

OFFERING MEMORANDUM



DOLLAR GENERAL
PALMER, TEXAS



SCHUCHERT
RETAIL GROUP



SCHUCHERT
RETAIL GROUP

EXCLUSIVELY LISTED BY:



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BROKER OF RECORD
TX License #9004477





INVESTMENT SUMMARY



LIST PRICE
\$2,115,528



CAP RATE
5.00%



BUILDING SIZE
9,213 SQ. FT.



OWNERSHIP
FEE SIMPLE



TERM REMAINING
13.5 YEARS



RENEWAL OPTIONS
3 - 5 YEAR



PARKING
30 SPACES



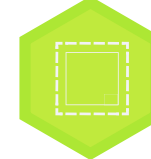
APN
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LOCATION
**3314 W FM 813
PALMER, TX 75152**



ANNUAL RENT
\$105,776.40



LAND AREA
1.667 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
10/31/2035



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2020



TRAFFIC COUNTS
4,156 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 13.5 Years of Guaranteed Lease Term
- 2020 Build to Suit Construction
- 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
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

PROXIMITY FROM PALMER, TEXAS:

- Dallas, Texas | 28 Miles
- Arlington, Texas | 39 Miles
- Plano, Texas | 46 Miles
- Fort Worth, Texas | 51 Miles
- McKinney, Texas | 59 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 1,191 Residents
- 1-Mile Average Household Income = \$122,522
- 3-Mile Population = 6,908 Residents
- 3-Mile Average Household Income = \$122,351
- 5-Mile Population = 37,853 Residents
- 5-Mile Average Household Income = \$93,897

STRONG POPULATION GROWTH:

- 1-Mile Annual Population Growth = 2.53% (12.65% Over the Next 5 Years)
- 3-Mile Annual Population Growth = 2.69% (13.45% Over the Next 5 Years)
- 5-Mile Annual Population Growth = 3.48% (17.40% Over the Next 5 Years)
- 7-Mile Annual Population Growth = 3.47% (17.35% Over the Next 5 Years)

TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,142 Stores in 47 States as of March 6, 2022
- Ranked #91 on the Fortune 500 List













WHATABURGER
 SONIC
 SHELL
 SUBWAY
 Exxon

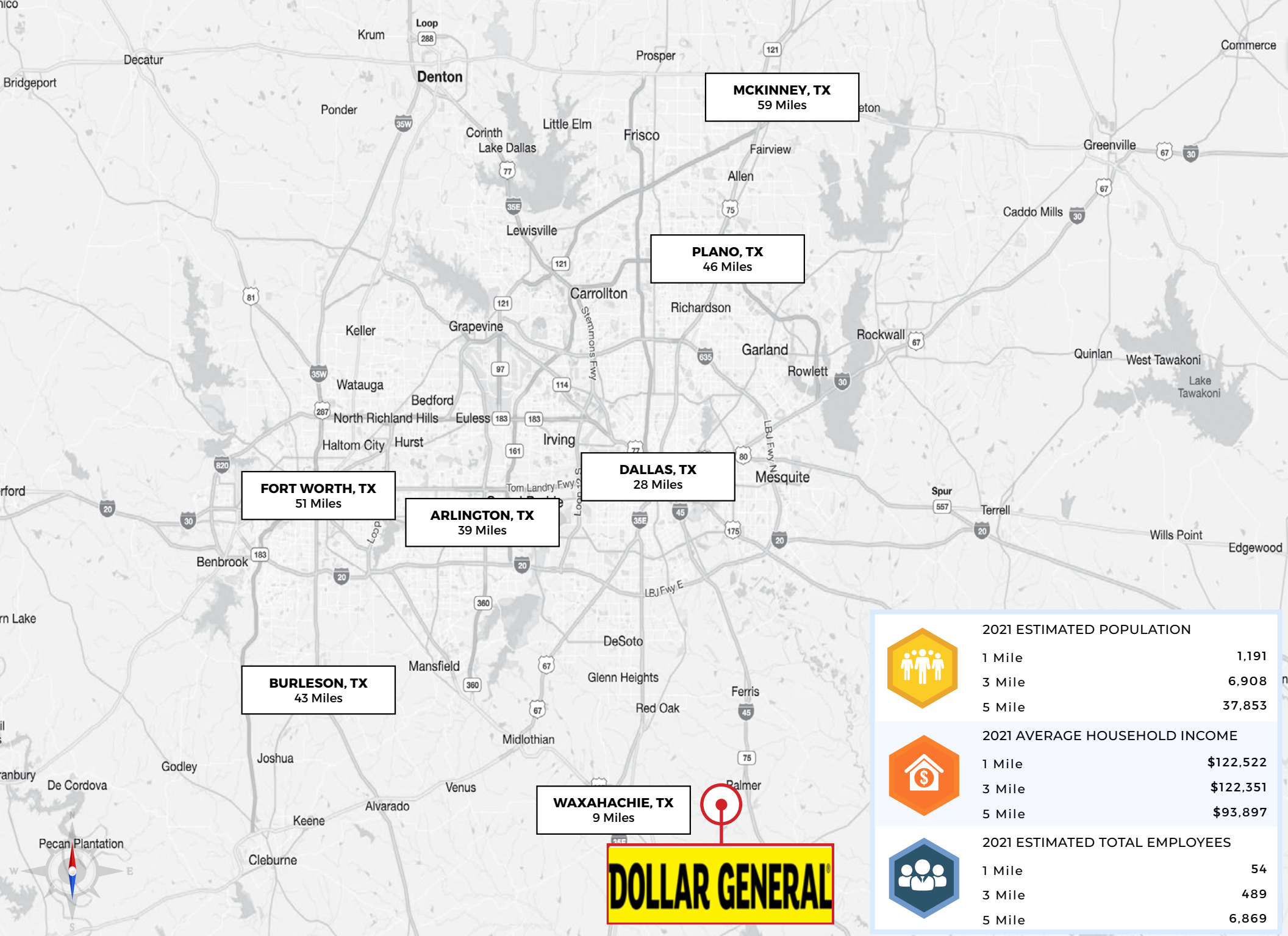
WHATABURGER
 QT QuikTrip
 SONIC
DOLLAR GENERAL
 Chicken Express
 Exxon




