



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

5% INITIAL TERM RENT INCREASES EVERY 5 YEARS

DG MARKET | BUCHANAN DAM, TX (BLUFFTON)

FOR SALE // \$2,817,952 // 6.0% CAP RATE //

RETAIL PROPERTY // ***SEE PAGE 2 FOR IMPORTANT OWNER-AGENCY DISCLOSURE***

TEXAS DESIGNATED BROKER
ELIZABETH RANDALL, CCIM
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DISCLAIMER



DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

IMPORTANT DISCLOSURE: An owner/agency relationship exists with the Designated Broker of Randall Commercial Group, LLC and the owner of the property located at 1533 W RR 1431, Buchanan Dam, TX 78609 (the "Subject Property"). The Designated Broker has an ownership interest in the Subject Property and other business with the Manger of the ownership entity.

INVESTMENT SUMMARY

INVESTMENT SUMMARY

OFFERING PRICE:	\$2,817,952
NET OPERATING INCOME:	\$169,077
YR1 CAP RATE:	6.0%
YEAR BUILT:	2025
BUILDING SIZE:	10,640 SF
LOT SIZE:	1.36 Acres
PRICE PER FOOT SALE PRICE:	\$264.85
PROPERTY ADDRESS	10533 W RR 1431
CITY, STATE, ZIP:	Buchanan Dam, TX 78609
3 MILE POPULATION:	1,629

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- 15-Year Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- Buchanan Dam is located in northeastern Llano County on the west and south shores of Lake Buchanan, a reservoir on the Colorado River
- Buchanan Dam is approximately 60 miles from Austin, TX
- Lake Buchanan is the largest and the first of the Texas Highland Lakes, a chain of freshwater reservoirs in Central Texas formed by dams on the lower Colorado River
- Much of the property bordering Lake Buchanan is privately owned, with many lakeside cottages and homes that are rented out on a regular basis
- There are 3 parks on the lake - Cedar Point Recreation Area, Black Rock Park, and Canyon of the Eagles – that are maintained by the Lower Colorado River Authority
- Fall Creek Winery, the oldest winery in the Texas Hill Country, is located near the confluence of Fall Creek and Lake Buchanan, just north of Buchanan Dam

LEASE SUMMARY

TENANT:	DG Market d/b/a Dolgencorp of Texas, Inc.
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$169,077
RENT PSF:	\$15.89 psf
BLDG. DELIVERY DATE:	Est. September 2025
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation

REPRESENTATIVE PHOTO



COMPLETE HIGHLIGHTS



Front Elevation



LOCATION INFORMATION

BUILDING NAME	DG Market Buchanan Dam, TX (Bluffton)
STREET ADDRESS	10533 W RR 1431
CITY, STATE, ZIP	Buchanan Dam, TX 78609
COUNTY	Llano

BUILDING INFORMATION

NOI	\$169,077.12
CAP RATE	6.0%
BUILDING CLASS	A
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2025
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing-Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

SITE PLANS



TENANT PROFILE



DOLLAR GENERAL®



COMPANY HIGHLIGHTS

- 2024 Fiscal Year Net Sales **Increased 5.0%** to **\$40.6 Billions**
- 2024 Fiscal Year Same-Store Sales **Increased 1.2%**
- 2024 Annual Cash Flows from Operations increased **25.3% to \$3.0 Billion**
- **Ranked #111** on Fortune 500 List
- **20,500+ stores in 48 states**; 34 distribution centers
- **+/- 575** New Stores Planned to Open in 2025
- **+/- 4,885** Total Expected Real Estate Projects in 2025
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023
- <https://investor.dollargeneral.com/>

LEASE YEAR	ANNUAL RENT	INCREASE
1	\$197,688.00	
2	\$197,688.00	
3	\$197,688.00	
4	\$197,688.00	
5	\$197,688.00	
6	\$207,564.00	5%
7	\$207,564.00	
8	\$207,564.00	
9	\$207,564.00	
10	\$207,564.00	
11	\$217,944.00	5%
12	\$217,944.00	
13	\$217,944.00	
14	\$217,944.00	
15	\$217,944.00	
OPTION 1	\$228,840.00	5%
OPTION 2	\$240,288.00	5%
OPTION 3	\$252,300.00	5%
OPTION 4	\$264,912.00	5%
OPTION 5	\$278,160.00	5%

