

OFFERING MEMORANDUM



DOLLAR GENERAL
GEORGETOWN, TEXAS



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-Texas Inc.
A Licensed Texas Broker #701472



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INVESTMENT SUMMARY



LIST PRICE
\$1,968,367



CAP RATE
6.00%



BUILDING SIZE
9,610 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
10.25 YEARS



RENEWAL OPTIONS
3 - 5 YEAR



PARKING
31 SPACES



PARCEL NUMBER
R459696



PROPERTY ADDRESS
**30712 CHI CHI DRIVE
GEORGETOWN, TX 78628**



ANNUAL RENT
\$118,102.20



LAND AREA
1.950 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
08/31/2035



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2020



TRAFFIC COUNTS
40,401 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 10 Years of Guaranteed Lease Term (Lease Exp: August 2035)
- 2020 Build to Suit Construction
- 9,610 SF Building on 1.95 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

HIGHLY UPGRADED CONSTRUCTION:

- Four Sided Upgraded Construction - Split-Face CMU & Hardiplank

GEORGETOWN, TEXAS:

- Georgetown is the Fastest-Growing City in the U.S. Among Cities with 50,000+ Residents, According to U.S. Census Data

SUN CITY TEXAS:

- Located 5 Miles from the Subject Property
- An Enormous Planned Community Spanning 5,421 Acres of Single-Family Homes Clustered Around Pools, Fitness Centers and Pickleball Courts
- Construction Started in Sun City Texas in 1994 - Mega Builder PulteGroup Expects to Sell the 10,550th and Final House There in 2028

PROXIMITY FROM GEORGETOWN, TEXAS:

- Austin, TX | 28 Miles
- San Antonio, TX | 106 Miles
- Dallas, TX | 168 Miles
- Houston, TX | 176 Miles

EXPLOSIVE POPULATION GROWTH:

- 1-Mile: 6.25% Annually (31.25% Projected Growth Over the Next 5 Years)
- 3-Mile: 2.60% Annually (13.00% Projected Growth Over the Next 5 Years)
- 5-Mile: 1.70% Annually (8.50% Projected Growth Over the Next 5 Years)
- 7-Mile: 2.57% Annually (12.85% Projected Growth Over the Next 5 Years)
- 10-Mile: 4.20% Annually (21.00% Projected Growth Over the Next 5 Years)

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 2,193 Residents | \$179,577 Average Household Income
- 3-Mile: 14,234 Residents | \$157,780 Average Household Income
- 5-Mile: 51,442 Residents | \$137,952 Average Household Income
- 7-Mile: 89,925 Residents | \$145,467 Average Household Income
- 10-Mile: 157,097 Residents | \$152,294 Average Household Income

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #111 on the Fortune 500 List (2024)





