

OFFERING MEMORANDUM



**DOLLAR
GENERAL**

DOLLAR GENERAL
SAN SABA, 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
\$743,225



CAP RATE
7.75%



BUILDING SIZE
9,014 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
3 YEARS



RENEWAL OPTIONS
2 - 5 YEAR



PARKING
47 SPACES



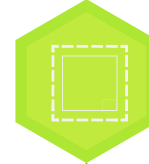
PARCEL NUMBER
R31750



PROPERTY ADDRESS
**301 E. KELLY LANE
SAN SABA, TX 76877**



ANNUAL RENT
\$57,600.00



LAND AREA
0.87 ACRES



LEASE TYPE
NN



LEASE EXPIRATION
09/30/2028



RENT INCREASES
**OPT. 1 = 5.02%
OPT. 2 = 5.94%**



YEAR BUILT
2005



TRAFFIC COUNTS
2,308 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 3+ Years Remaining in Existing Term (Lease Exp: 09/30/2028)
- 2005 Build to Suit Construction – 9,014 SF
- Two (2) - Five (5) Year Options

LONG TERM OPERATING HISTORY - 20+ YEARS:

- Dollar General Has Been Operating at this Location 20+ Years Since 2005

NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Parking Lot, HVAC & Structure

PARKING LOT MAINTENANCE CONTRIBUTION:

- Tenant Contributes \$413.14 Per Month for Parking Lot Maintenance Expenses
- Increases by 18.18% to \$488.26 Per Month in Option 1 and by 15.48% to \$563.88 Per Month in Option 2

LOW RENT/PSF:

- Tenant Paying \$6.39 PSF

PLACER AI DATA:

- Nationwide (8,303 / 19,246) = Top 44%
- Statewide (892 / 1,818) = Top 50%
- Visits up 12.4% YoY and 25.4% Yo2Y

PROXIMITY FROM SAN SABA, TEXAS:

- Killeen, TX | 65 Miles
- Austin, TX | 105 Miles
- Waco, TX | 110 Miles
- Abilene, TX | 127 Miles
- San Antonio, TX | 140 Miles
- Dallas, TX | 179 Miles
- Houston, TX | 257 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 1,705 Residents | \$61,058 Average Household Income
- 3-Mile: 3,071 Residents | \$65,688 Average Household Income
- 5-Mile: 3,281 Residents | \$68,880 Average Household Income
- 7-Mile: 3,470 Residents | \$71,337 Average Household Income

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #112 on the Fortune 500 List (2024)
- 20,582 Stores in 48 States