AERIAL MAP



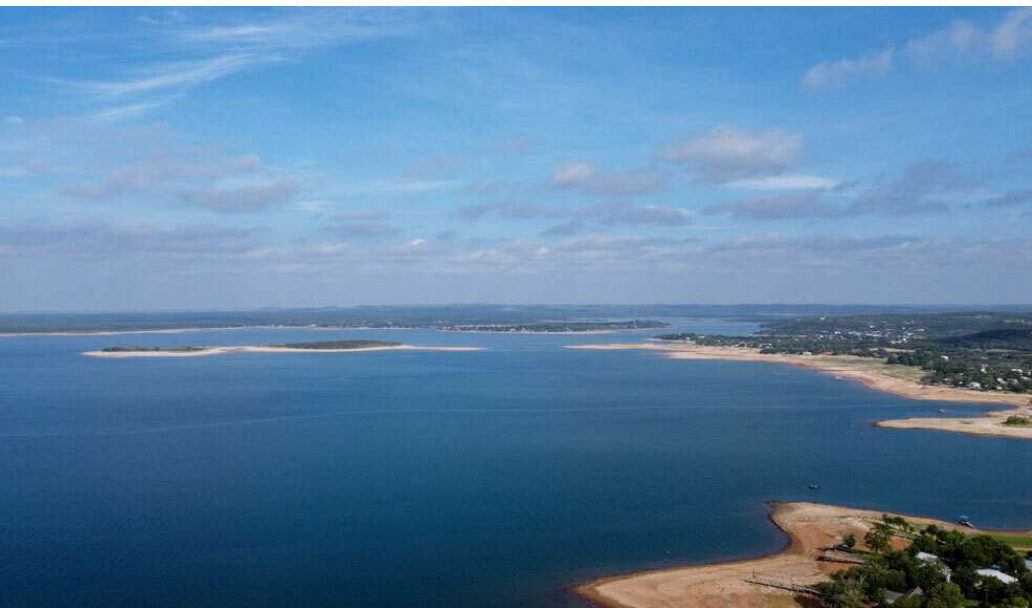
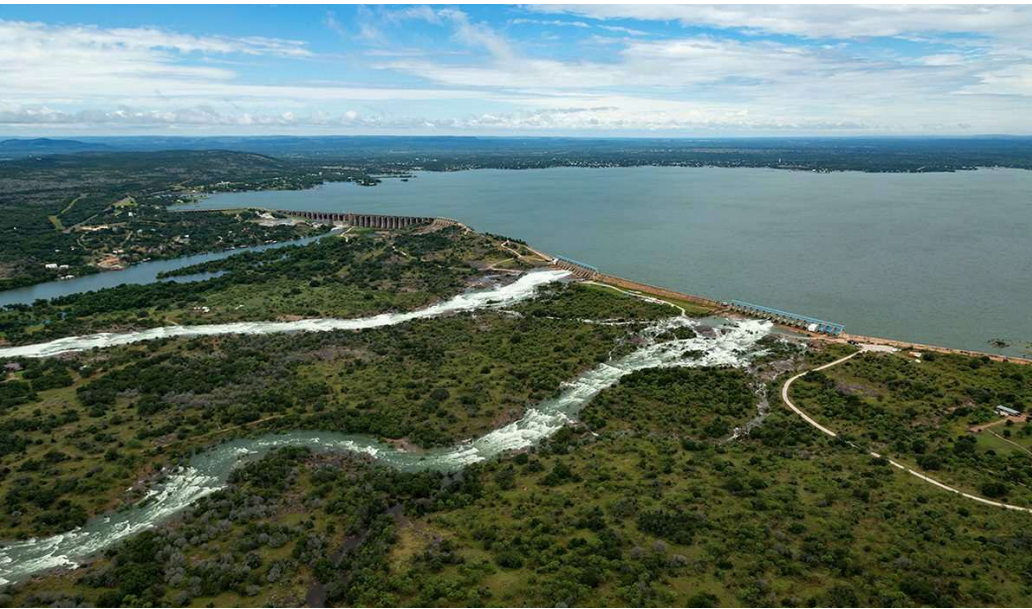
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Maxar Technologies



