob's Best** **DOLLAR GENERAL** **Mobil** **TRACTOR SUPPLY CO**  
**FAMILY DOLLAR** **cricket** **Exxon** **snap fitness**<sup>SM</sup>  
**FANTASTIC SAM'S** **Chevron** **WELLS FARGO** **AutoZone**  
**DICKY'S** **Chick-fil-ee** **SUBWAY** **VALERO**  
**SONIC** **McDonald's** **Brookshire's** **Pinnacle Bank**  
**O'Reilly** **Pizza Hut**

**DOLLAR GENERAL** **Gulf** **VALERO**  
**FAMILY DOLLAR** **TEXACO**

**PNC** **GOLDEN TICKET** **Chick-fil-ee** **Starbucks**  
**BURGER KING** **Exxon** **T** **QDOBA** **Valvoline**  
**AutoZone** **WELLS FARGO** **RaceTrac** **IHOP**  
**DOLLAR GENERAL** **ALDI** **CIRCLE K** **DUNKIN'** **Chevron**  
**CARDSMART** **Coke** **SALLY BEAUTY** **Starbucks** **MOD**  
**cricket** **PET SUPPLIES PLUS** **Great Clips**  
**Pizza Hut** **metro** **Chick-fil-ee** **PACIFIC**  
**ALDI** **AT&T** **Kroger** **ADAMS** **MURPHY USA** **9**  
**SUPERCUTS** **CVS pharmacy** **O'Reilly** **TEXACO**  
**GNC** **7** **Walmart** **TACO BELL** **Jack** **Abertons** **7**  
**Walmart** **Chick-fil-ee** **FAMILY DOLLAR** **McDonald's** **Applebees**  
**SUBWAY** **SONIC** **WELLS FARGO** **Arby's** **CHASE**  
**Little Caesars** **DOLLAR TREE** **Walgreens**

**McDonald's** **Starbucks** **Chick-fil-ee** **Pizza Hut**  
**Walmart** **Chick-fil-ee** **7** **CVS pharmacy**  
**Walmart** **Mobil** **O'Reilly** **TEXACO**  
**QT** **Exxon** **MATRESS FIRM** **McDonald's**  
**AT&T** **DISCOUNT** **SUPERCUTS** **Great Clips**  
**MURPHY USA** **TACO BELL** **Walmart** **Walmart**  
**SportClips** **SONIC** **First Community Bank**  
**DICKY'S** **SUBWAY** **Shell** **POPEYES**  
**DOLLAR GENERAL** **FAMILY DOLLAR**

