

OFFERING
MEMORANDUM



DOLLAR GENERAL
DAINGERFIELD, TEXAS



In Association with Brian Brockman
A Licensed Texas Broker #701472



EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$869,250



PROPERTY ADDRESS
**309 E W M WATSON BLVD
DAINGERFIELD, TX 75638**



CAP RATE
8.00%



ANNUAL RENT
\$69,540.00



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
0.90 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN



LEASE TERM REMAINING
5.25 YEARS



LEASE EXPIRATION
06/30/2029



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
**10% AT OPTIONS 1 & 3
16.7% AT OPTION 2**



PARKING
31 SPACES



YEAR BUILT
2008



PARCEL NUMBER
8361



TRAFFIC COUNTS
13,499 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 5.25 Years of Guaranteed Lease Term
- 2008 Build to Suit Construction
- Three (3) - Five (5) Year Option Periods with Rental Increases (10% at Option 1, 16.7% at Option 2 & 10% at Option 3)

NN LEASE:

- Landlord Responsibilities Limited to Roof, Structure, HVAC & Parking Lot
- Tenant Pays \$423.50 Per Month (\$5,082.00 Per Year) for Parking Lot Maintenance Expenses
- Tenant is Responsible for Minor Repairs (Costing Less Than \$1,000.00 Per Occurrence) to HVAC System
- Tenant is Required to Carry a Quarterly Maintenance Service Contract for the HVAC System

RELOCATION STORE - PROVEN MARKET:

- Dollar General Has Successfully Been Operating in Daingerfield Since 1996
- In 2008, Dollar General Relocated to Its Current Location in Daingerfield

DAINGERFIELD STATE PARK:

- Located 2.8 Miles from the Subject Property
- 507-Acre State Park Which Includes the 80-Acre Daingerfield Lake
- Established in 1938 by the Civilian Conservation Corps (CCC)
- Draws Approximately 75,000 Visitors a Year
- The Park Offers Camping; Boating; Fishing; Swimming; Hiking; Picnicking; and Nature Study
- The Texas Parks and Wildlife Department Closed the Park for a Year in 2011 for a Major Remodel - Improvements Included Three New Campground Restrooms and an Upgrade to Full Hookup Campsites

PROXIMITY FROM DAINGERFIELD, TEXAS:

- Texarkana, TX | 56 Miles
- Tyler, TX | 66 Miles
- Shreveport, LA | 85 Miles
- McKinney, TX | 119 Miles
- Dallas, TX | 135 Miles
- Waco, TX | 231 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 2,452 Residents
- 1-Mile Average Household Income = \$60,939
- 3-Mile Population = 3,931 Residents
- 3-Mile Average Household Income = \$57,682
- 5-Mile Population = 5,698 Residents
- 5-Mile Average Household Income = \$59,615
- 7-Mile Population = 10,589 Residents
- 7-Mile Average Household Income = \$69,155

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #108 on the Fortune 500 List
- 20,000+ Stores in 48 States





Morris
THEATRE

TSC TRACTOR
SUPPLY CO

Brookshire's

O'Reilly
AUTO PARTS

McDonald's

Pizza
Hut

FAMILY
DOLLAR DOLLAR
TREE

PHILLIPS
66

DOLLAR
GENERAL



Exxon

SUBWAY

FAMILY DOLLAR **DOLLAR TREE**



DOLLAR GENERAL

SITE

TSC TRACTOR SUPPLY CO

jiffy lube

Pizza Hut

Brookshire's

SONIC



O'Reilly
AUTO PARTS

Exxon TrueValue FAMILY DOLLAR DOLLAR TREE bealls OUTLET

7 ELEVEN BIG LOTS! Shell PHILLIPS 66 Starbucks ALDI T

CEFCO petsense CONOCO DOLLAR GENERAL

Super Foods PAPA JOHN'S AspenDental Little Caesars

cricket WINCESTON metro by T-Mobile Aaron's

THEATRES SUNCOCO Hampton Applebees Panda Express Chick-fil-A

RBC Valero 6 AT&T Quality Super 8 goodwill

Schlotzsky's POPEYES Quick Lane

DQ McDonald's NAPA BRAUM'S Arby's BURGER KING TACO BELL

Chicken EXPRESS CANDLEWOOD SUITES Holiday Inn Express MURPHY USA O'Reilly

GNC HARBOR FREIGHT SHOE DEPT.

