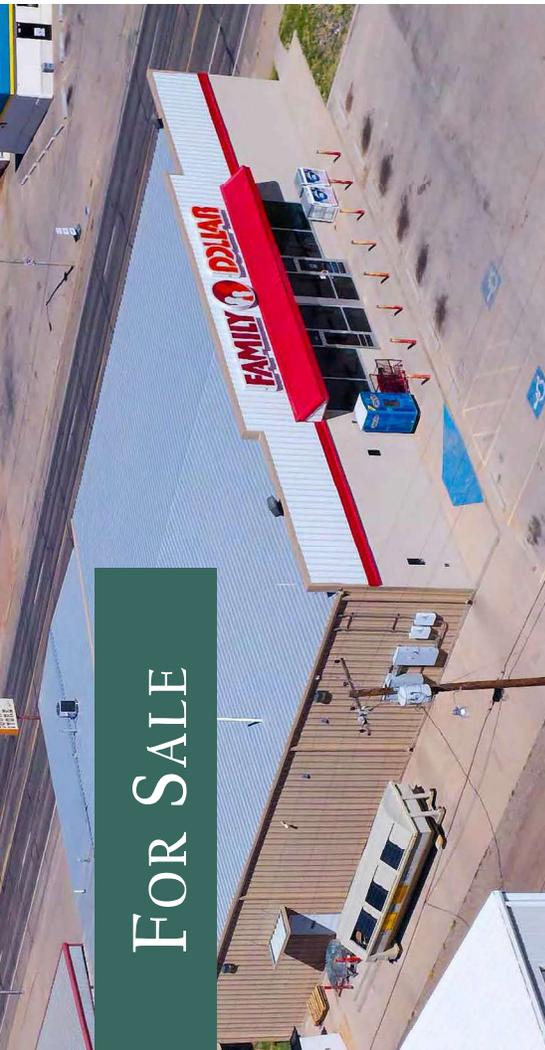


FOR SALE



DOLLAR STORES FOR SALE

5 LOCATIONS IN NEW MEXICO & TEXAS | PORTFOLIO



-WOODRING COMMERCIAL-

REAL ESTATE ADVISORS

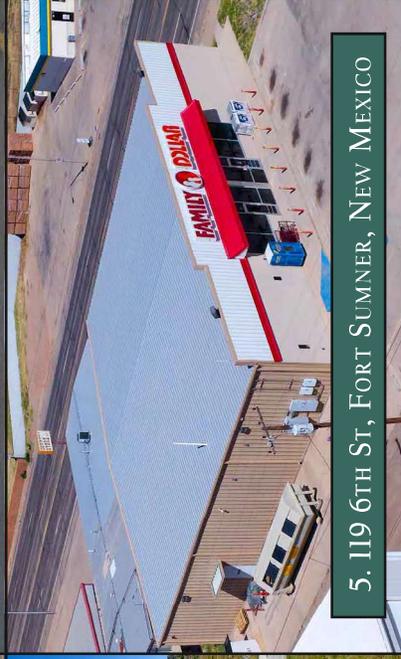
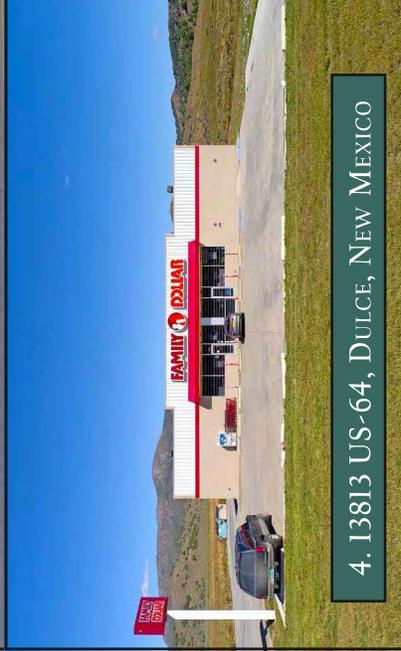
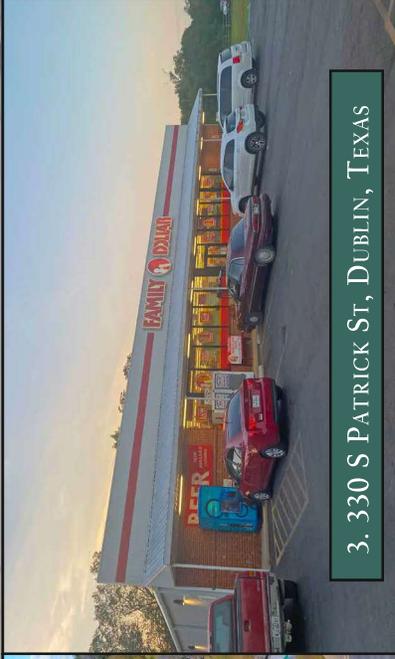
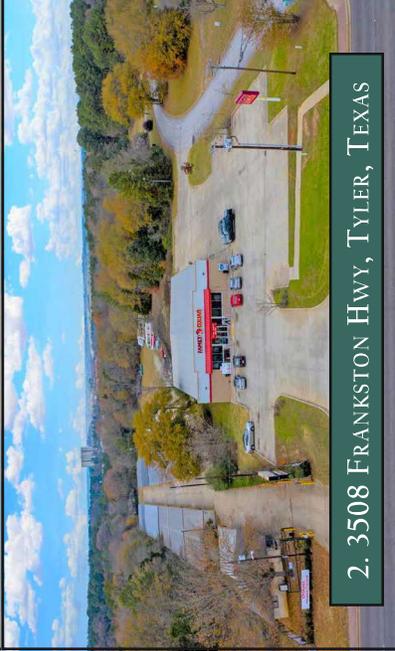
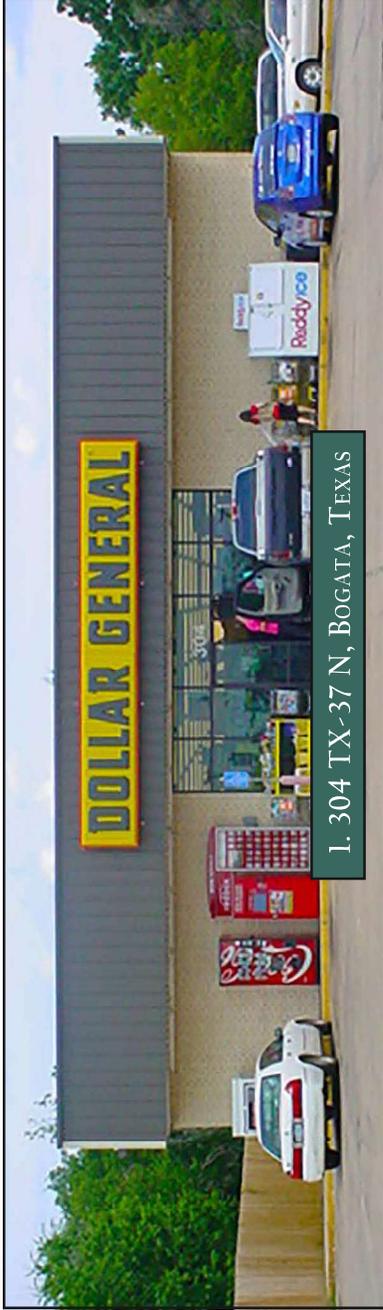
GREG WOODRING
WOODRINGGREG@GMAIL.COM
214.808.9191

