

OFFERING MEMORANDUM



DOLLAR GENERAL
LA COSTE, TEXAS



SCHUCHERT
RETAIL GROUP

EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$1,294,814



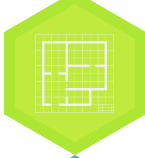
LOCATION
**11720 W FM 2790 S
LA COSTE, TX 78039**



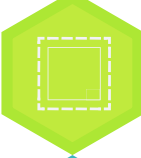
CAP RATE
7.00%



ANNUAL RENT
\$90,637.92



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
1.33 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
9.50 YEARS



LEASE EXPIRATION
06/30/2033



RENEWAL OPTIONS
5 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
43 SPACES



YEAR BUILT
2018



APN
18846



TRAFFIC COUNTS
3,327 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 9.5 Years Remaining in the Initial 15-Year Lease Term (Lease Exp: 06/30/2033)
- 2018 Build to Suit Construction
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

PROXIMITY FROM LA COSTE, TEXAS:

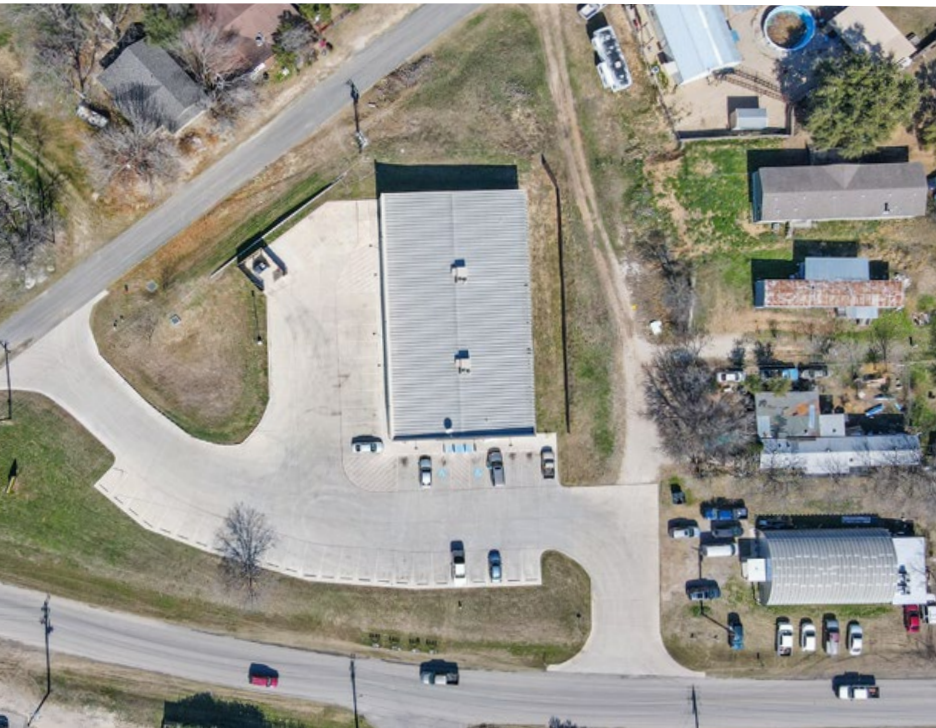
- San Antonio, TX | 25 Miles
- Fredericksburg, TX | 85 Miles
- Austin, TX | 103 Miles
- Corpus Christi, TX | 166 Miles
- Waco, TX | 204 Miles
- Houston, TX | 219 Miles
- Dallas, TX | 297 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 723 Residents; \$208,672 Average Household Income
- 3-Mile: 2,634 Residents; \$153,952 Average Household Income
- 5-Mile: 11,356 Residents; \$109,133 Average Household Income
- 7-Mile: 34,969 Residents; \$85,823 Average Household Income
- 10-Mile: 126,110 Residents; \$95,238 Average Household Income

EXPLOSIVE POPULATION GROWTH:

- 1-Mile Annual Population Growth: 2.03% (10.09% Over the Next 5 Years)
- 3-Mile Annual Population Growth: 8.21% (41.07% Over the Next 5 Years)
- 5-Mile Annual Population Growth: 8.13% (40.65% Over the Next 5 Years)
- 7-Mile Annual Population Growth: 7.78% (38.90% Over the Next 5 Years)
- 10-Mile Annual Population Growth: 6.56% (32.80% Over the Next 5 Years)





