

OFFERING
MEMORANDUM



DOLLAR GENERAL
SAN ANTONIO, TEXAS



In Association with Brian Brockman
A Licensed Texas Broker #701472



DOLLAR GENERAL®

EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$1,500,000



PROPERTY ADDRESS
**7815 MARBACH RD
SAN ANTONIO, TX 78227**



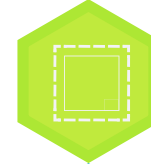
CAP RATE
6.06%



ANNUAL RENT
\$90,840.00



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
1.52 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
6.5 YEARS



LEASE EXPIRATION
10/31/2030



RENEWAL OPTIONS
4 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
32 SPACES



YEAR BUILT
2010



PARCEL NUMBER
1150230



TRAFFIC COUNTS
32.420 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 6.5 Years of Guaranteed Lease Term
- 2010 Build to Suit Construction
- 9,100 SF Building - 1.52 Acre Parcel
- Four (4) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE:

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

COMMITMENT TO LOCATION:

- Tenant Remodeled the Subject Property in 2020 at Their Sole Cost & Expense

LACKLAND AIR FORCE BASE:

- Located 4 Miles from the Subject Property
- Houses Over 46,577 Servicemen, Families, and Staff
- Part of Joint Base San Antonio (JBSA) - Fort Sam Houston, Randolph AFB, and Lackland AFB
- The Only Site for US Air Force and US Space Force Enlisted Basic Military Training
- Joint Base San Antonio Generated an Estimated Economic Impact of \$39.2 Billion in 2021
- Joint Base San Antonio Accounted for 211,213 Direct and Indirect Jobs in 2021

PROXIMITY FROM SAN ANTONIO, TEXAS:

- Boerne, TX | 33 Miles
- New Braunfels, TX | 40 Miles
- Kyle, TX | 66 Miles
- Dripping Springs, TX | 79 Miles
- Austin, TX | 88 Miles
- Corpus Christi, TX | 154 Miles
- Houston, TX | 207 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 16,170 Residents
- 1-Mile Average Household Income = \$83,952
- 3-Mile Population = 106,319 Residents
- 3-Mile Average Household Income = \$88,014
- 5-Mile Population = 284,776 Residents
- 5-Mile Average Household Income = \$93,431

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #108 on the Fortune 500 List
- 20,022+ Stores in 48 States