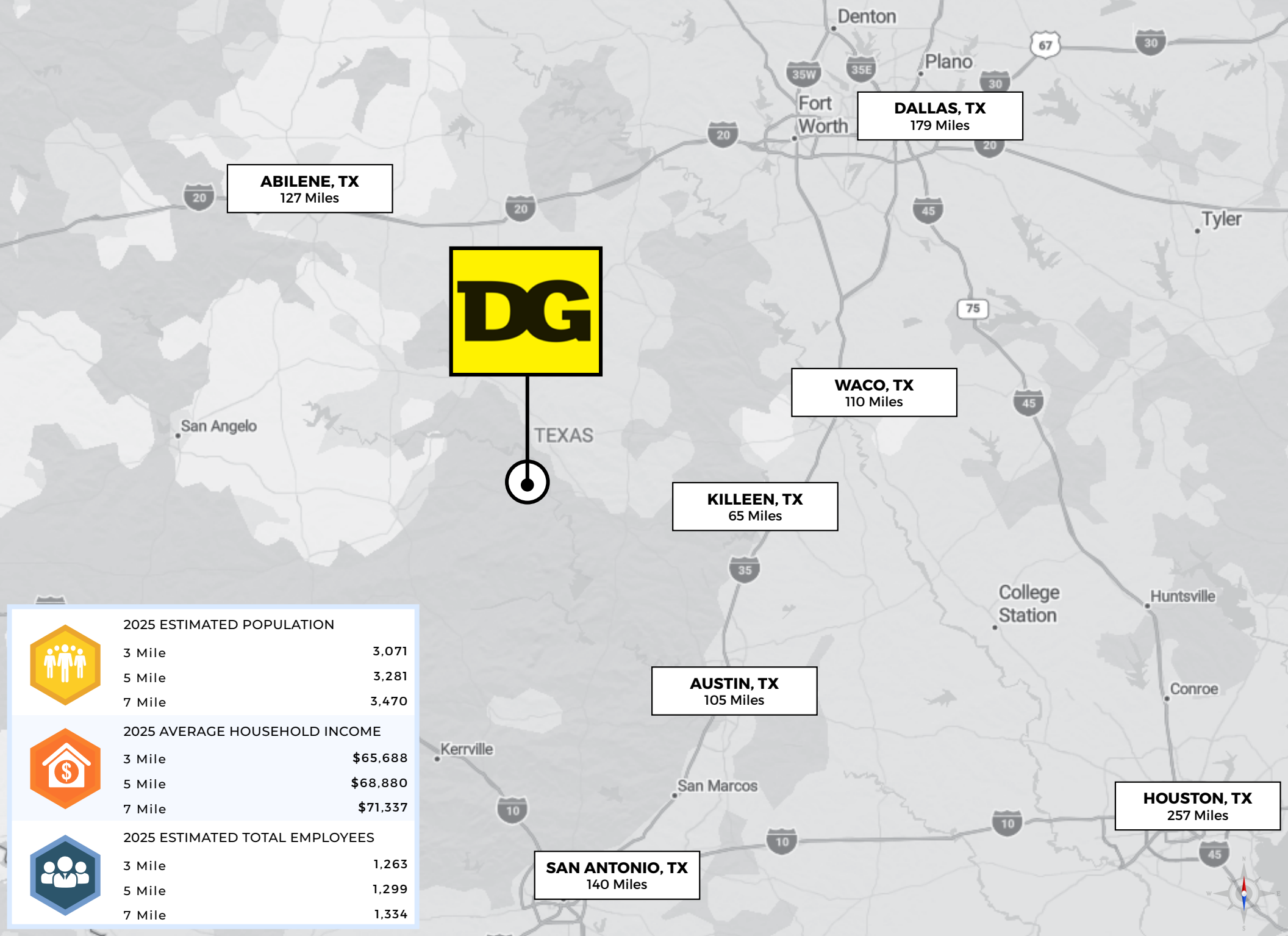












2025 ESTIMATED POPULATION

3 Mile	3,071
5 Mile	3,281
7 Mile	3,470



2025 AVERAGE HOUSEHOLD INCOME

3 Mile	\$65,688
5 Mile	\$68,880
7 Mile	\$71,337



2025 ESTIMATED TOTAL EMPLOYEES

3 Mile	1,263
5 Mile	1,299
7 Mile	1,334

AREA OVERVIEW



SAN SABA, TEXAS

In the heart of Texas, at the top of Texas' famed Hill Country, lays the tranquil town of San Saba. Nestled among acres of Pecan trees, on the banks of its namesake, lies the "Pecan Capital of the World." San Saba boasts diverse appeal, infinite relaxation and all the charm of small-town Texas. Lovers of the outdoors find themselves at home in nature hunting, fishing, camping and hiking. Wine and food lovers can slow down, gathering to enjoy local fare at Oliver and Co. or sip respected wines from local vintners, including Wedding Oak Winery. Explore historical downtown, perusing one of Texas's largest selections of boots and hats at Harry's Boots, artisan confections and craftsman goods at J.C. Campbell Co. & Mercantile. The newly renovated Dofflemeyer Hotel houses overnights in big-city luxury accommodations with all the boutique charm fitting our unique history. With small-town roots and Texas-sized spirit, San Saba is more than you imagined.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2025 Estimated Population	1,705	3,071	3,281	3,470
2030 Projected Population	1,546	2,804	3,008	3,192
2020 Census Population	1,779	3,423	3,601	3,775



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2025 Estimated Households	666	1,180	1,267	1,344
2030 Projected Households	597	1,064	1,148	1,223
2020 Census Households	689	1,267	1,349	1,423
Average Household Size	2.49	2.47	2.46	2.44



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2025 Average Household Income	\$61,058	\$65,688	\$68,880	\$71,337
2025 Median Household Income	\$51,452	\$52,676	\$54,538	\$55,951
2025 Per Capita Income	\$23,883	\$25,291	\$26,643	\$27,679



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2025 Housing Units	666	1,180	1,267	1,344
2025 Owner-Occupied Units	455	814	881	941
2025 Renter Occupied Housing Units	212	367	386	403



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2025 Businesses	173	230	237	243
2025 Employees	910	1,263	1,299	1,334

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$25.22 Billion



FORTUNE 500
#112



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,582



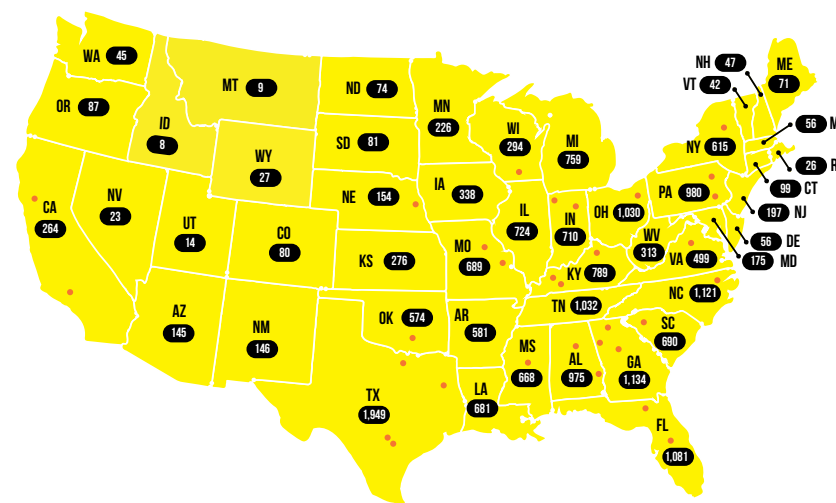
NO. EMPLOYEES
194,200

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 May 2, 2025, the company's 20,582 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.

20,582 STORES | **IN 48 STATES** |
AS OF 05/02/2025

● 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.



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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.

11-2-2015



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