OVERVIEW

1. Dollar General:
 - » 304 TX-37 N, Bogata, TX 75417
 - » NOI: \$48,564
 - » Lease Expiration: 3/31/2031
 - » Size: 8,125 SF on 0.95 AC
2. Family Dollar:
 - » 3508 Frankston Hwy, Tyler, TX 75701
 - » NOI: \$95,000
 - » Lease Expiration: 6/30/2031
 - » Size: 8,000 SF on 1.95 AC
3. Family Dollar:
 - » 330 S Patrick St, Dublin, TX 76446
 - » VACANT
 - » Size: 9,467 SF on 0.80 AC
4. Family Dollar:
 - » 13813 US-64, Dulce, NM 87528
 - » NOI: \$105,264
 - » Lease Expiration: 1/31/2030
 - » Size: 9,180 SF on 1.00 AC
5. Family Dollar:
 - » 119 6th St, Fort Sumner, NM 88119
 - » VACANT
 - » Size: 8,008 SF on 0.43 AC

PRICING:

- » **Asking Price:** \$4,495,000



DOLLAR STORES FOR SALE | PORTFOLIO OVERVIEW





304 TX-37 N, BOGOTA, TEXAS 75417



-WOODRING COMMERCIAL-

LOCATION:

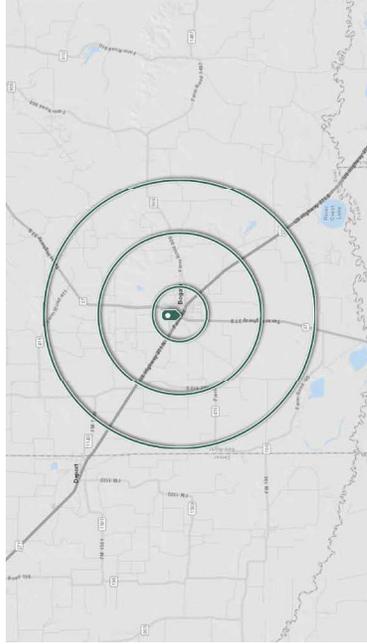
304 TX-37 N
Bogata, Texas 75417

HIGHLIGHTS:

- » **Description:** Dollar General
- » **Size:** Approx. 8,125 SF on 0.95 AC
- » **NOI:** \$48,564
- » **Lease Expiration:** 3/31/2031

TRAFFIC COUNTS:

TX-37: 2,781 VPD ('24)
US-271: 7,738 VPD ('24)



2025 POPULATION

1 Mile	1,089
3 Mile	1,519
5 Mile	1,978



DAYTIME POP.