Desks Galore



the Car Wash Express

DOLLAR GENERAL







Walgreens

DOLLAR TREE

FAMILY DOLLAR

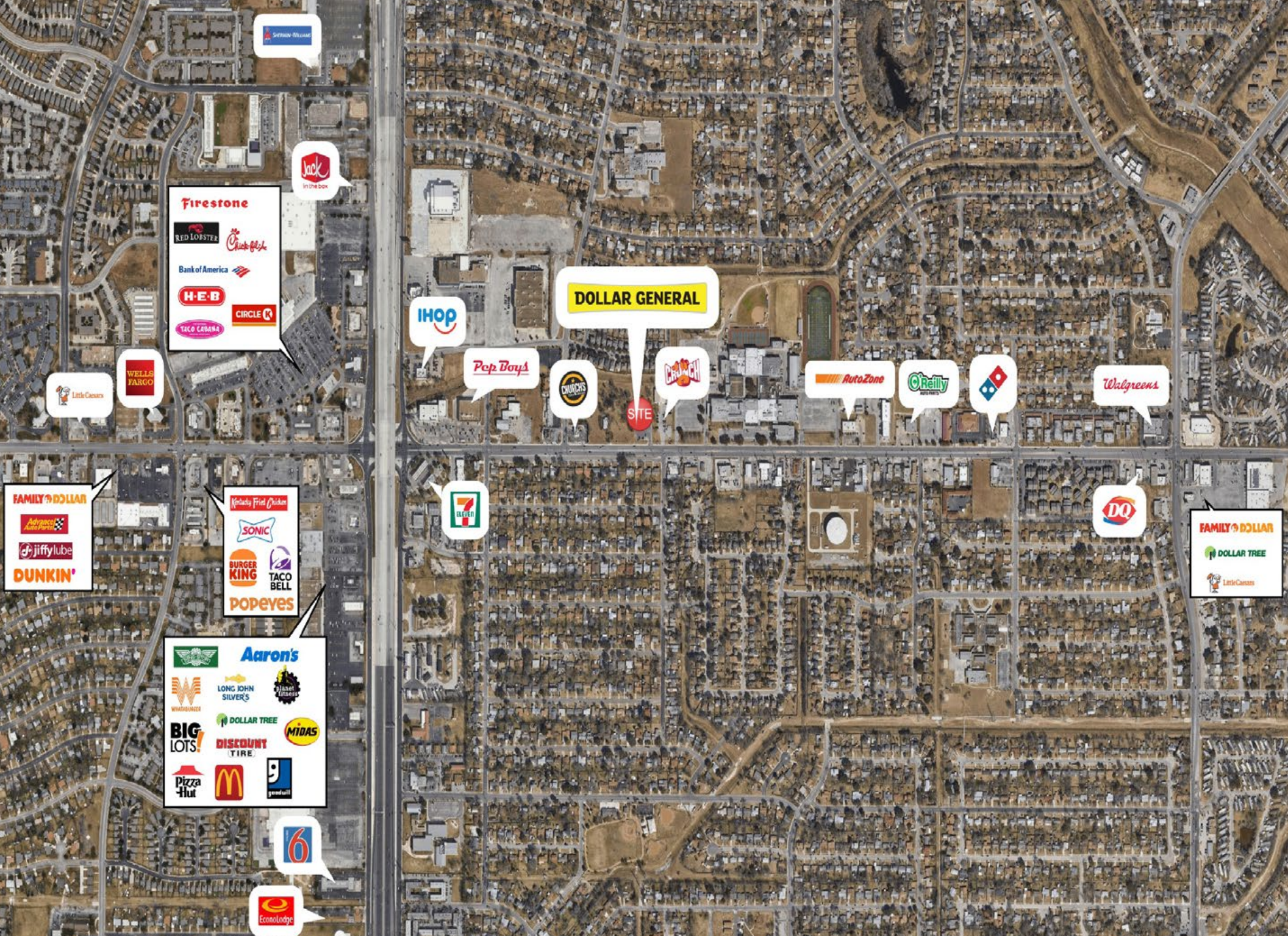
O'Reilly AUTO PARTS

Auto Zone



DOLLAR GENERAL

the Car Wash Express





Bank of America, Chick-fil-A, Bojangles, CIRCLE K, FOREVER 21, SPROUTS, Dutch Bros, HYATT, QT, Charge, 7-Eleven, Valero, Exxon, MAIN EVENT, HOME2U, AutoZone, jiffy lube, Tropical CAFE, BURGER KING, Arby's, McDonald's, FIRST WATCH, Public Storage, Hooters, MATTRESS FIRM, DUNKIN', Freddy's, Five Guys, Popeyes, Sonic, Jamba, Market Creamery, Chevron, Cane's

O'Reilly, Family Dollar, Red Roof at Home, CIRCLE K, QT, boost, Valero, metro cricket, InTown, Chevron, McDonald's, 7-Eleven, Mobil, CALIBER COLLISION, DENVER MATTRESS CO., risas, DUNKIN', CVS pharmacy, LifeStorage, Exxon COURTYARD, PAPAJOHNS, Residence, BW, Best Western, RAMADA, Quick Lane, PIZZA PATRON, Frost, DQ, AutoZone, REG CELEBR, Denny's, SONIC, CHUCK E. CHEESE'S, Jack