**DOLLAR
GENERAL**





**DOLLAR
GENERAL**

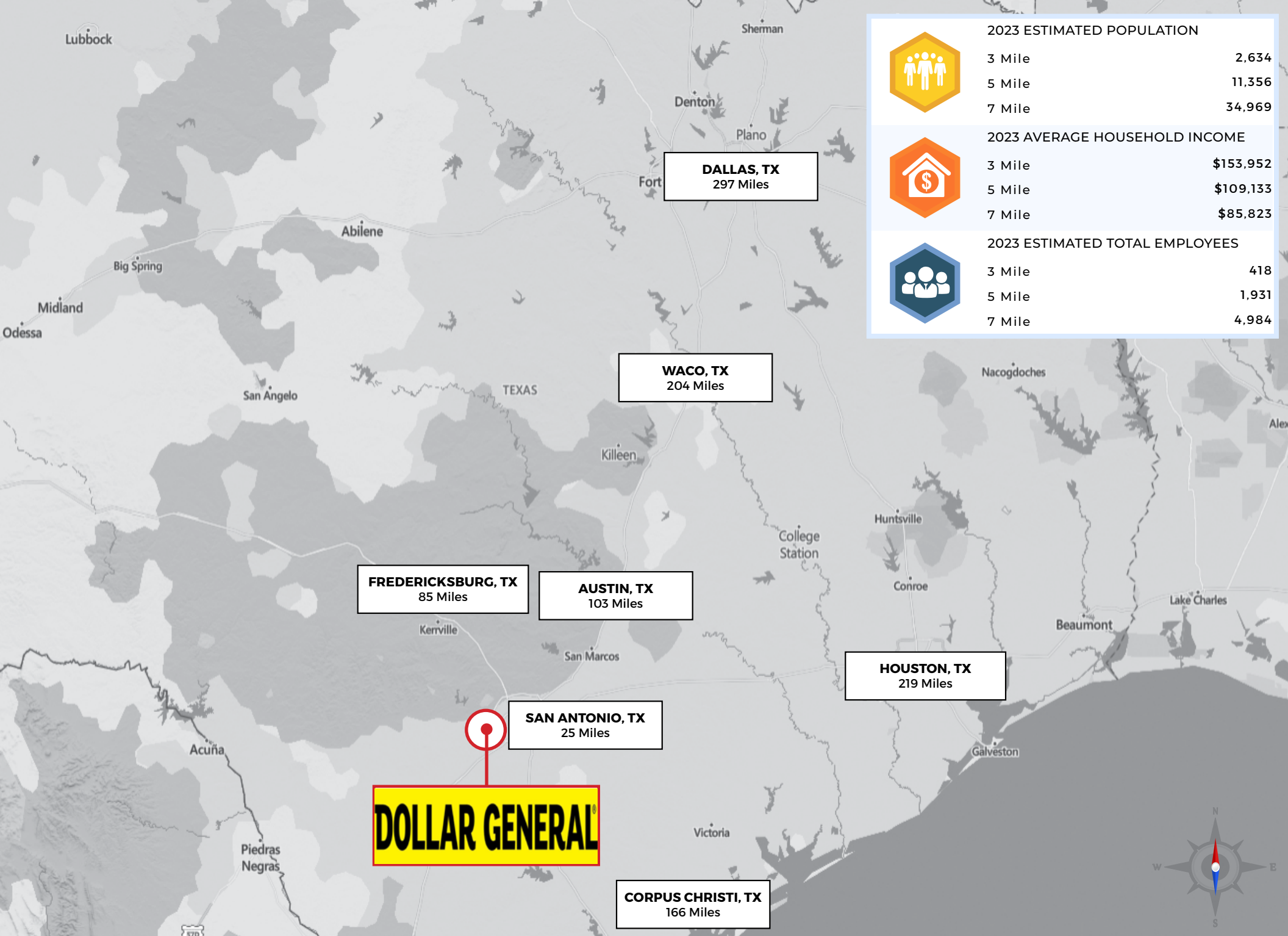







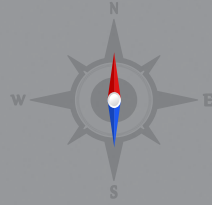


DOLLAR GENERAL





2023 ESTIMATED POPULATION		
	3 Mile	2,634
	5 Mile	11,356
	7 Mile	34,969
2023 AVERAGE HOUSEHOLD INCOME		
	3 Mile	\$153,952
	5 Mile	\$109,133
	7 Mile	\$85,823
2023 ESTIMATED TOTAL EMPLOYEES		
	3 Mile	418
	5 Mile	1,931
	7 Mile	4,984



