



# RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

## REPRESENTATIVE PHOTO



## DOLLAR GENERAL | KINGSLAND, TX

**FOR SALE // \$2,250,258 // 6.6% CAP RATE //**

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

TEXAS DESIGNATED BROKER //

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# DISCLAIMER



## CONFIDENTIALITY & DISCLAIMER

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 an Associate Broker of Randall Commercial Group, LLC and the owner of the Subject Property located at 14350 FM 1431, Kingsland, TX 78639. The Associate Broker has an ownership interest in the Subject Property located at 14350 FM 1431, Kingsland, TX 78639, and other business with the Manager of the ownership entity.**

# INVESTMENT SUMMARY



## INVESTMENT SUMMARY

OFFERING PRICE:	\$2,250,258
NET OPERATING INCOME:	\$148,517
YR1 CAP RATE:	6.6%
YEAR BUILT:	2023
BUILDING SIZE:	10,566 SF
LOT SIZE:	1.5 Acres
PROPERTY ADDRESS	14350 FM 1431
CITY, STATE, ZIP:	Kingsland, TX 78639
3 MILE POPULATION:	3,034

## LOCATION DESCRIPTION

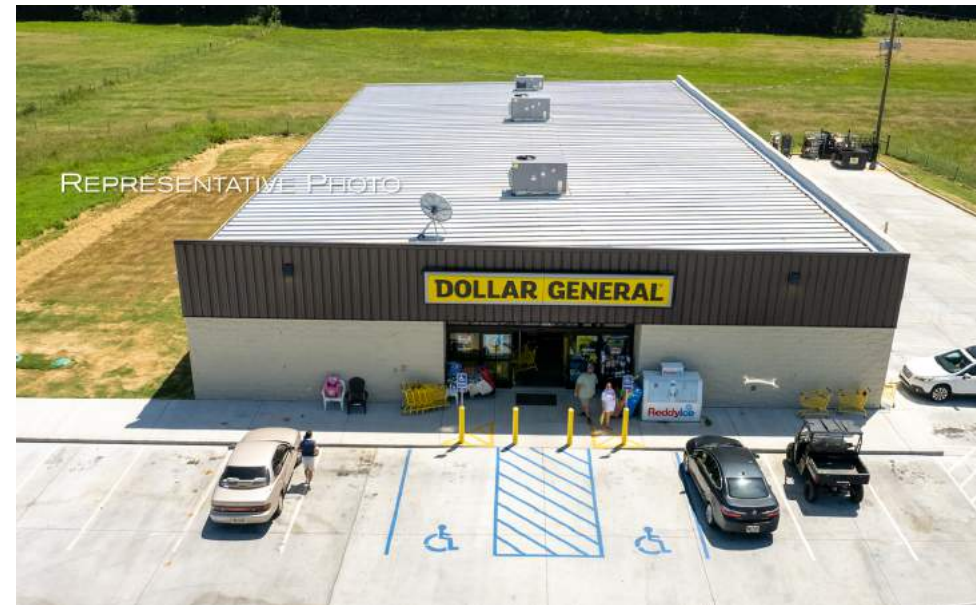
The property is located at 14350 FM 1431, Kingsland, TX in Burnet County. Kingsland is nestled in the Texas Hill Country on Lake LBJ, and it's located mostly in east central Llano County yet parts spill over into Burnet County. Kingsland is 66 miles northwest of Austin, TX. Due to its mild climate, rivers, picturesque terrain, and opportunity for outdoor activities, Kingsland became a popular resort and recreation spot with a variety of shops and restaurants.

## PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General store located in Kingsland, TX. The subject property has a 15-year NNN lease with a rent commencement date of August 3, 2023. The property is located at 14350 FM 1431, Kingsland, TX in Burnet County. The property is ideally located on FM 1431 next to the Colorado River and approximately seven miles north of Lake Lyndon B. Jonson, a popular tourism site with lake homes, RV parks, and the Horseshoe Bay Resort & Yacht Club. Dollar General is an investment-grade tenant with a Standard & Poor's "BBB" credit rating.