REGIONAL MAP



BUCHANAN DAM, TX



BUCHANAN DAM, TX

- Buchanan Dam is located in northeastern Llano County on the west and south shores of Lake Buchanan, a reservoir on the Colorado River.
- Lake Buchanan was formed by the construction of Buchanan Dam to provide a water supply for the region and to provide hydroelectric power.
- Lake Buchanan is the largest and the first of the Texas Highland Lakes, a chain of freshwater reservoirs in Central Texas formed by dams on the lower Colorado River. On the southern shore of Lake Buchanan, Buchanan Dam caps off the lake, rising 145 feet and separating Lake Buchanan from Inks Lake.
- Much of the property bordering Lake Buchanan is privately owned, with many lakeside cottages and homes that are rented out on a regular basis.
- There are 3 parks on the lake - Cedar Point Recreation Area, Black Rock Park, and Canyon of the Eagles – that are maintained by the Lower Colorado River Authority.
- Lake Buchanan is a level-controlled reservoir, and will not be allowed to flood during periods of heavy rain.
- Of all of the Highland Lakes, Lake Buchanan is arguably the best for fishing. The varied terrain, large size, and flow from the Colorado River add up to ideal conditions for angling.

GREATER AUSTIN METROPOLITAN AREA



GREATER AUSTIN METRO AREA

The Greater Austin Metropolitan Area is one of the most popular and fastest growing areas of the country. In recent years, Austin has been a hotbed for technology, startups, and innovation earning itself the nickname "Silicon Hills". Austin also has a highly educated workforce, thanks in part to the University of Texas and other local universities. There's no personal income tax, and the city has more affordable housing than on the coasts, from which it pulls a lot of its transplants (source: Forbes). Austin is a special place with an appealing culture. It has a lot of great parks, river access, hike and bike trails, good food, and great music.

QUICK FACTS - AUSTIN-ROUND ROCK MSA

- Austin is the state capital of Texas
- Between 2017-2019, Austin was named the best place to live in the United States each year
- Ranked 4th in WalletHub's "Best Large Cities to Start a Business"
- Austin is the 11th-most populous city in the US, the 4th-most populous city in Texas, and the 2nd-most populous state capital
- Dell Technologies Corporate Headquarters is based in Round Rock; the Company employs approximately 11,500 people in its Round Rock Facility
- In 2019, Apple broke ground on its new \$1 billion, 3-million-square-foot Austin Campus
- Home to IBM Research Facility; Austin is one of 12 IBM research laboratories worldwide
- Austin is where Whole Foods was founded and is still home to its Corporate Headquarters
- Austin is home to The University of Texas at Austin ("UT"); with approximately 52,000 total students, UT consistently ranks as one of the top public universities nationwide
- Sources: [usnews.com](https://www.usnews.com), [wallethub.com](https://www.wallethub.com), [wikipedia.com](https://www.wikipedia.com), [apple.com](https://www.apple.com), [research.ibm.com](https://www.research.ibm.com), [wholefoodsmarket.com](https://www.wholefoodsmarket.com), utexas.edu

SURROUNDING HEALTHCARE



ASCENSION SETON WILLIAMSON HOSPITAL

- Ascension Seton Williamson Hospital in Round Rock, Texas is a full-service hospital with 24/7 emergency care and level II trauma center
- **Largest** medical facility in Williamson county with 181 beds and plans to expand to more than 350 beds
- Since 2008, Seton Medical Center Williamson is dedicated to serving residents in one of the fastest growing communities in the nation
- Ascension Seton Williamson Medical Center employs **more than 700** area residents and was named 2011 Business of the Year by the Round Rock Chamber of Commerce
- Sources: healthcare.ascension.org, supportseton.org