VALERO
 WHATABURGER
 SHELL
 SUBWAY
 SNAP FITNESS 24-7
 6
 FOLEY'S
 7 ELEVEN
 Chevron
 Mobil
 Pizza Inn

DOLLAR GENERAL
 SITE

SHERWIN-WILLIAMS
 PAPA JOHN'S
 AutoZone
 O'Reilly
 NAPA
 DOLLAR TREE
 FAMILY DOLLAR
 CVS pharmacy
 Walgreens
 Comerica
 PROSPERITY BANK
 SONIC
 WHATABURGER
 COCA-COLA
 Schlotzsky's
 burkes OUTLET
 Applebee's
 BIG LOTS!
 Little Caesars
 SHELL
 Great Clips
 cricket
 DOLLAR GENERAL
 ALDI
 THEATRES
 jiffylube
 MARCOS PIZZA
 First Citizens Bank
 VALERO
 GOLDEN CYL
 Synco 8
 FAIRFIELD INN & SUITES by Marriott
 6
 Exxon
 Aaron's
 RSC
 metro by Mobile

Lowe's
 TRACTOR SUPPLY CO
 Pizza Hut
 cicis pizza
 DISCIPLINARY TIME
 NTS
 Firestone
 PETSMART
 BEST BUY
 Office DEPOT OfficeMax
 WORLA FARGO
 T
 AT&T
 rue21
 maurices
 HEB
 CAFO
 DO
 McDonald's
 Jack in the Box
 TACO BELL
 Baskin-Robbins
 Chick-fil-A
 LONG JOHN SILVER'S
 Wendy's
 HIBBETT
 Starbucks
 SUBWAY
 IHOP
 Carnitas
 Wendy's
 Chili's
 MAFFLE HOUSE
 bek
 JCPenney
 BEALLS
 Walmart
 ROSS
 Target
 SALLY BEAUTY
 BICYCLE'S
 Race Trac
 POPEYES
 SHELL
 FAMOUS Dave's
 claire's
 FANTASTIC SAM'S
 DVA Compass
 First Citizens Bank
 Cane's
 Emilia's
 Academy
 MASTERS
 GNC
 ULTA
 MURPHY USA
 SEPHORA
 SportClips
 HOBBY LOBBY
 CVS pharmacy
 H
 LA QUINTA
 Best Western PLUS
 Comfy
 Tuesday Morning
 FIVE BELOW
 TJ-maxx
 Smoother Kiosk
 Exxon
 U-HAUL
 SUPERCUTS
 SHOE CARNIVAL
 Dentures
 FOLEY'S
 ME
 MATTRESS FIRM
 KIRKLAND'S
 CIRCLE K
 HARBOR FREIGHT TOOLS
 Ally's
 MOD
 verizon