**VALERO** **CONOCO**  
**Chevron** **DOLLAR GENERAL**

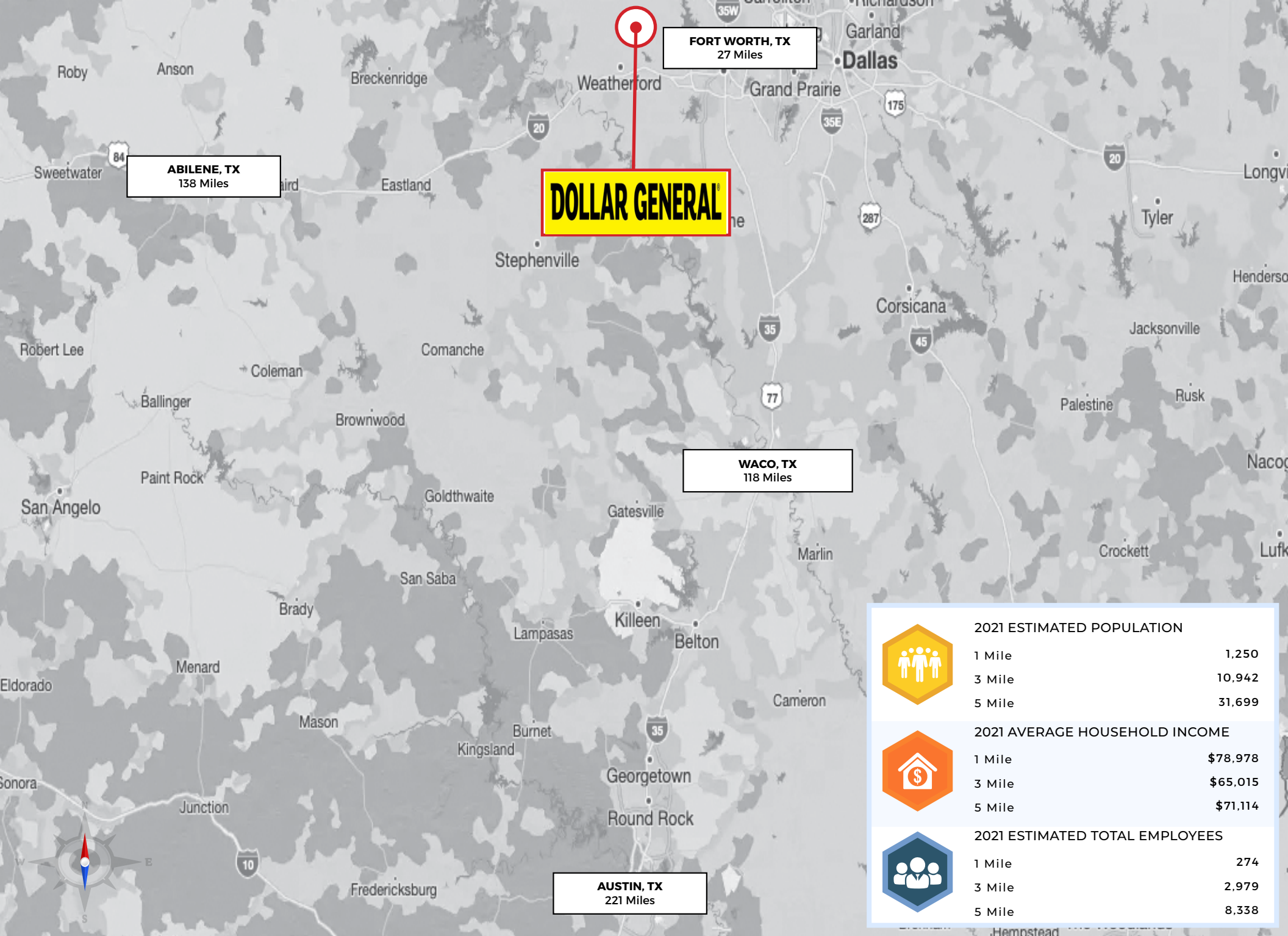
**burkes** **PNC** **PAPA JOHN'S** **Abertons** **Chick-fil-ee**  
**BURGER KING** **Starbucks** **VALERO** **metro** **Mobil**  
**Exxon** **cricket** **AT&T** **Pinnacle Bank**  
**Great Clips** **TEXACO** **Chevron** **MURPHY USA** **SONIC**  
**DOLLAR TREE** **6** **AutoZone** **Arby's**  
**Walmart** **Jiffy Lube** **First Community Bank** **Walmart** **DQ**  
**RaceTrac** **ACE** **Little Caesars** **Jack** **PROSPERITY BANK**  
**SUBWAY** **LONG JOHN SILVER'S** **Walmart** **DOLLAR GENERAL** **Walgreens**  
**TACO BELL** **Wendy's** **Pizza Hut** **Brookshire's**  
**McDonald's** **CVS pharmacy** **O'Reilly**

**Chick-fil-ee** **O'Reilly** **7** **Starbucks**  
**RaceTrac** **Exxon** **7** **Chevron**  
**CVS pharmacy** **Shell** **DOLLAR GENERAL** **SUBWAY**  
**SONIC** **Pinnacle Bank** **PAPA JOHN'S**

**Shell** **DOLLAR GENERAL** **VALERO**

**SUBWAY** **Starbucks** **DOLLAR GENERAL** **Pizza Hut**  
**7** **Chevron** **Shell** **metro** **HOBBY LOBBY**  
**AutoZone** **QT** **FIVE BEL'W** **Chick-fil-ee**  
**CARDSMART** **MURPHY USA** **Exxon** **Walmart** **Denny's**  
**Michaels** **MSALBERT'S** **DGS** **VENTURES-PLANT** **SUPERCUTS**  
**Orange Tree** **LGA** **9** **SALLY BEAUTY** **PETSMART**  
**the Y** **ROSS** **target** **RED BATH & BEYOND** **7** **WELLS FARGO**  
**TRACTOR SUPPLY CO** **Marshalls** **Conn's** **KOHL'S** **Walmart**







# AREA OVERVIEW



## SPRINGTOWN (AZLE), TEXAS

The City of Springtown fosters a community spirit that make it the best place to live, work, and play in Parker County. Springtown is just a short driving distance to many family-oriented activities including local recreational lakes such as Eagle Mountain Lake; Sundance Square in beautiful downtown Fort Worth; a variety museums, zoos, and other cultural centers such at the Fort Worth Stock Show and Rodeo; and major sports teams – the Dallas Cowboys, Texas Rangers, and the Dallas Mavericks The City of Springtown fosters a community spirit that make it the best place to live, work, and play in Parker County.