LAQUINTA DISCOUNT TIRE 18's ANYTIME FITNESS Pizza Hut

IHOP WHATABURGER CATO SONIC Walmart

SUBWAY Home Depot cici's pizza SALLY BEAUTY

HIBBETT SPORTS Kentucky Fried Chicken Brookshire's

Staples CVS pharmacy WOODFOREST NATIONAL BANK LOWE'S

AutoZone verizon FAMILY DOLLAR

Walgreens DOLLAR TREE TRACTOR SUPPLY CO SHERWIN-WILLIAMS

FAMILY DOLLAR DOLLAR TREE TEXACO

DOLLAR GENERAL Spring Market DQ

AT&T Valero WHATABURGER ALON SONIC

FAMILY DOLLAR DOLLAR TREE QUIZNOS DOLLAR TREE

IHOP GOLDEN CHICK cricket O'Reilly

Shell McDonald's Domino's PHILLIPS 66 FAMILY DOLLAR Brookshire's

DOLLAR GENERAL Exxon CVS pharmacy

DOLLAR GENERAL

SITE

FAMILY DOLLAR DOLLAR TREE jiffy lube

Exxon DOLLAR GENERAL

SUBWAY SONIC

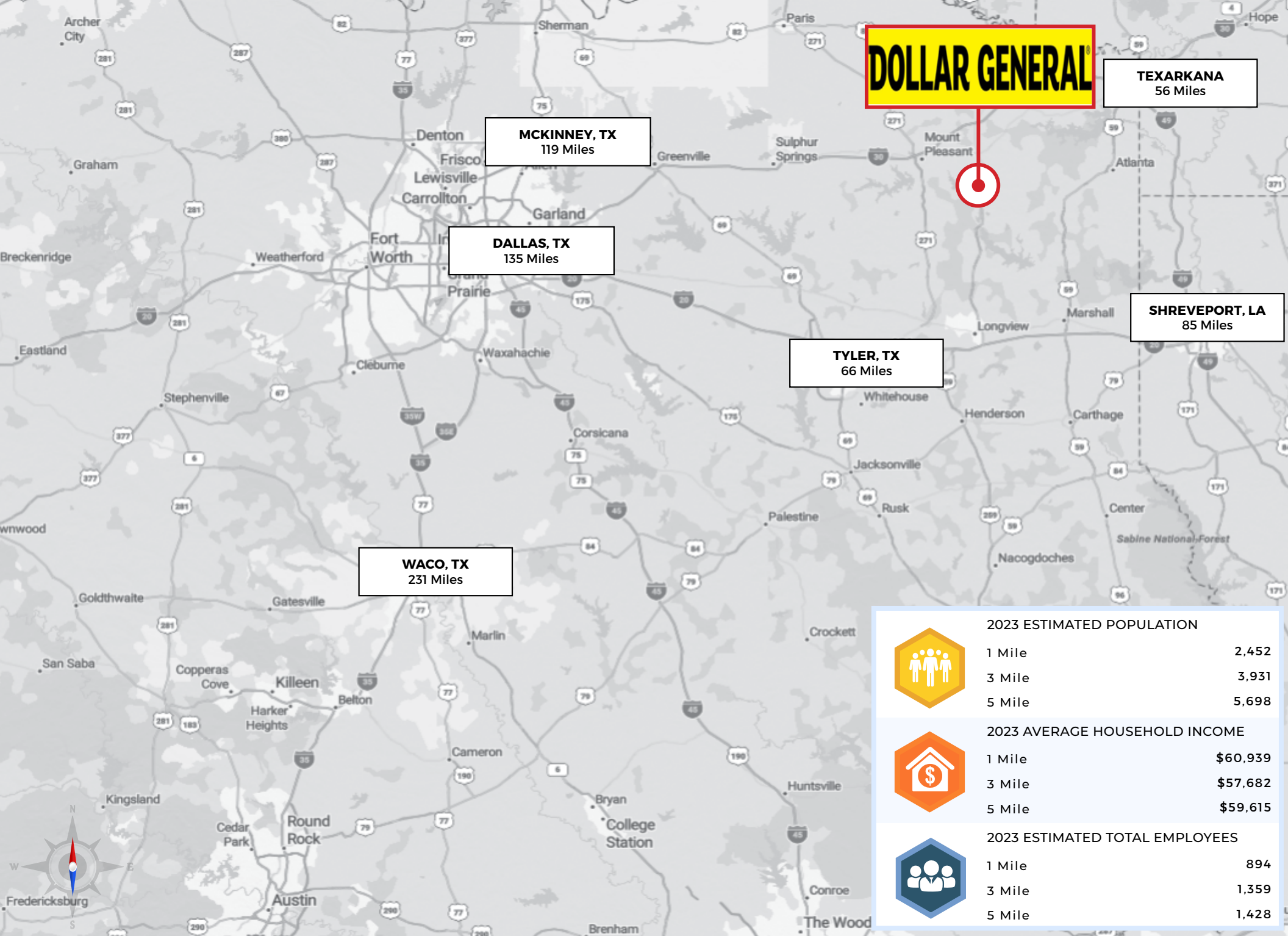
Valero Spring Market DQ

FAMILY DOLLAR DOLLAR TREE Brookshire's jiffy lube SONIC

PHILLIPS 66 McDonald's Pizza Hut ACE O'Reilly

TRACTOR SUPPLY CO SUBWAY Spring Market Exxon

Mobil DOLLAR TREE DOLLAR GENERAL



DOLLAR GENERAL

TEXARKANA
56 Miles




MCKINNEY, TX
119 Miles

DALLAS, TX
135 Miles

TYLER, TX
66 Miles

SHREVEPORT, LA
85 Miles

WACO, TX
231 Miles

2023 ESTIMATED POPULATION		
	1 Mile	2,452
	3 Mile	3,931
	5 Mile	5,698
2023 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$60,939
	3 Mile	\$57,682
	5 Mile	\$59,615
2023 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	894
	3 Mile	1,359
	5 Mile	1,428