1 Mile	1,041
3 Mile	1,356
5 Mile	1,749



HOUSEHOLDS

1 Mile	470
3 Mile	652
5 Mile	812



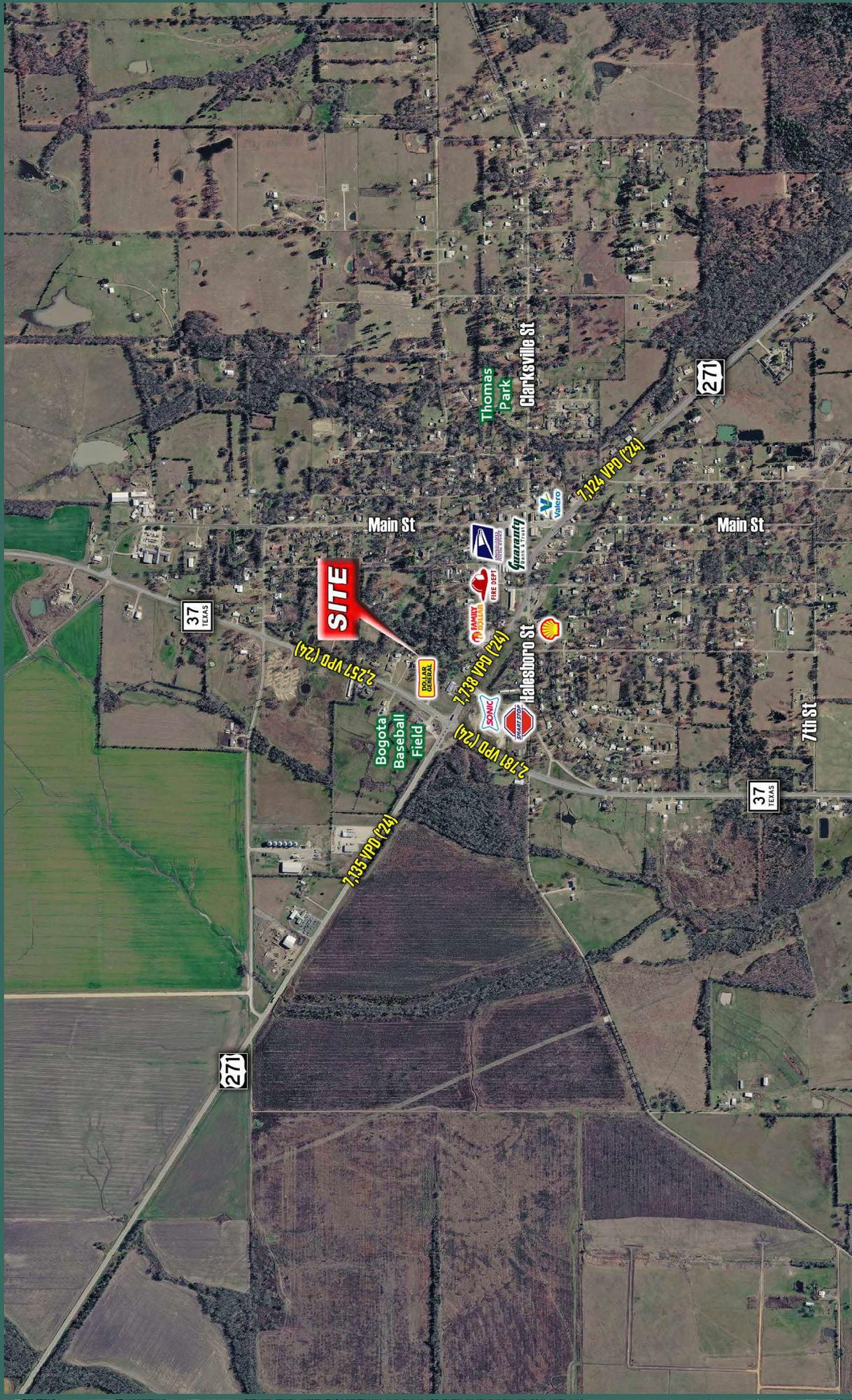
AVG. HH INCOME

1 Mile	\$56,643
3 Mile	\$59,473
5 Mile	\$63,167

DOLLAR GENERAL IN BOGATA, TX | PROPERTY OVERVIEW



-WOODRING COMMERCIAL-



DOLLAR GENERAL IN BOGATA, TX | SITE AERIAL



-WOODRING COMMERCIAL-



3508 FRANKSTON HWY, TYLER, TEXAS 75701



-WOODRING COMMERCIAL-

LOCATION:

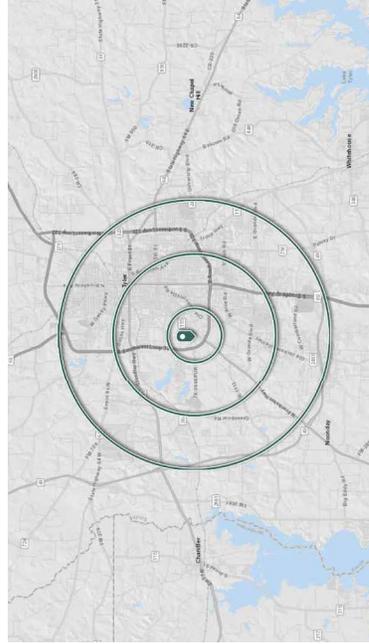
3508 Frankston Hwy
Tyler, Texas 75701

HIGHLIGHTS:

- » **Description:** Family Dollar
- » **Size:** Approx. 8,000 SF on 1.95 AC
- » **NOI:** \$95,000
- » **Lease Expiration:** 6/30/2031

TRAFFIC COUNTS:

TX-37: 2,781 VPD ('24)
US-271: 7,738 VPD ('24)



2025 POPULATION

1 Mile	3,521
3 Mile	43,384
5 Mile	114,299



DAYTIME POP.

