

ACTUAL STORE FRONTAGE



DOLLAR GENERAL - \$ 1,480,000

6% CAP RATE

38914 W Mile 7 Rd, Penitas, TX 78574

Raffaele Suprano

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

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INVESTMENT OVERVIEW

\$1,480,000 | 6% CAP RATE

TENANT TRADE NAME	DOLLAR GENERAL	PROPERTY DETAILS	
TYPE OWNERSHIP	FEE SIMPLE	BUILDING AREA	9,026 SF
LEASE GUARANTOR	CORPORATE	LOT SIZE	1.04 ACRES
LEASE TYPE	ABSOLUTE NNN	YEAR BUILT	2019
ROOF AND STRUCTURE	TENANT RESPONSIBLE	GUARANTOOR	NYSE: DG
ORIGINAL LEASE TERM	± 15 YEARS	PRICE (PSF)	\$ 163.97
RENT COMMENCEMENT	JULY 1 - 2019	Subject Property Located >1 Mile From Peñitas Elementary and Middle School	
LEASE EXPIRATION DATE	JUNE 30- 2034	One of the Fastest Growing MSAs in Texas	
TERM REMAINING	±10 YEARS	Located in the Heart of Peñitas, Surrounded by a Residential Community	
RENT INCREASE	10% EACH OPTION	Store Ranks 326 on 1,773 DG in Texas with 221K visitor in 2024 with an avg monthly visitor 25.3K (Placer.ai)	
OPTIONS	FIVE, 5 YEARS EACH		

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RENT SCHEDULE



LEASE DATE	MONTHLY RENT	ANNUAL RENT	RENT/SF
CURRENT- 06/30/2034	\$ 7,406	\$ 88,872	\$9.85
OPTION 1	\$8,146	\$97,759	\$10.83
OPTION 2	\$8,961	\$107,535	\$11.91
OPTION 3	\$9,857	\$118,288	\$13.11
OPTION 4	\$10,843	\$130,117	\$14.42
OPTION 5	\$11,927	\$143,129	\$15.86

- ZERO LANDLORD RESPONSIBILITY
- TENANT RESPONSIBLE FOR HVAC, ROOF & STRUCTURE, INSURANCE, MAINTENANCE (INCLUDING PARKING LOT), INSURANCE & REIMBURSEMENT PROPERTY TAXES

DOLLAR GENERAL

COMPASS
LAND
ADVISORS, INC.




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DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2024 POPULATION			
Population	3,911	9,537	26,132
Estimate Population (2029)	4,059	10,153	27,983
2024 Avg Household Income	\$48,772	\$54,363	\$49,819
2029 Average Household Income	\$60,211	\$67,880	\$59,599
2024–2029 Annual Rate Household Income	4.98%	5.15%	4.23%


DEMOGRAPHICS PROFILE WITHIN 3-MILE RADIUS:



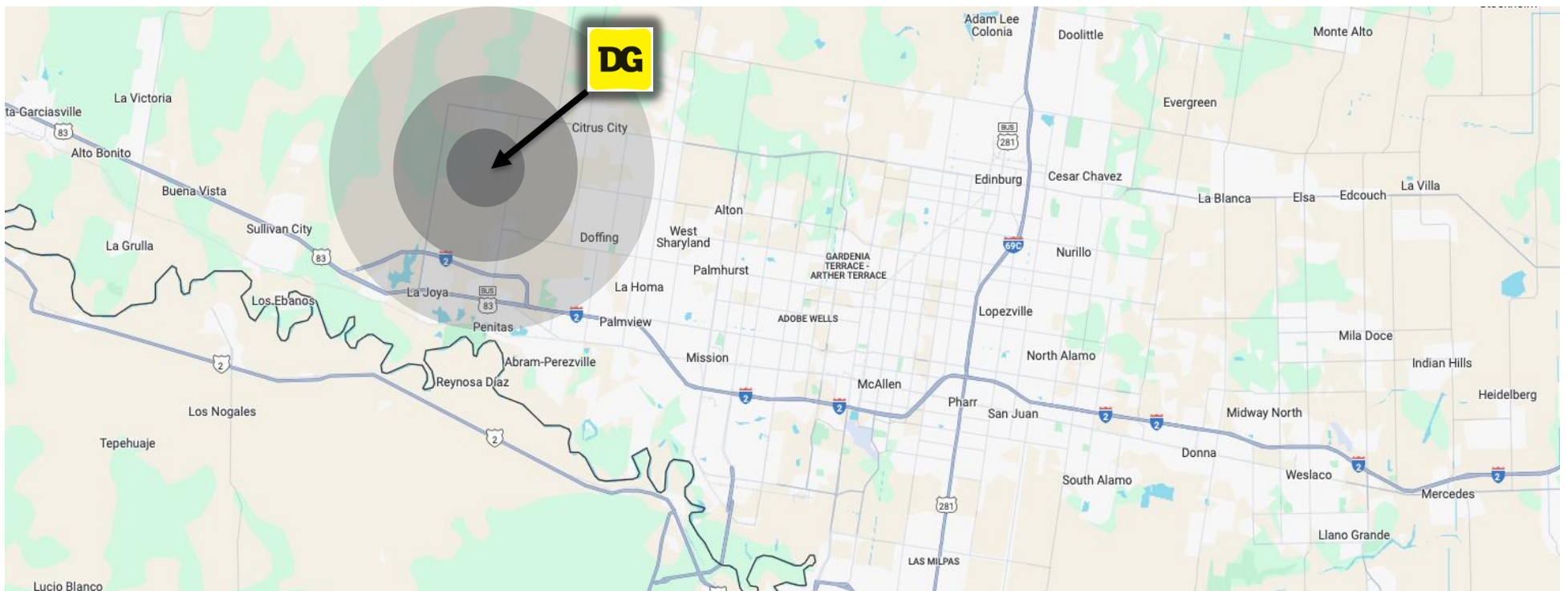
POPULATION
9,537



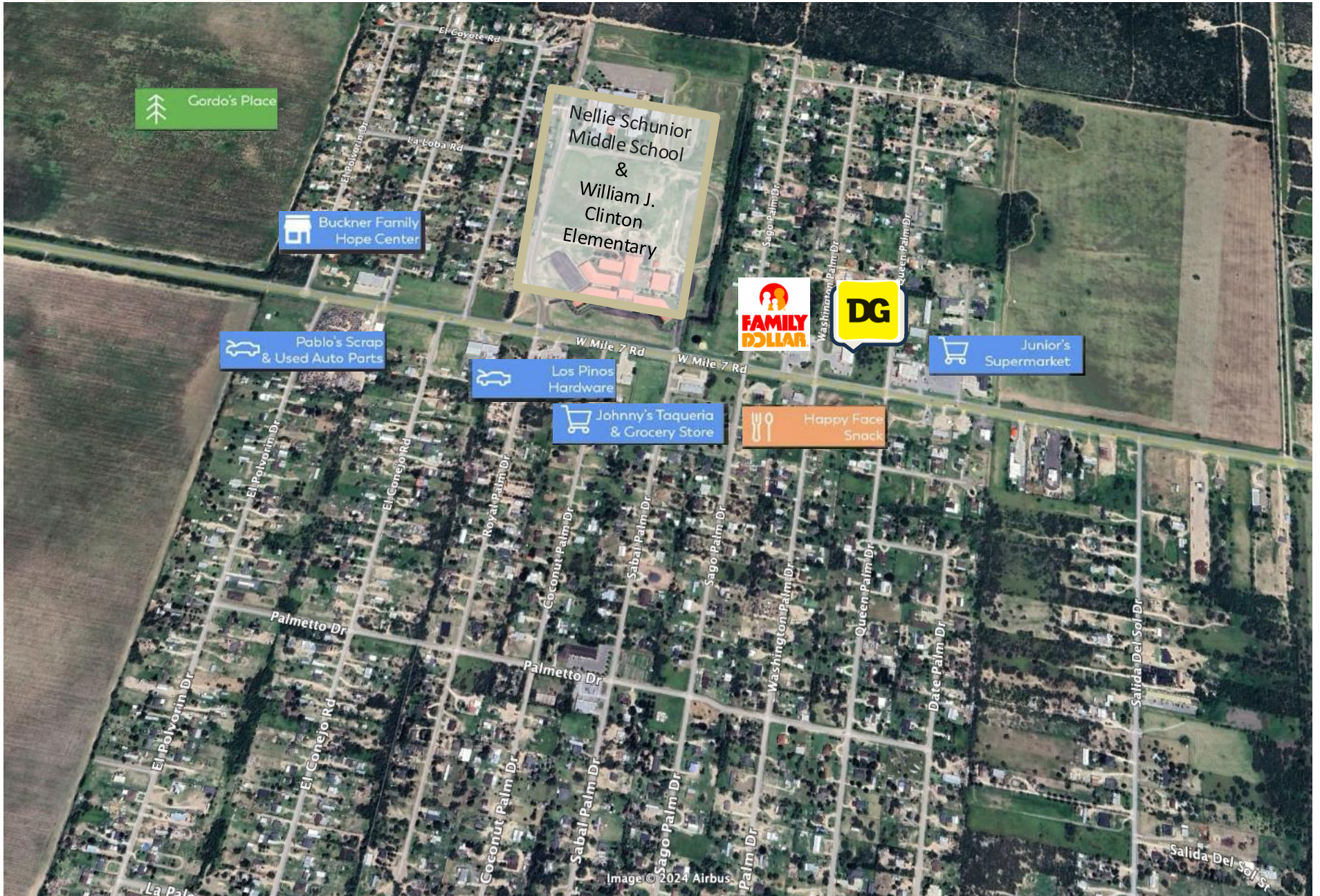
HOUSEHOLDS
2,080



AVERAGE HH INCOME
\$54,363



VICINITY MAP



CLOSE UP MAP

Nellie Schunior Middle School
&
William J. Clinton Elementary





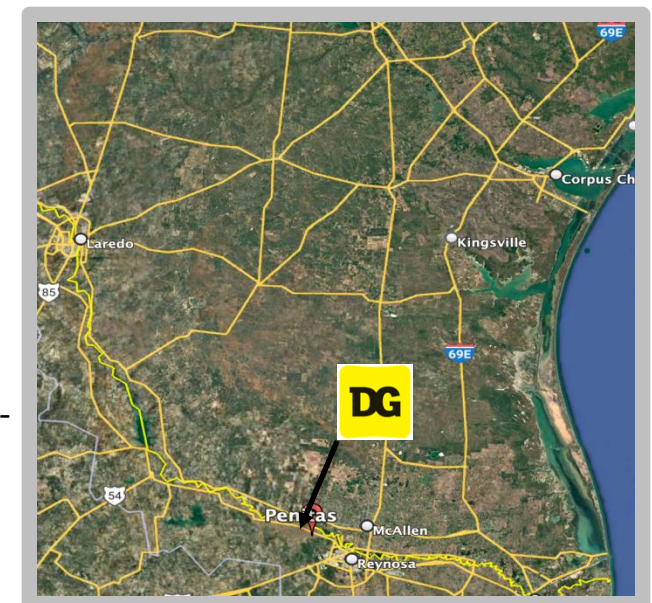
PENITAS, TEXAS

Penitas, is a part of the McAllen-Edinburg-Mission MSA, which is the fifth most populous MSA in the state of Texas.

Penitas, TX is served by the La Joya Independent School District. All three schools are conveniently located less than a mile from the subject property: JFK Elementary, C. Chavez Middle School, and La Joya High School.

Penitas, is located 18 miles west of Edinburg, TX and 81 miles northwest of Brownsville, TX. Brownsville is located on the western Gulf Coast in South Texas and is the 16th-largest city in Texas. The city lies along U.S. Highway 83, which serves as the main transportation corridor connecting the city.

McAllen MSA experienced a tremendous population growth rate of 36.05% from 2000-2010, placing it as the 11th fastest growing metropolitan statistic area.



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AREA MAP



Additional Photo



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TENANT DETAILS	
Tenant Type:	Net-Leased Dollar Store
Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Location	19,000 (as of 2024)
Credit Ratings (S&P)	BBB
No. of Employees	130,000 +
Headquartered:	Goodlettsville, Tennessee

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney.

Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Land Advisors, Inc and/or Bang Realty Texas Inc in compliance with all applicable fair housing and equal opportunity laws.

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CONTACT US:

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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.

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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