DELL CHILDREN MEDICAL CENTER

- The **only** dedicated freestanding pediatric facility in the region serving **46-county area**
- Dell Children Medical Center is the only American College of Surgeons Level 1 pediatric trauma center in Central Texas, an accredited Medical Transportation System, a Magnet Designated hospital, Level IV NICU, Epilepsy Level IV Designation, AARC recipient, and a nationally recognized food allergy center of excellence
- Dell Children's Medical Center plans to invest **more than \$300 million** over three years to expand pediatric care
- **More than 1.7 million** patients have visited in the last decade
- Sources: supportdellchildrens.org, dellchildrens.net, ascension.org



ST. DAVID'S NORTH AUSTIN MEDICAL CENTER

- The hospital was newly built in 2016 estimating **\$275 million**
- St. David's North Austin Medical Center, a part of St. David's Healthcare, is a **441-bed** multi-specialty, acute care facility dedicated to the highest level of women's health services
- St. David's North Austin Medical Center was named one of the **Nation's 100 Top Hospitals** by Thomson Reuters
- Estimated revenue of **\$369.66 million** with 1,000 employees
- Sources: healthcarefinancenews.com, dnb.com, stdavids.com



SURROUNDING EDUCATION



UNIVERSITY OF TEXAS AT AUSTIN (UT AUSTIN)

- Austin is home to The University of Texas at Austin ("UT") with approximately **52,384 total students**
- UT consistently ranks as **one of the top public universities nationwide**
- UT Austin's accounting program at the McCombs School of Business was **ranked #1 for the 14th consecutive year**
- In 2020, Business First ranked UT Austin **#7**
- UT Austin generates **\$8.2 billion** in business activity and **\$2.4 billion** in personal income
- UT Austin's students provide an annual economic boost of **\$823 million** into the local economy
- Ranked **#15** Most Innovative Schools by U.S. News & World Report
- UT ranked **#38** in the 2022-2023 edition of Best Colleges is National Universities
- UT Austin approved a **\$100 million** expansion plan
- Sources: utexas.edu, usnews.com, utsystem.edu, admissions.utexas.edu

AUSTIN COMMUNITY COLLEGE (ACC)

- ACC added **\$2.1 billion** in income to the Six-County SCC Service Area economy, a value approximately equal to 1.5% of the regions total gross product
- ACC supported **30,606 regional jobs** and ACC students support 1 out of every 48 jobs in the Six-County ACC Service Area
- ACC employs **6,083** full-time and part-time employees with a payroll amount close to **\$217.8 million**
- ACC recently finished a **415,000** square foot, two phase, business incubator that serves 5,000 students; the estimated cost was **\$153 million**
- Austin Community College has campuses located across Central Texas, 2 within minutes of Pflugerville
- In 2017, the college enrolled **more than 74,000** students
- The state of Texas has invested **\$687.9 million** in support of ACC; in turn, the economy is projected to grow **\$9.8 billion**
- Sources: commercialsearch.com, austincc.edu