DUNKIN', Dutch Bros, ULTA, MATTRESS FIRM, boost, Public Storage, SEPHORA, SWEETHEARTS, COSTCO, GOLDEN BREAD, BOOT BARN, Firestone, CALIBER COLLISION, BASKIN RIBBING, FIVE BEL'W, Valero, MOD PIZZA, SportClips, SUPER CUTS, TJ-MAXX, PACIFIC, HomeGoods, Bath & Body Works, PETSMART, metro, Great Clips, Orange Theory, cricket, Academy, FAMOUS, Michaels, WALMART, SALLY BEAUTY, LA FITNESS, Smile Brands, StorageMart, GNC, MURPHY USA, SUBWAY, STARBUCKS, CATO, WELLS FARGO, SONIC, HEB, LifeStorage, BURGER KING, Jack, PAPAJOHNS, FAMILY DOLLAR, FANTASTIC SAM'S, KOHL'S, Walgreens, O'Reilly, WOODFOREST, CVS pharmacy, AutoZone, CHASE

Valero, popshelf, CHARLEY'S, MELROSE, MURPHY USA, PIZZA HUT, target, CITITRENDS, GNC, LifeStorage, Schlotzsky's, MATTRESS FIRM, carter's, MOD PIZZA, HARBOR FREIGHT, Cheddar's, SportClips, CVS pharmacy, SALLY BEAUTY, WOODFOREST, LA FITNESS, FIVE BEL'W, Walmart, FIVE BEL'W, SUPERCUTS, claire's, orange leaf, DOLLAR TREE, OFFICE DEPOT, CHASE, IHOP, CARIN'S, verizon, PETSMART, ACADEMY, IBC BANK, rue21, LOWE'S

DOLLAR GENERAL

SITE

ExtraSpace Storage, boost, ReStore, CIRCLE K, DUNKIN', StorageMart, metro, Aarons, LifeStorage, Rainbow, Walmart, Exxon, cricket, PIZZA PATRON, jiffy lube, BEED LORSTEN, Walgreens, DOLLAR GENERAL, Firestone, SALLY BEAUTY, Great Clips, popeyes, Chick-fil-A, SUBWAY, LONG JOHN SILVER, SONIC, dds, DISCOUNTS, DOLLAR TREE, REG CELEBR, HEB, FAMILY DOLLAR, DISCOUNT GIBBLE, Pep Day's, BURGER KING, McDonald's, TACO BELL, NAPA, Bank of America, Jack, BIG LOTS, yellow piper jeans

O'Reilly, FAMILY DOLLAR, Walgreens, boost, DQ, metro, PAPAJOHNS

OLLIE'S, U-HAUL, Travelodge, boost, Valero, Denny's, cricket, metro, COUNTRY SUBWAY, 7-Eleven, Exon, McDonald's, BASKIN RIBBING, DOLLAR GENERAL, Jack, BURGER KING, DUNKIN', Family Dollar

FAMILY DOLLAR, CALIBER COLLISION, QT, Shell, BURGER KING, SONIC, DOLLAR GENERAL, Great Clips, TEXACO, SUBWAY, AutoZone, DISCOUNT GIBBLE



DOLLAR GENERAL



	2023 ESTIMATED POPULATION	
	1 Mile	16,170
	3 Mile	106,319
	2023 AVERAGE HOUSEHOLD INCOME	
	1 Mile	\$83,952
	3 Mile	\$88,014
	2023 ESTIMATED TOTAL EMPLOYEES	
	1 Mile	2,670
	3 Mile	21,150
	5 Mile	58,499

AREA OVERVIEW



SAN ANTONIO, TEXAS

The City of San Antonio (population 1.47 million) is the seventh most populous city in the U.S. and the second largest city in Texas. The seat of Bexar County, it is also the principal city of the San Antonio-New Braunfels Metropolitan Statistical Area (MSA) with a population of more than 2.6 million. The City of San Antonio maintains a strong financial position with a “AAA” general obligation bond rating from all three major rating agencies. The Milken Institute ranked San Antonio No. 1 on its Best-Performing Cities list. San Antonio benefits from a relatively low cost of living compared to other major cities, ranks 13th in the List of Best Places to Live in the World, 5th Best City to Live in the U.S., and 3rd Most Livable City in Texas.