AREA OVERVIEW



DAINGERFIELD, TEXAS

Daingerfield, the county seat of Morris County, is on the Louisiana and Arkansas Railroad at the intersection of State highways 11 and 49 and U.S. Highway 259, in the south central part of the county. It is claimed that the first Europeans to visit the area camped by a spring near what is now the center of town around 1740. In 1830 Capt. London Daingerfield and a band of about 100 men fought a bloody battle with Indians near the spring. Daingerfield was killed, and the town that began to grow up in the area in the early 1840s was named in his honor.

More rapid development began after the Civil War. In 1877 Titus County, which had originally included Daingerfield and the surrounding area, was divided, and Daingerfield became the county seat of the new Morris County. The same year the Louisiana, Arkansas and Texas track was laid a half mile southeast of the town. After a large fire destroyed most of the town in 1879, the majority of the businesses moved to the railhead, which is the present site of the town.

By 1904 the population in Daingerfield had grown to 699, and the town's industries included a chair factory, a tannery, a hat factory, a cotton gin, and a flour mill. In 1931 the town reported a population of 818 and thirty-eight businesses. The greatest growth, however, came during and after World War II with the opening of the Lone Star Steel Company and the United States Navy Bureau of Ordnance Aerophysics Laboratory. Between 1945 and 1961 the population tripled, from 1,032 to 3,133. Between the early 1960s and the late 1980s it remained fairly constant at approximately 3,000. The town's principal employers in 1980 included the Lone Star Steel Company, a garment factory, a chemical factory, and a roofing-products factory. In 1985 the Daingerfield Independent School District comprised three elementary schools, a junior high school, and a high school, with a total enrollment of 2,250. Boating, swimming, camping, and hunting facilities are available at Daingerfield State Recreation Area, Ellison Creek Reservoir, and Lake O' the Pines; Monticello, Welsh, Texarkana, and Caddo lakes are all located within twenty-five miles of Daingerfield.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2023 Population	2,452	3,931	5,698	10,589
2028 Projected Population	2,600	4,143	5,977	11,002
2020 Census Population	2,512	3,933	5,590	10,735
Annual Growth Rate: 2023 to 2028	1.20%	1.08%	0.98%	0.78%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2023 Households	934	1,547	2,270	4,294
2028 Projected Households	977	1,608	2,349	4,398
2020 Census Households	949	1,563	2,274	4,371
Annual Growth Rate: 2023 to 2028	0.93%	0.79%	0.69%	0.49%
Average Household Size	2.56	2.50	2.48	2.44



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2023 Average Household Income	\$60,939	\$57,682	\$59,615	\$69,155
2023 Median Household Income	\$42,410	\$47,472	\$51,689	\$50,533
2023 Per Capita Income	\$23,428	\$22,841	\$23,850	\$28,115



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2023 Housing Units	934	1,547	2,270	4,294
2023 Owner-Occupied Units	629	1,071	1,598	3,075
2023 Renter Occupied Housing Units	305	476	673	1,219



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2023 Businesses	106	162	179	287
2023 Employees	894	1,359	1,428	2,431

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$30.86 Billion



FORTUNE 500
#108



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,000 +



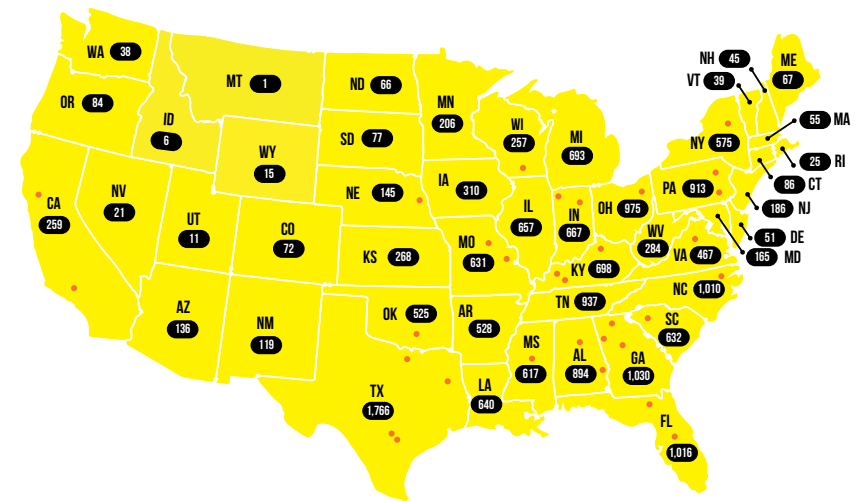
NO. EMPLOYEES
185,000+

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 February 24, 2024, the company's 20,000+ 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.

20,000 STORES | IN 48 STATES | AS OF 02/24/2024

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

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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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.



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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