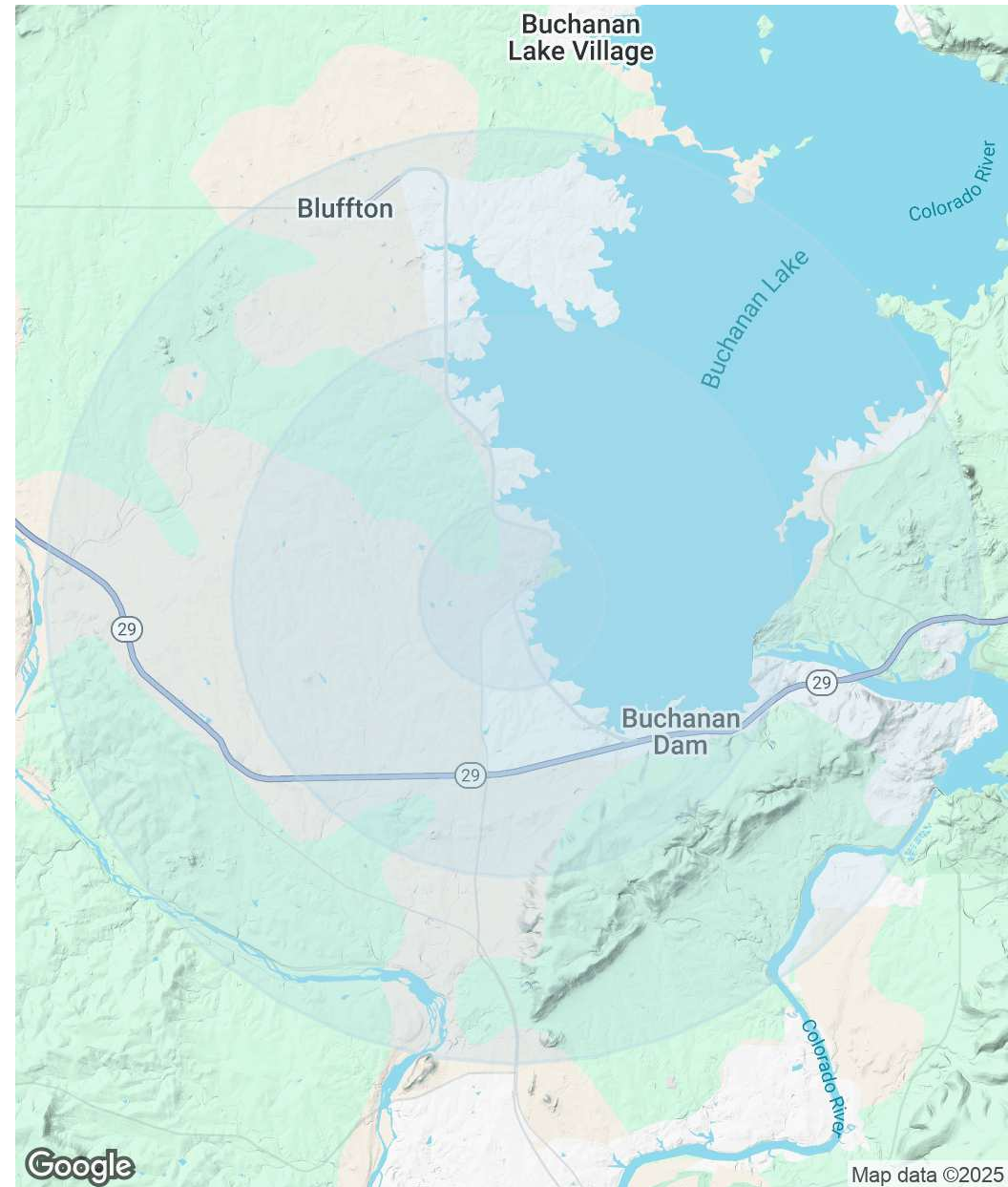


DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	608	1,629	3,306
AVERAGE AGE	56	56	54
AVERAGE AGE (MALE)	55	55	54
AVERAGE AGE (FEMALE)	56	56	55
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	301	808	1,573
# OF PERSONS PER HH	2	2	2.1
AVERAGE HH INCOME	\$86,970	\$90,441	\$96,439
AVERAGE HOUSE VALUE	\$325,918	\$358,338	\$431,679

Demographics data derived from AlphaMap



RANDALL COMMERCIAL GROUP, LLC

Elizabeth Johnson Randall, CCIM

President, Designated Broker

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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

INFORMATION ABOUT BROKERAGE SERVICES (NEW)



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.

Randall Commercial Group, LLC	9010607	erandall@randallcg.com	662-234-4044
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Elizabeth Johnson Randall	755728	erandall@randallcg.com	662-234-4043
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent	License No.	Email	Phone
Sales Agent/Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

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

TREC CONSUMER PROTECTION NOTICE



THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS
AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES,
EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS
YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTRERS TWO RECOVERY FUNDS WHICH MAY BE SED TO SATSIFY A CIVIL COURT
JUDGEMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT
OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS INSURANCE
TO COVER LOSSESS ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSEPTION IN
A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR
INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO
READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND ANY TERMS
OF PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT
PROCESS, OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TRECT AT



TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

SALE COMPS MAP & SUMMARY



It turns out, you don't have any Comps Selected!

(click ' **Edit Sale Comps**' in the Page Edit Bar)