

OFFERING MEMORANDUM



**DOLLAR
GENERAL**

DOLLAR GENERAL
MT. PLEASANT, TEXAS

S

SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman
A Licensed Texas Broker #701472



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DOLLAR GENERAL

YOUR CAREER
GROWTH HERE
NTCC



INVESTMENT SUMMARY



LIST PRICE
\$1,265,585



PROPERTY ADDRESS
**2324 N. JEFFERSON AVE.
MT. PLEASANT, TX 75455**



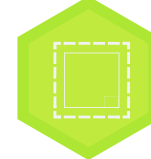
CAP RATE
7.00%



ANNUAL RENT
\$88,591.44



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
1.18 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
5.50 YEARS



LEASE EXPIRATION
08/31/2030



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
30 SPACES



YEAR BUILT
2015



PARCEL NUMBER
01625-00000-00010



TRAFFIC COUNTS
32,436 VPD (I-30)

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 5.50 Years Remaining of Lease Term (Lease Exp: 08/31/2030)
- 2015 Build to Suit Construction
- 9,100 SF Building - 1.22 Acre Parcel
- Three (3) - 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

UPGRADED CONSTRUCTION:

- Four-Sided CMU Block Brick
- Concrete Parking Lot

STRONG PLACER AI DATA - 220,200 VISITS:

- Nationwide (807 out of 18,956 Stores) = Top 5%
- Statewide (116 out of 1,800 Stores) = Top 7%
- 15-Mile Radius (1 out of 8 Stores) = Top Store

LOCATION:

- Directly of Interstate 30 - 32,436 Vehicles Per Day
- Two Points of Access | N. Jefferson Ave = 10,113 VPD & Green Hill Rd = 5,853 VPD

PROXIMITY FROM MT. PLEASANT, TEXAS:

- Texarkana, AR | 63 Miles
- Tyler, TX | 66 Miles
- Shreveport, LA | 102 Miles
- McKinney, TX | 102 Miles
- Dallas, TX | 118 Miles
- Fort Worth, TX | 148 Miles
- Waco, TX | 211 Miles
- Houston, TX | 258 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 2,357 Residents
- 1-Mile Average Household Income = \$81,486
- 3-Mile Population = 16,318 Residents
- 3-Mile Average Household Income = \$71,610
- 5-Mile Population = 20,131 Residents
- 5-Mile Average Household Income = \$73,755

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #111 on the Fortune 500 List
- 20,523+ Stores in 48 States