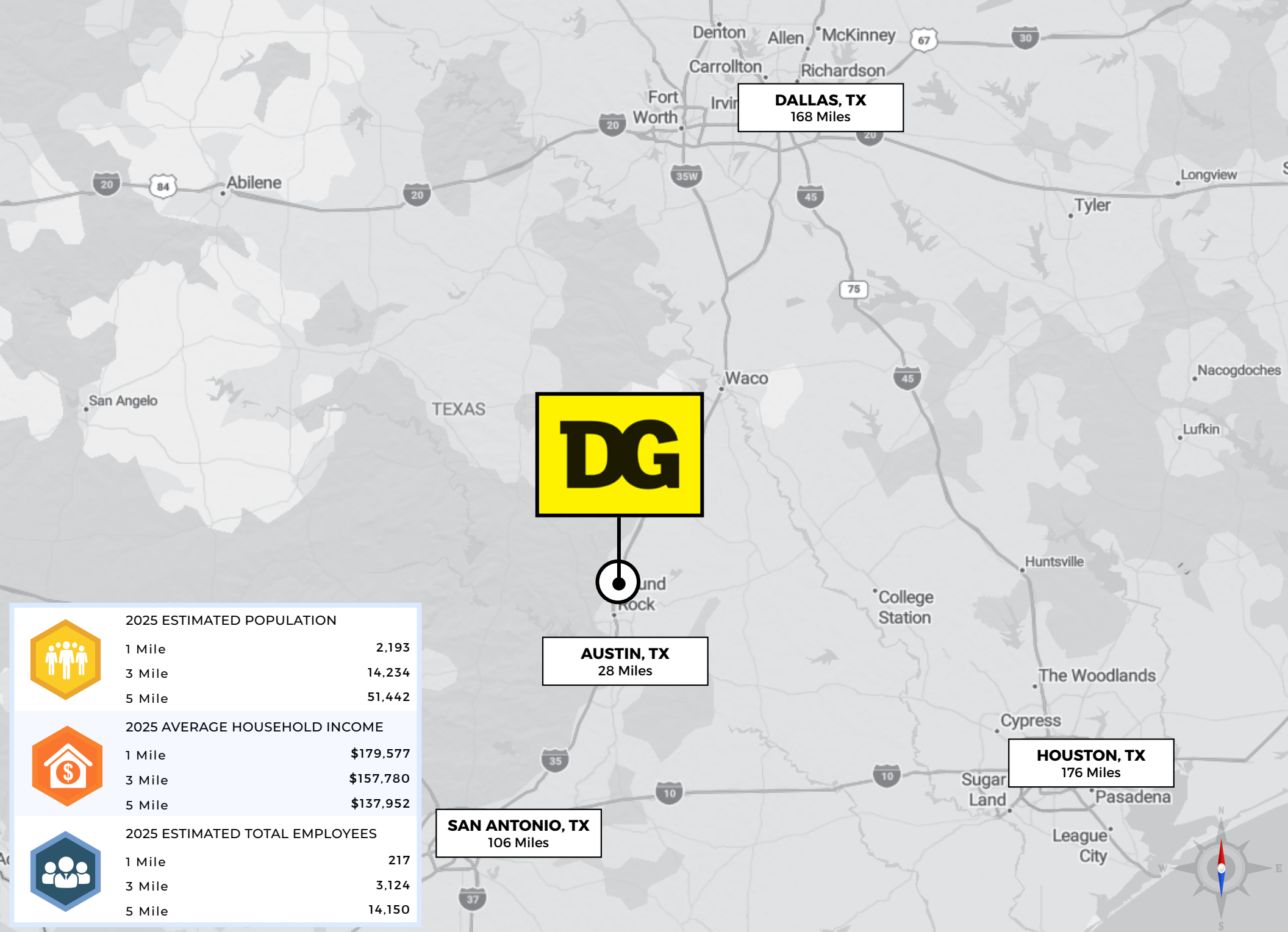




DOLLAR GENERAL

S/E





AREA OVERVIEW



GEORGETOWN, TEXAS

Georgetown, located about 30 miles north of Austin, is a thriving city known for its blend of historic charm and modern growth. As the county seat of Williamson County, Georgetown boasts a vibrant downtown district centered around one of the most well-preserved town squares in Texas. The city is home to Southwestern University, the oldest university in the state, which adds a dynamic and youthful energy to the area. With its iconic Victorian architecture, boutique shops, local restaurants, and frequent community events, Georgetown offers a unique small-town feel while remaining closely connected to the economic activity of the Greater Austin region.

In recent years, Georgetown has experienced significant growth, both in population and development, attracting families, professionals, and retirees alike. Georgetown, Texas, has consistently ranked as one of the fastest-growing cities in the United States. For three consecutive years, from 2021 to 2023, it held the top position for population growth among cities with at least 50,000 residents. Between July 2022 and July 2023, Georgetown's population surged by 10.6%, reaching 96,312 residents. The city is recognized for its high quality of life, top-rated schools, and abundant outdoor recreation, including the scenic San Gabriel River and miles of hike-and-bike trails. Georgetown is also known for its commitment to sustainability, being one of the first cities in the U.S. to power its municipal operations entirely with renewable energy. As development continues and businesses expand into the area, Georgetown remains a desirable destination for those seeking a balance between modern amenities and small-town Texas charm.