## LEASE SUMMARY

TENANT:	Dolgencorp of Texas, Inc. d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$148,517.04
RENT PSF:	\$14.06 psf
RENT COMM. DATE:	August 3, 2023
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	10% per Option
LEASE GUARANTOR:	Dollar General Corporation

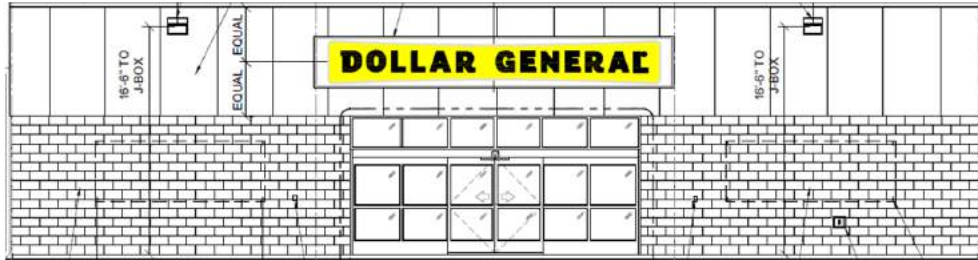




# COMPLETE HIGHLIGHTS



Front Elevation



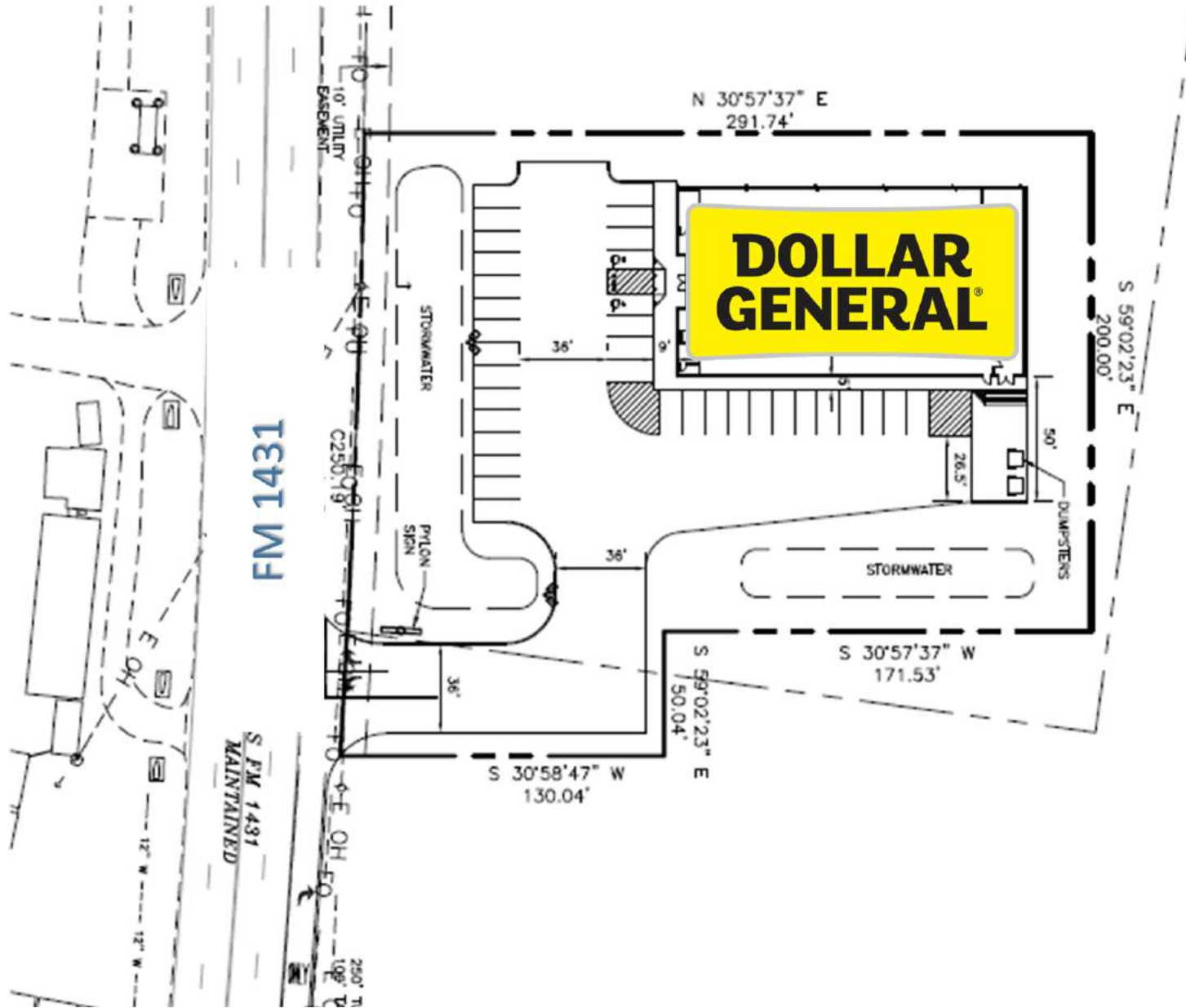
## LOCATION INFORMATION

BUILDING NAME	Dollar General   Kingsland, TX
STREET ADDRESS	14350 FM 1431
CITY, STATE, ZIP	Kingsland, TX 78639
COUNTY	Burnet