1 Mile	7,284
3 Mile	59,276
5 Mile	147,557



HOUSEHOLDS

1 Mile	1,442
3 Mile	19,303
5 Mile	46,196



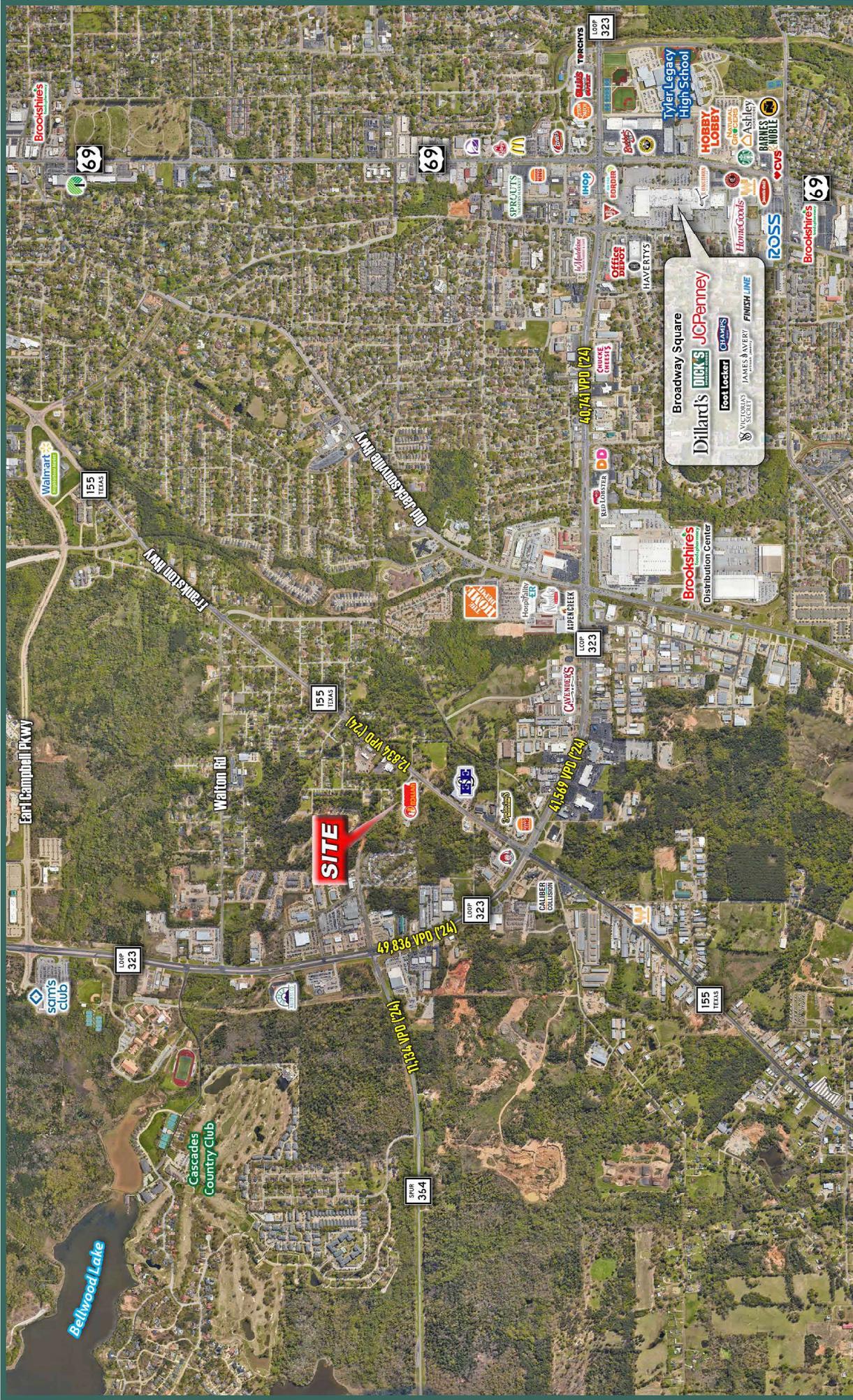
AVG. HH INCOME

1 Mile	\$65,910
3 Mile	\$101,579
5 Mile	\$98,575

FAMILY DOLLAR IN TYLER, TX | PROPERTY OVERVIEW



-WOODRING COMMERCIAL-



FAMILY DOLLAR IN TYLER, TX | SITE AERIAL



-WOODRING COMMERCIAL-



330 S PATRICK ST, DUBLIN, TEXAS 76446



-WOODRING COMMERCIAL-

LOCATION:

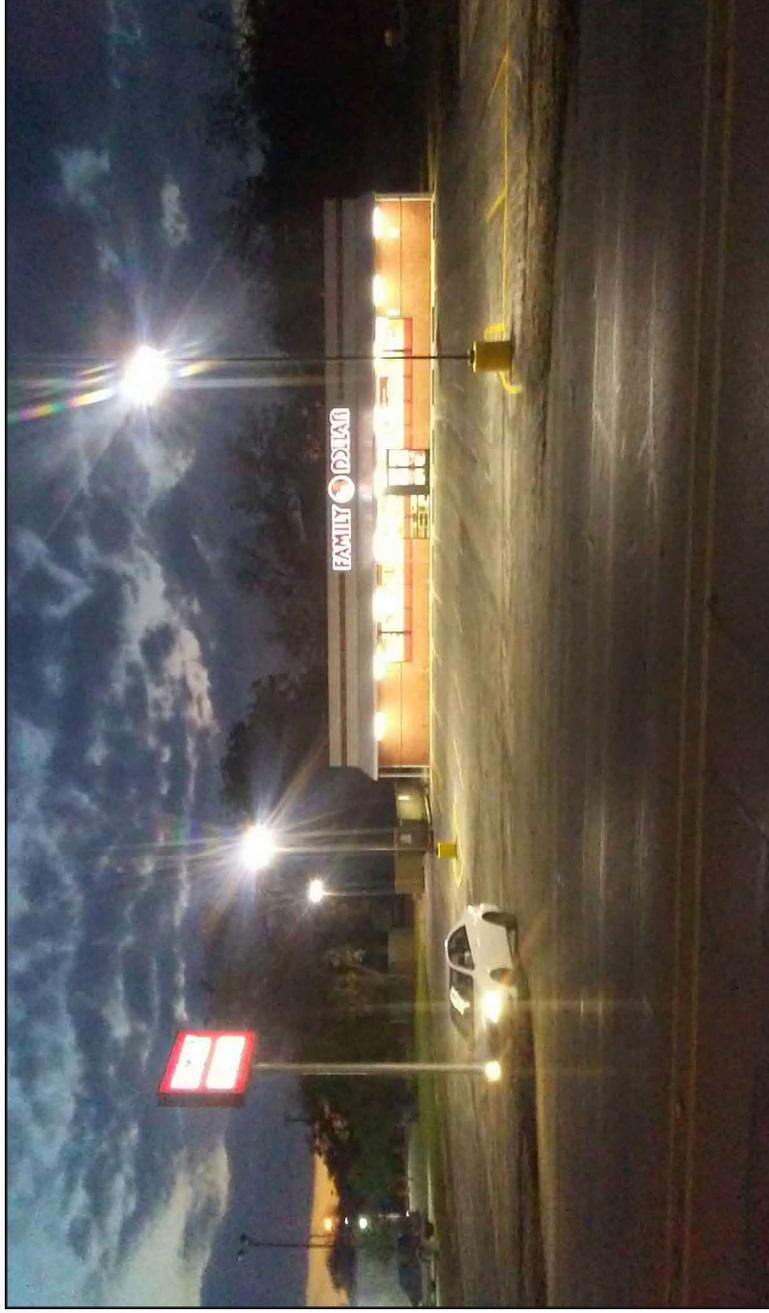
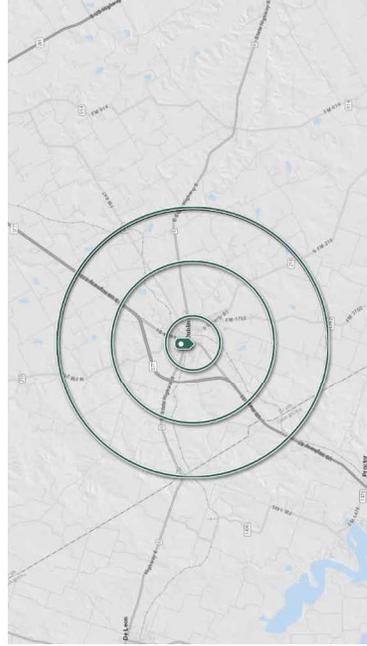
330 S Patrick St
Dublin, Texas 76446

HIGHLIGHTS:

- » **Description:** Family Dollar
- » **Size:** Approx. 9,467 SF on 0.80 AC
- » **Currently Vacant**

TRAFFIC COUNTS:

TX-6: 4,741 VPD ('24)
Patrick St: 3,819 VPD ('24)



2025 POPULATION

1 Mile	2,604
3 Mile	3,828
5 Mile	4,869



DAYTIME POP.