The explosive growth of the Austin MSA has had a direct impact on Georgetown's own expansion and rising prominence. With tech Austin giants like Apple, Tesla, and Oracle investing heavily in the region, job opportunities have surged—drawing new residents and fueling demand for housing, education, and amenities in surrounding communities. Georgetown's access to major highways, a skilled workforce, and the cultural capital of Austin makes it a natural choice for those seeking balance between career opportunity and quality of life.

As the Austin MSA continues to rank among the top metros for population and economic growth nationwide, Georgetown stands out as a key player in the region's future—offering a blend of historical charm, strong infrastructure, and modern-day livability that aligns perfectly with the area's upward trajectory.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2025 Population	2,193	14,234	51,442	157,097
2030 Projected Population	2,878	16,086	55,817	190,061
2020 Census Population	1,747	13,815	47,544	116,856
Annual Growth Rate: 2025 to 2030	6.25%	2.60%	1.70%	4.20%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2025 Households	908	6,387	23,298	63,563
2030 Projected Households	1,230	7,295	25,791	78,206
2020 Census Households	688	5,824	20,859	46,648
Annual Growth Rate: 2025 to 2030	7.10%	2.84%	2.14%	4.61%
Average Household Size	2.40	2.22	2.19	2.44



INCOME	1 MILE	3 MILE	5 MILE	10 MILE
2025 Average Household Income	\$179,577	\$157,780	\$137,952	\$152,294
2025 Median Household Income	\$131,545	\$117,973	\$103,923	\$112,366
2025 Per Capita Income	\$74,332	\$70,820	\$62,533	\$61,690



HOUSING	1 MILE	3 MILE	5 MILE	10 MILE
2025 Housing Units	908	6,387	23,298	63,563
2025 Owner-Occupied Units	567	5,116	16,389	45,051
2025 Renter Occupied Housing Units	340	1,271	6,908	18,511



PLACE OF WORK	1 MILE	3 MILE	5 MILE	10 MILE
2025 Businesses	48	545	2,182	4,986
2025 Employees	217	3,124	14,150	35,886

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$22.33 Billion



FORTUNE 500
#111



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,662



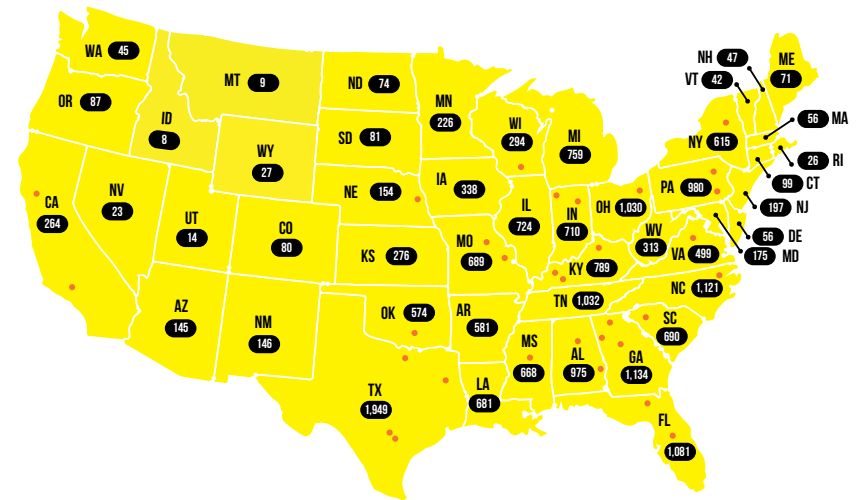
NO. EMPLOYEES
194,200

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 28, 2025, the company's 20,662 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.

20,662 STORES | **IN 48 STATES** |
AS OF 02/28/2025

● 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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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