

DOLLAR GENERAL
106 N 3rd Street
Wortham, TX 76693

Long Term Corporate Dollar General NNN
Leased Building



OFFERING MEMORANDUM



Representative Photo

INVESTMENT OVERVIEW

eXp Commercial is pleased to present this +/- 9,100 SF NNN Leased Single Tenant Building located in Wortham, TX. The property sits on an approximate 0.69 acre parcel. The Tenant, Dollar General, occupies the property through August 31, 2031. The Tenant has Three (3) - Five (5) Year Options to Extend at Ten Percent (10%) base rental increases. The property is located on N 3rd Street with an estimated 5,000 AADT and is surrounded by a residential community. With minimal Landlord responsibilities, this is an outstanding long term investment opportunity.

INVESTMENT HIGHLIGHTS

- NNN Leased Corporate Guaranteed +/- 9,100 SF Building
- Established Fortune 500 Company - Approximately 18,912 Locations
- Long Term Lease - Initial 15 Year Lease Expires August 31, 2031
- Three - Five Year Options to Extend
- Minimum Landlord Responsibilities
- Exposed Site Surrounded by Residential

PROPERTY HIGHLIGHTS

- +/- 9,100 SF on +/- 0.69 AC
- Metal Construction w/ Concrete Block Facade
- APN: 43051-00006

106 N 3rd Street, Wortham, TX 76693
Tenant: Dollar General

DOLLAR GENERAL®

OFFERING SUMMARY

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Offering Price	\$1, 244, 867
CAP Rate	6.80%
Current Net Operating Income	\$84,651
Gross Leasable Area (GLA)	9,100 SF
Year Built	2016

SITE DESCRIPTION

Number of Tax Parcels	One
Occupancy	100%
Parcel Number	43051-0006



106 N 3rd Street
Wortham, TX 76693

LEASING SUMMARY	
Tenant	Dollar General
Lease Type	NNN - Corporate Guaranteed
Original Lease Term	15 Years
Renewal Options	Three (3) - Five (5) Years
Lease Expiration	August 31, 2031
Rent Increases	Rental Increases: Ten (10%) Base Rental Increases <ul style="list-style-type: none">• Years 16-20 Annual Rent (Option 1): \$93,116NNN• Years 21-25 Annual Rent (Option 2): \$102,427NNN• Years 26-30 Annual Rent (Option 3): \$112,670NNN

ABOUT THE TENANT

Dollar General Corporation is a leading American discount retailer that has been serving communities since 1939. With approximately 19,000 stores in 48 states, Dollar General is committed to providing affordable, everyday essentials to consumers, including groceries, household items, apparel, and more. The company is known for its convenient locations and strong focus on customer satisfaction, making it a reliable and stable tenant in commercial real estate. Dollar General's consistent growth and long-standing reputation as a trusted retail brand make it an ideal anchor tenant for any retail property, contributing to the overall value and stability of the investment. Dollar General ranks 108th on the 2023 Fortune 500 list, marking a significant rise in its position over recent years. The company's fiscal 2023 revenues were impressive, exceeding \$38 billion, with continued strong financial performance.

LOCATION OVERVIEW

Wortham, Texas

Wortham, Texas, is a town steeped in history and tradition, nestled in the heart of Freestone County. Established in the late 1800s, Wortham's roots trace back to the era of cotton plantations and oil booms that once defined the economic landscape of the region. The discovery of oil in the early 20th century brought a surge of prosperity, transforming Wortham into a bustling hub during that period. Remnants of this rich history can still be seen in the town's architecture and local landmarks, offering a tangible connection to its storied past.

Today, Wortham is characterized by its small-town charm and tight-knit community. With a population of just over 1,000 residents, the town offers a tranquil, rural lifestyle that is increasingly rare in today's fast-paced world. Residents take pride in their community, which is evident in the well-maintained public spaces and active participation in local events. The town's proximity to major cities like Waco and Dallas makes it an appealing option for those seeking the peace of rural living without being too far removed from urban amenities.

Wortham is also surrounded by the natural beauty of Central Texas, making it a great place for outdoor enthusiasts. Whether it's exploring nearby parks, enjoying a day of fishing, or simply taking in the scenic landscapes, the area offers plenty of opportunities to connect with nature. The town's educational institutions and local businesses further contribute to a strong sense of community, making Wortham a place where residents and visitors alike feel welcomed and valued.





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FOR MORE INFORMATION

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