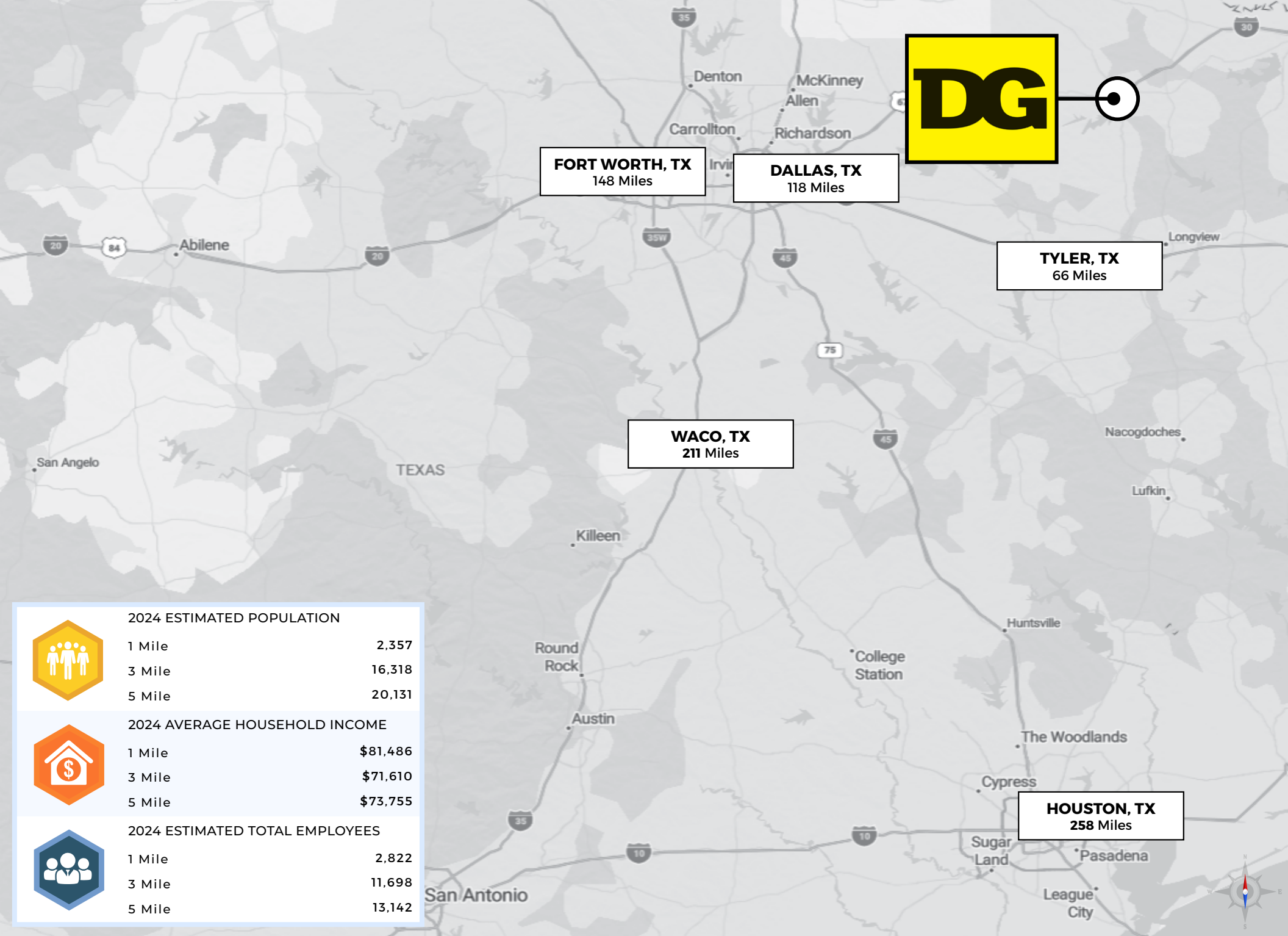




DOLLAR GENERAL

SITE





2024 ESTIMATED POPULATION		
1 Mile		2,357
3 Mile		16,318
5 Mile		20,131
2024 AVERAGE HOUSEHOLD INCOME		
1 Mile		\$81,486
3 Mile		\$71,610
5 Mile		\$73,755
2024 ESTIMATED TOTAL EMPLOYEES		
1 Mile		2,822
3 Mile		11,698
5 Mile		13,142

AREA OVERVIEW



MT. PLEASANT, TEXAS

Mount Pleasant is the largest city of Titus County in the U.S. state of Texas. Mount Pleasant is the county seat for Titus County and the hub of the entire regional economy. Mount Pleasant is centrally located in beautiful Northeast Texas along I-30 Hwy offering easy access to seven lakes which provide year-round recreational opportunities, including water sports and fishing. The City of Mount Pleasant had a population of 16,047 as of the 2020 Census.

The city boasts a healthy economy based on agri-business, industry, tourism, wholesale and retail trade. Access to natural resources has also been a great factor in Mount Pleasant's growth. Access to water brought the timber industry to the region and that industry thrives today harvesting both pine and hardwoods. Agriculture also thrived here due to rainfall and contributed to the success of Pilgrim's Pride starting here and growing to one of the largest poultry producers in the country. Utility trailers are also made here in the hundreds and shipped across the continent making Mount Pleasant the Utility Trailer Capital of the World.

Mount Pleasant offers numerous recreational facilities both for its residents and visitors. The Oaklawn Park, Journey Park, Fair Park, Sam Parker Field, and Edwards Park are some of the local parks and playgrounds. At Dellwood Park one can relax on the deck that overlooks a beautiful reflecting pond. The Legends and Lawless Museum, Daingerfield State Park, and Flight of the Phoenix Aviation Museum are also worth visiting. Mount Pleasant Historical Museum, Franklin County Museum and Florey - Meriwether Home are some of the nearby attractions. Mount Pleasant is a kind of place for active outdoors. Boating, fishing, skiing, hunting, riding, hiking, running, and organized sports are all options with 10 city parks, including the new 150-acre Mount Pleasant Sports Complex opening soon. Within minutes are the acclaimed Lake Bob Sandlin State Park and Lake Cypress Springs offering top-notch water sports, camping and picnicking. Mount Pleasant Country Club, overlooking Town Lake, is another great place to be outdoors with its 18-hole championship golf course, tennis courts, pool, full restaurant and bar.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2024 Population	2,357	16,318	20,131	24,602
2029 Projected Population	2,373	16,266	20,063	24,604
2020 Census Population	2,115	16,578	20,284	24,428



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2024 Households	816	5,502	6,861	8,464
2029 Projected Households	814	5,549	6,916	8,543
2020 Census Households	729	5,535	6,866	8,333
Average Household Size	2.82	2.92	2.90	2.87



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2024 Average Household Income	\$81,486	\$71,610	\$73,755	\$76,615
2024 Median Household Income	\$59,450	\$55,267	\$56,913	\$58,639
2024 Per Capita Income	\$28,331	\$24,236	\$25,212	\$26,423



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2024 Housing Units	816	5,502	6,861	8,464
2024 Owner-Occupied Units	484	3,300	4,265	5,512
2024 Renter Occupied Housing Units	332	2,202	2,596	2,951



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2024 Businesses	263	849	965	1,021
2024 Employees	2,822	11,698	13,142	13,637

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$17.96 Billion



FORTUNE 500
#111



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,523 +



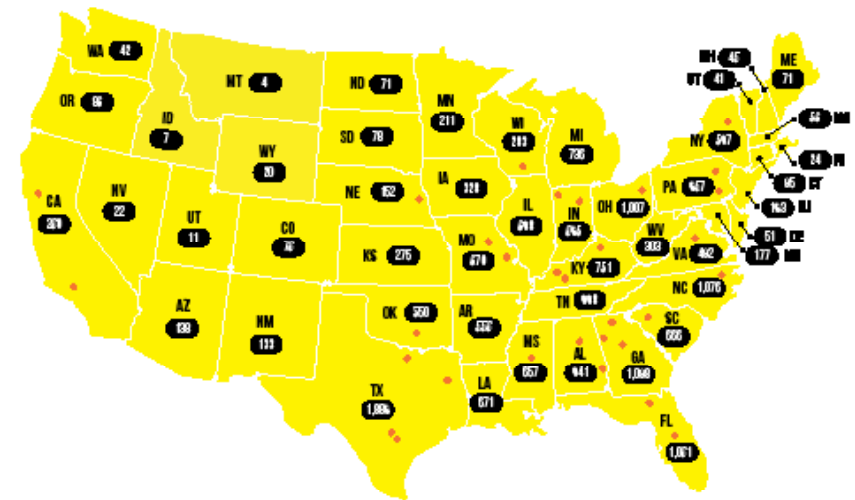
NO. EMPLOYEES
186,000

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 1, 2024, the company's 20,523 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.

20,523 STORES | IN 48 STATES | AS OF 11/01/2024

- 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.



**EXCLUSIVELY
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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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