San Antonio has a metropolitan GDP of \$132.1 billion. The economic base is diversified in oil and gas, military, healthcare, financial services, and tourism and has enjoyed an increase in biotech, IT, cybersecurity, and manufacturing in recent years. San Antonio is home to six Fortune 500 companies: Valero Energy, Tesoro Corp, USAA, iHeartMedia, NuStar Energy, and CST Brands, Inc. Other companies headquartered in San Antonio include H-E-B, the 14th largest private company in the U.S. The South Texas Medical Center, comprised of forty-five medically related institutions, five higher educational institutions, twelve hospitals, and five specialty facilities on over 900 acres, is the only medical research and care provider in the South Texas region. With more than 29,000 employees and more than 5.6 million patient visits per year, the center has a \$21.6 billion annual impact on the local economy.

San Antonio benefits from a highly educated workforce: the city is home to 15 colleges and universities and a student population of more than 150,000. San Antonio’s higher education institutions include Texas State University (enrollment 38,808), University of Texas at San Antonio (enrollment 34,742), San Antonio College (enrollment 25,269), Northwest Vista College (enrollment 16,067), St Phillips College (enrollment 11,655), University of the Incarnate Word (enrollment 7,917), and many others. In addition, the city is home to one of the largest active and retired military populations in the nation, with four major military bases comprising Joint Base San Antonio (JBSA), directly employing nearly 75,000.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2023 Population	16,170	106,319	284,776	521,424
2028 Projected Population	15,785	108,367	297,585	552,014
2020 Census Population	16,627	108,475	287,018	518,834
Annual Growth Rate: 2023 to 2028	-0.48%	0.39%	0.90%	1.17%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2023 Households	5,565	34,386	93,036	174,286
2028 Projected Households	5,501	35,754	98,682	187,374
2020 Census Households	5,844	34,798	92,952	172,470
Annual Growth Rate: 2023 to 2028	-0.23%	0.80%	1.21%	1.51%
Average Household Size	2.90	2.91	2.96	2.91



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2023 Average Household Income	\$83,952	\$88,014	\$93,431	\$94,211
2023 Median Household Income	\$58,029	\$63,677	\$65,661	\$67,834
2023 Per Capita Income	\$28,906	\$29,975	\$31,314	\$32,013



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2023 Housing Units	5,565	34,386	93,036	174,286
2023 Owner-Occupied Units	3,152	19,240	53,685	101,307
2023 Renter Occupied Housing Units	2,413	15,146	39,352	72,980



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2023 Businesses	250	1,846	5,268	11,177
2023 Employees	2,670	21,150	58,499	112,182

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
20,022 +



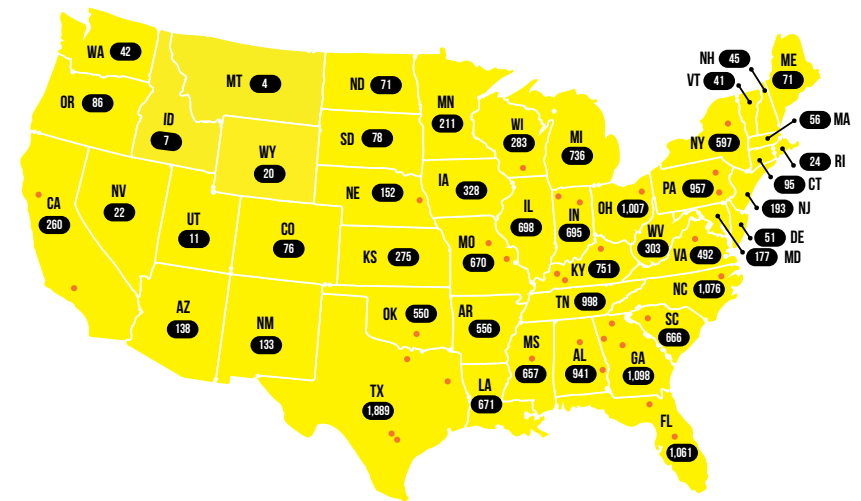
NO. EMPLOYEES
185,800

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 March 1, 2024, the company's 20,022+ 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.

20,022 STORES | IN 48 STATES | AS OF 03/01/2024

- 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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