1 Mile	2,167
3 Mile	3,351
5 Mile	4,144



HOUSEHOLDS

1 Mile	1,005
3 Mile	1,479
5 Mile	1,899



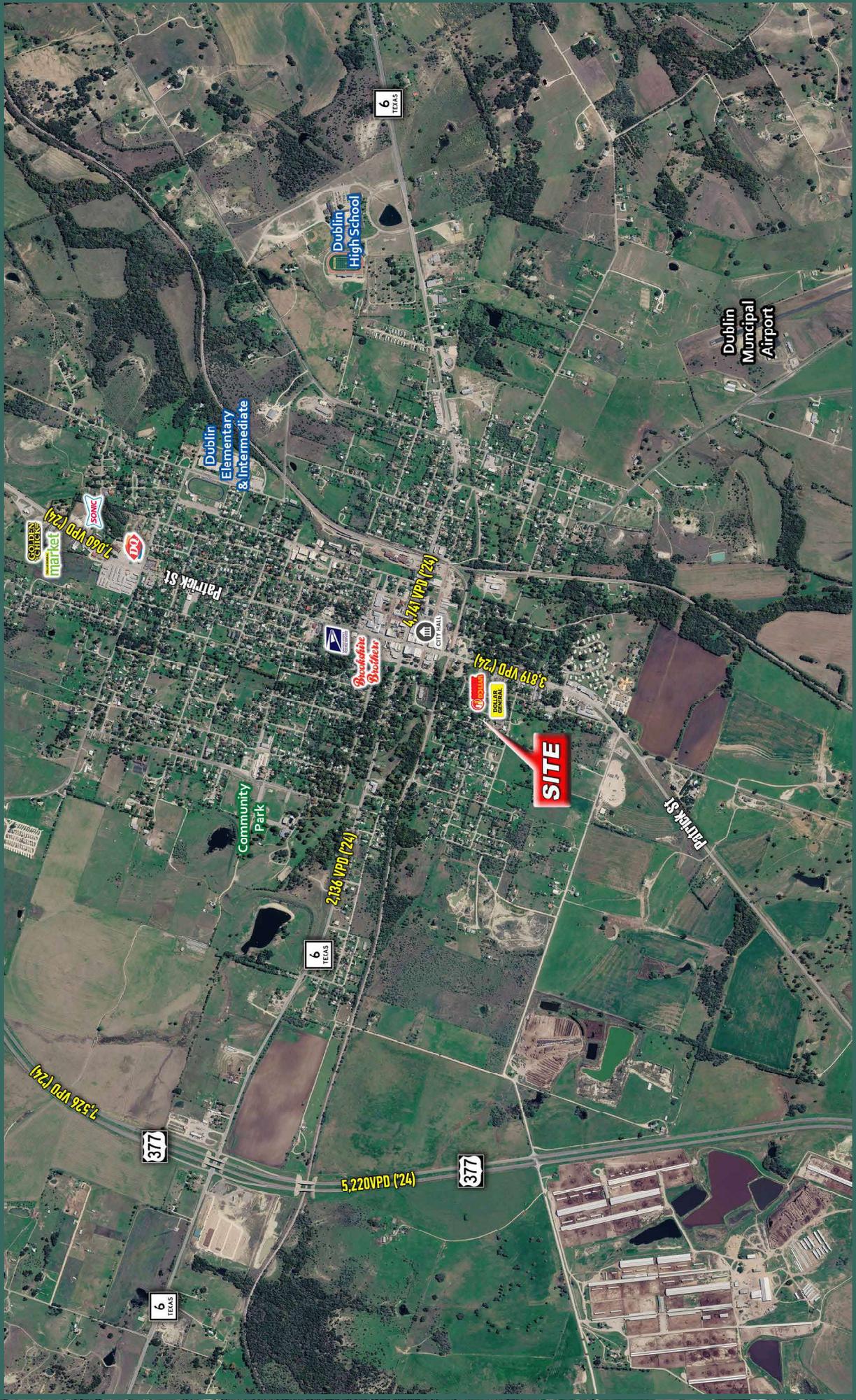
AVG. HH INCOME

1 Mile	\$80,137
3 Mile	\$88,115
5 Mile	\$92,804

FAMILY DOLLAR IN DUBLIN, TX | PROPERTY OVERVIEW



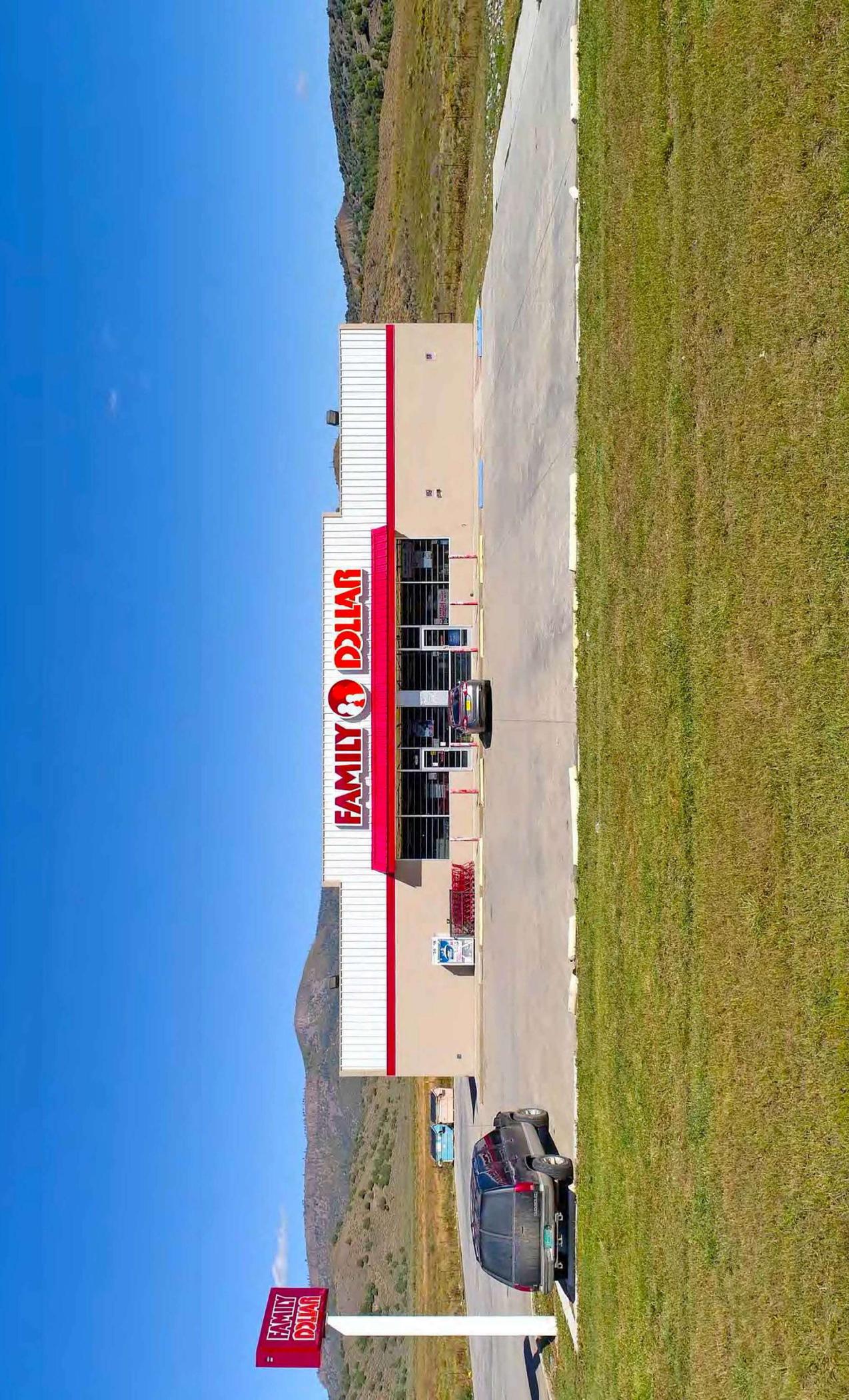
-WOODRING COMMERCIAL-



FAMILY DOLLAR IN DUBLIN, TX | SITE AERIAL



-WOODRING COMMERCIAL-



13813 US-64, DULCE, NEW MEXICO 87528



-WOODRING COMMERCIAL-

LOCATION:

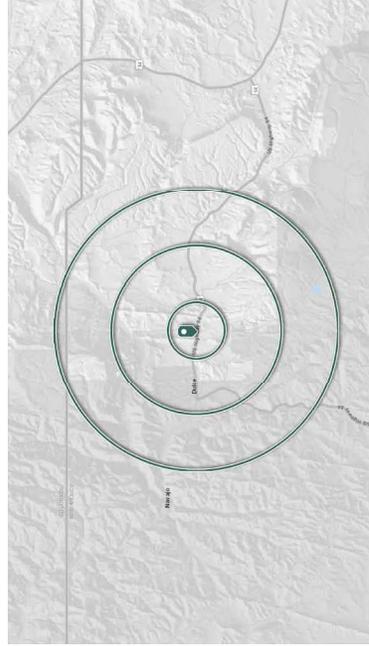
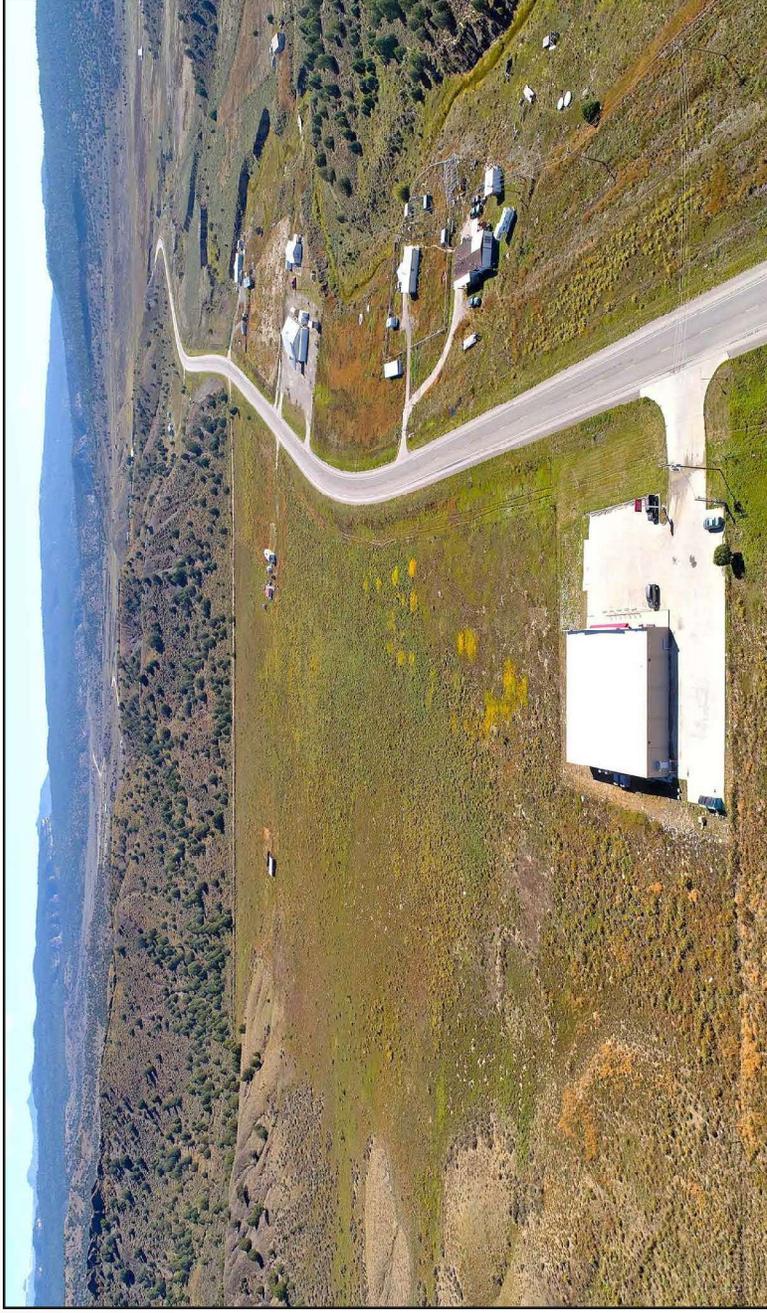
13813 US-64
Dulce, New Mexico 87528

HIGHLIGHTS:

- » **Description:** Family Dollar
- » **Size:** Approx. 9,180 SF on 1.00 AC
- » **NOI:** \$105,264
- » **Lease Expiration:** 1/31/2030

TRAFFIC COUNTS:

US-64: 1,041 VPD ("24)



2025 POPULATION

1 Mile	51
3 Mile	2,882
5 Mile	3,403



DAYTIME POP.