AREA OVERVIEW



LA COSTE, TEXAS

La Coste is a city in Medina County, Texas, United States. Greater San Antonio, officially designated San Antonio-New Braunfels, is an eight-county metropolitan area in the U.S. state of Texas defined by the Office of Management and Budget (OMB). The metropolitan area straddles South Texas and Central Texas and is on the southwestern corner of the Texas Triangle. The official 2020 U.S. census showed the metropolitan area's population at 2,558,143 —up from a reported 1,711,103 in 2000—making it the 24th largest metropolitan area in the United States. San Antonio-New Braunfels is the third-largest metro area in Texas, after Dallas-Fort Worth-Arlington and Houston-The Woodlands-Sugar Land.



AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILE	7 MILE	10 MILE
2023 Population	2,634	11,356	34,969	126,110
2028 Projected Population	3,716	15,973	48,572	167,459
2020 Census Population	3,184	10,701	30,481	110,297
Annual Growth Rate: 2023 to 2028	8.21%	8.13%	7.77%	6.55%



HOUSEHOLDS	3 MILE	5 MILE	7 MILE	10 MILE
2023 Households	1,043	4,026	11,762	40,795
2028 Households	1,426	5,607	16,516	54,994
2020 Census Households	1,076	3,588	9,854	34,159
Annual Growth Rate: 2023 to 2028	7.35%	7.85%	8.08%	6.96%
Average Household Size	2.52	2.81	2.82	3.01



INCOME	3 MILE	5 MILE	7 MILE	10 MILE
2023 Average Household Income	\$153,952	\$109,133	\$85,823	\$95,238
2023 Median Household Income	\$74,331	\$75,704	\$72,447	\$86,150
2023 Per Capita Income	\$60,960	\$38,711	\$29,431	\$31,115



HOUSING	3 MILE	5 MILE	7 MILE	10 MILE
2023 Housing Units	1,043	4,026	11,762	40,795
2023 Owner-Occupied Units	750	2,884	8,119	27,560
2023 Renter Occupied Housing Units	292	1,142	3,643	13,235



PLACE OF WORK	3 MILE	5 MILE	7 MILE	10 MILE
2023 Businesses	63	315	729	1,527
2023 Employees	418	1,931	4,984	9,988

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$29.00 Billion



FORTUNE 500
#108



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
19,726+



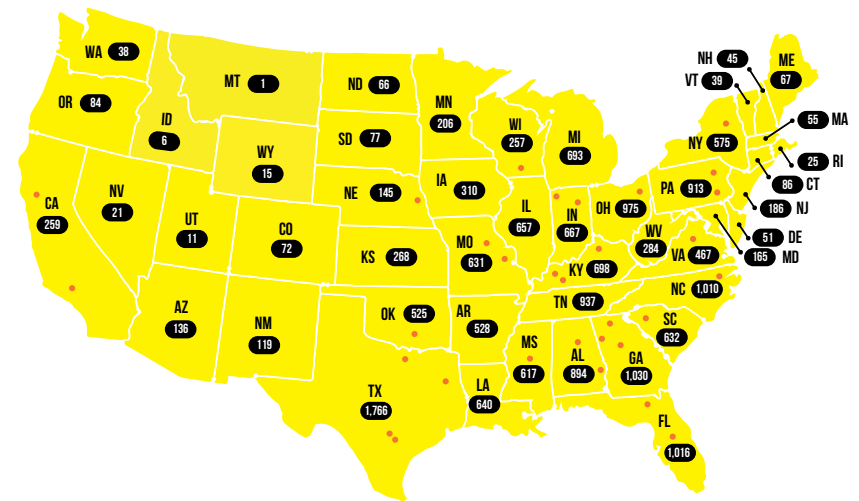
NO. EMPLOYEES
175,000+

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of November 3, 2023, the company's 19,726 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

19,726 STORES | IN 48 STATES | AS OF 11/03/2023

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

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



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