2021 ESTIMATED POPULATION		
	1 Mile	1,191
	3 Mile	6,908
	5 Mile	37,853
2021 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$122,522
	3 Mile	\$122,351
	5 Mile	\$93,897
2021 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	54
	3 Mile	489
	5 Mile	6,869



AREA OVERVIEW



PALMER, TEXAS

Palmer is on Interstate Highway 45 and U.S. Highway 75, twelve miles northeast of Waxahachie in northeastern Ellis County. Palmer was settled after the arrival of the Houston and Texas Central Railway in 1872 and was named for D. S. Palmer, a Houston physician, and stockholder of the railroad company. The community quickly became a shipping point for area cotton and grain farmers. In 1874 a post office branch opened at the community. By 1885 the town had 250 residents and Twenty-eight businesses, including a hotel, a bank, a school, and two steam gristmills and cotton gins. Before the construction of separate churches, the town's four major religious denominations, the Methodists, Baptists, Disciples of Christ, and Cumberland Presbyterians, all worshiped in the Cumberland Presbyterian church. In 1890 Palmer was incorporated. By 1896 it had a weekly paper, the Palmer Times. In 1902 the Palmer Press Brick Company (later the Barron Brick Company) built a plant in the town. On the eve of World War I Palmer had 750 residents, four churches, two banks, a weekly newspaper (the Palmer Rustler), and more than forty other businesses. Its population was 758 in the early 1930s and 601 in the mid-1970s. By 1988 Palmer had 1,505 residents and fourteen businesses. In the 2000 census, its population was 1,731.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	1,191	6,908	37,853	76,241
2026 Projected Population	1,342	7,838	44,444	89,486
2010 Projected Population	1,040	6,620	33,889	73,906
Annual Growth Rate: 2021 to 2026	2.53%	2.69%	3.48%	3.47%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	409	2,330	12,919	25,827
2026 Households	430	2,481	14,316	28,718
2010 Households	358	2,225	11,523	25,208
Annual Growth Rate: 2021 to 2026	1.06%	1.30%	2.16%	2.24%
Average Household Size	2.91	2.97	2.93	2.92



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$122,522	\$122,351	\$93,897	\$88,623
2021 Median Household Income	\$93,324	\$94,365	\$85,952	\$83,014
2021 Per Capita Income	\$42,050	\$41,260	\$32,056	\$30,092



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	409	2,330	12,919	25,827
2021 Owner-Occupied Units	361	2,057	10,762	20,011
2021 Renter Occupied Housing Units	48	273	2,157	5,816



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	16	109	741	1,984
2021 Employees	54	489	6,869	18,621

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
18,142



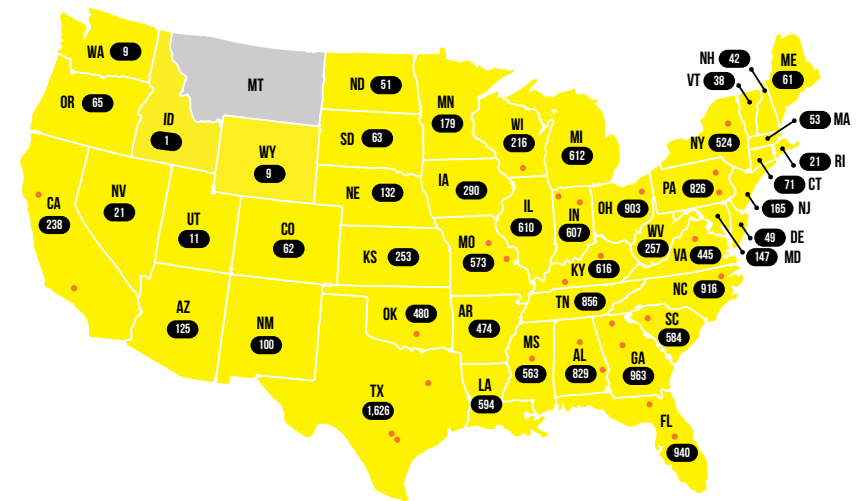
NO. EMPLOYEES
157,000

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 18,142 stores in 47 states as of March 6, 2022. 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.

18,142 STORES | IN 47 STATES | AS OF 03/06/2022

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 3314 W FM 813, Palmer, TX 75152 ("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.

DOLLAR
GENERAL

DOLLAR GENERAL

NOW HIRING!

**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