1 Mile	34
3 Mile	3,587
5 Mile	3,919



HOUSEHOLDS

1 Mile	27
3 Mile	936
5 Mile	1,111



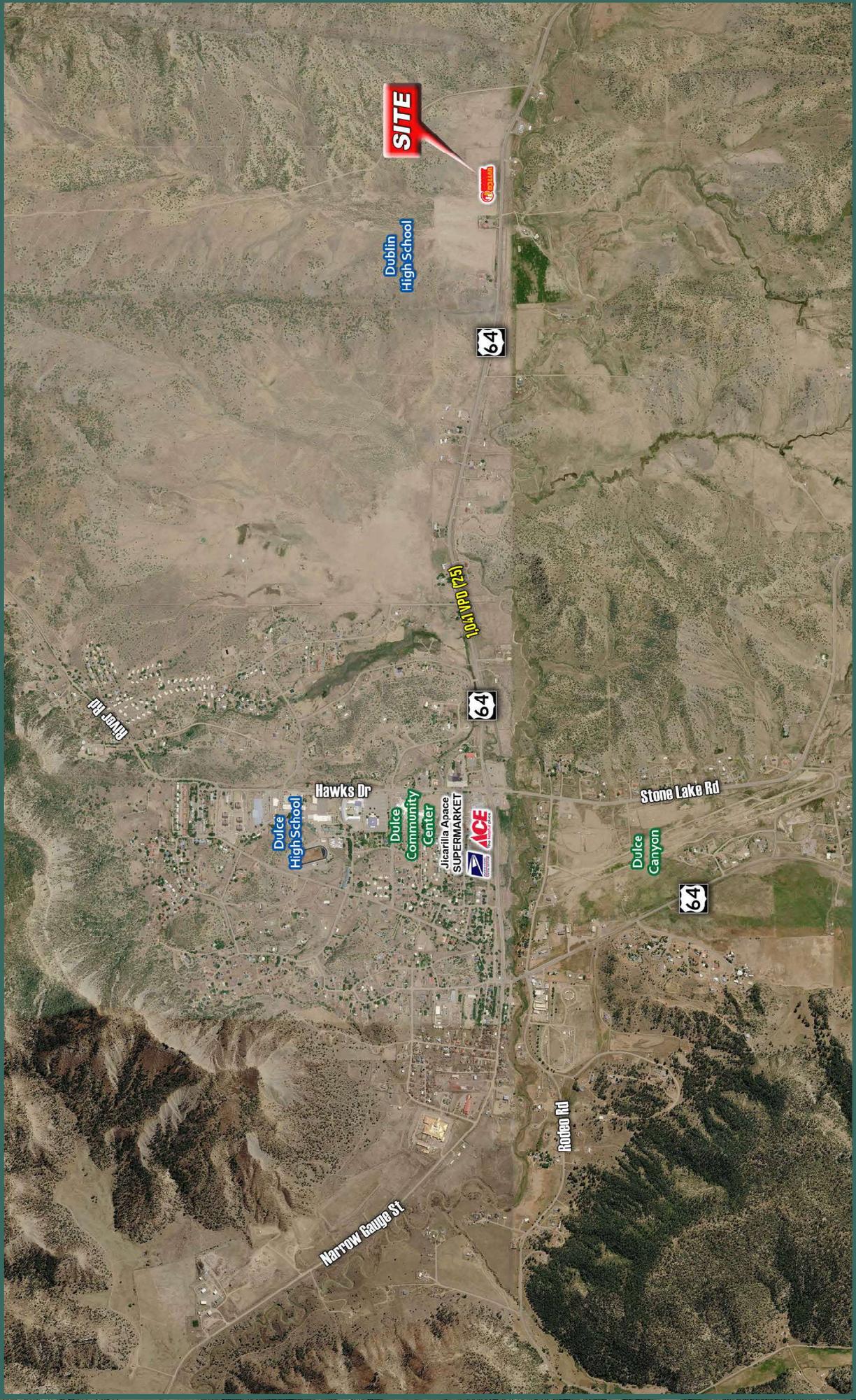
AVG. HH INCOME

1 Mile	\$61,654
3 Mile	\$52,489
5 Mile	\$52,143

FAMILY DOLLAR IN DULCE, NM | PROPERTY OVERVIEW



-WOODRING COMMERCIAL-



FAMILY DOLLAR IN DULCE, NM | SITE AERIAL





119 6TH ST, FORT SUMNER, NEW MEXICO 88119



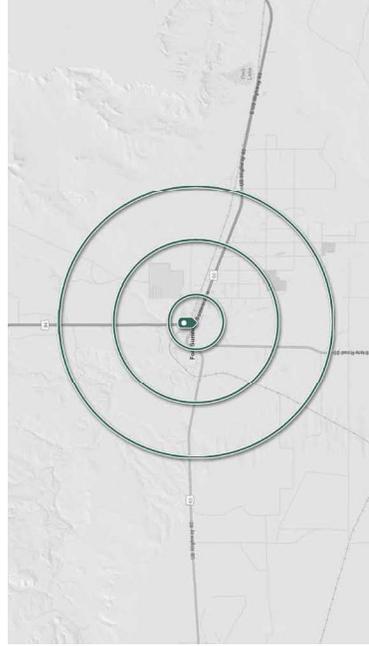
-WOODRING COMMERCIAL-

LOCATION:
 119 6th Street
 Fort Sumner, New Mexico 88119

HIGHLIGHTS:

- » **Description:** Family Dollar
- » **Size:** Approx. 8,008 SF on 0.43 AC
- » **Currently Vacant**

TRAFFIC COUNTS:
 US-60: 4,897 VPD (*25)



	2025 POPULATION		
1 Mile	746	1,055	1,427
3 Mile	1,065	1,294	1,427
5 Mile	1,220	1,427	1,427

	DAYTIME POP.		
1 Mile	1,055	1,055	1,055
3 Mile	1,294	1,294	1,294
5 Mile	1,427	1,427	1,427

	HOUSEHOLDS		
1 Mile	363	363	363
3 Mile	528	528	528
5 Mile	604	604	604

	AVG. HH INCOME		
1 Mile	\$54,004	\$54,004	\$54,004
3 Mile	\$56,449	\$56,449	\$56,449
5 Mile	\$58,822	\$58,822	\$58,822

FAMILY DOLLAR IN FORT SUMNER, NM | PROPERTY OVERVIEW



-WOODRING COMMERCIAL-



FAMILY DOLLAR IN FORT SUMNER, NM | SITE AERIAL





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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Woodring Commercial LLC.

9015177

woodringgreg@gmail.com

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	Email	Phone
Designated Broker of Firm	Email	Phone
Licensed Supervisor of Sales Agent / Associate	Email	Phone
Sales Agent / Associate's Name	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1