Springtown is home to a 33-acre park with amenities such as soccer and baseball fields, sand volleyball courts and disc golf. There is also a walking/jogging trail that winds through the park and passes by an area of creek bed which hosts a newly discovered set of dinosaur tracks.

Azle is a suburban community with a rural quality of life. Eagle Mountain Lake is the Eastern border. Cross Timbers Golf Course is the western portion of the city. Fort Worth is just down the highway and offers the Fort Worth Nature Center and Refuge, museums, Bass Performance Hall, theatres, and malls.

Azle is a Home Rule city with a council and boards dedicated to protecting the quality of life in the city. It is truly a full-service municipality committed to caring for the community and serving the citizens. Horses and cattle still have room to roam and homebuyers have the choice of affordable, new starter homes to homes in excess of half a million dollars.



# AREA DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILE	5 MILE
2021 Population	1,250	10,942	31,699
2026 Projected Population	1,473	12,965	36,820
2010 Census Population	980	8,593	24,797
Annual Growth Rate: 2021 to 2026	3.56%	3.69%	3.23%



## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2021 Households	424	3,740	11,425
2026 Projected Households	408	3,612	11,279
2010 Census Households	339	2,975	8,984
Average Household Size	2.94	2.92	2.76



## INCOME

	1 MILE	3 MILE	5 MILE
2021 Average Household Income	\$78,978	\$65,015	\$71,114
2021 Median Household Income	\$79,266	\$67,085	\$73,093
2021 Per Capita Income	\$26,795	\$22,232	\$25,653



## HOUSING

	1 MILE	3 MILE	5 MILE
2021 Housing Units	424	3,740	11,425
2021 Owner-Occupied Units	328	2,977	8,933
2021 Renter Occupied Housing Units	96	763	2,492



## PLACE OF WORK

	1 MILE	3 MILE	5 MILE
2021 Businesses	56	296	943
2021 Employees	274	2,979	8,338



# 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



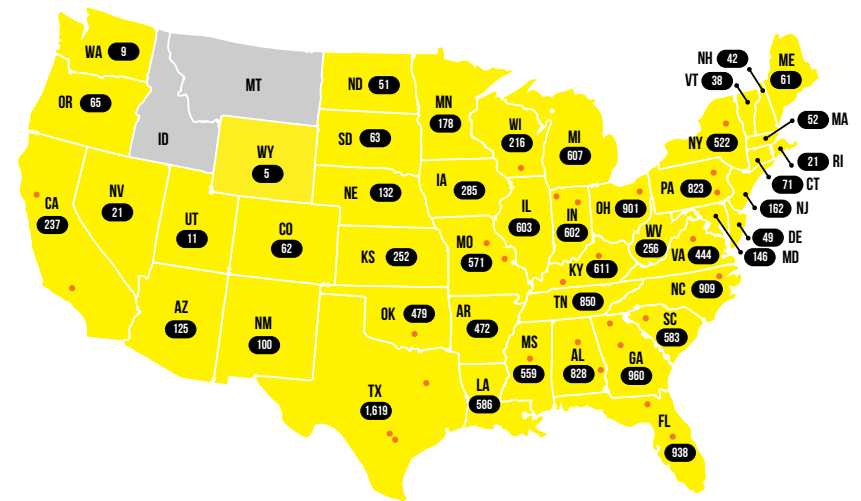
**NO. EMPLOYEES**  
157,000

## 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 4405 E Highway 199, Springtown, TX 76082 ("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  
RETAIL GROUP

**EXCLUSIVELY  
LISTED BY:**

**JIM SCHUCHERT**

Co-Founder & Managing Partner

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Co-Founder & Managing Partner

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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	EVERY@SLRSLLC.COM	210-900-9505
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
AVERYMURRAH	257063	EVERY@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