## BUILDING INFORMATION

NOI	\$148,517.04
CAP RATE	6.6%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2023
CONSTRUCTION STATUS	Existing
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

# SITE PLAN





# CLOSE UP MAP



Map data © 2023 Imagery © 2023, CAPCOG, Maxar Technologies, USDA/FPAC/Geo

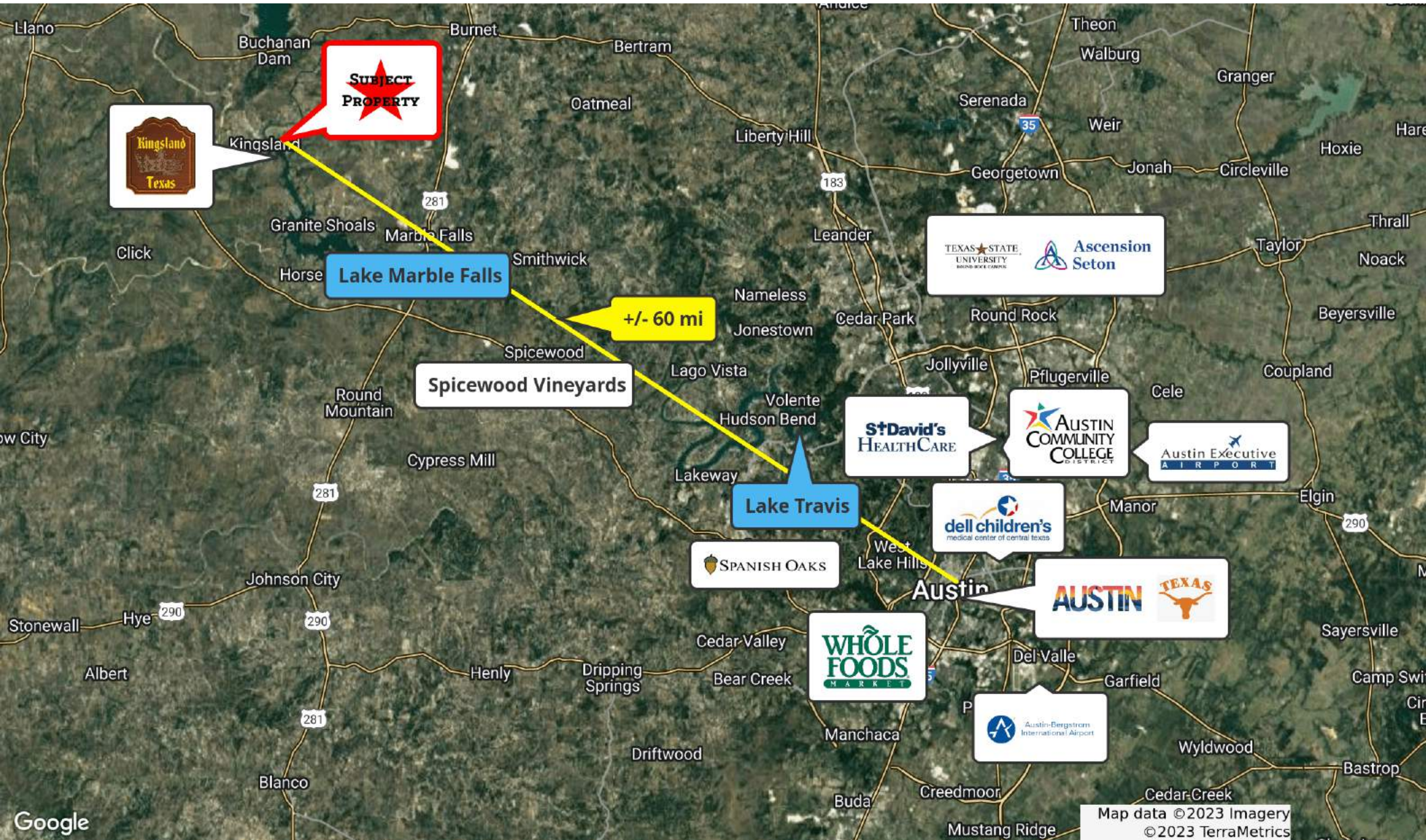


# AERIAL MAP





# LOCATION MAP



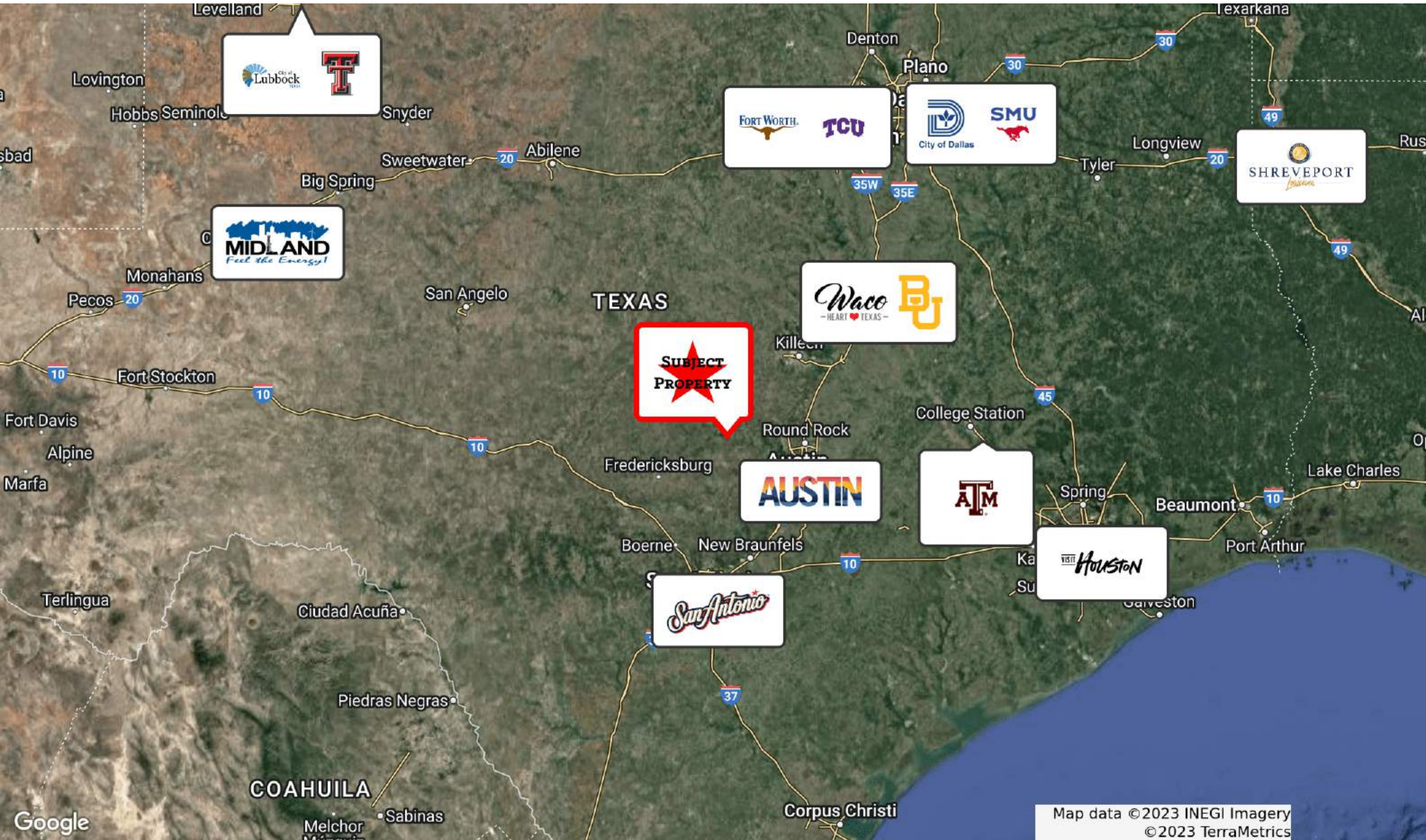
FOR SALE // RETAIL PROPERTY

PAGE 8

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM



# REGIONAL MAP





# TENANT PROFILE



**Dollar General Corporation** has been delivering value to shoppers for 80 years. Headquartered in Goodlettsville, TN, the BBB S&P rated, company 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, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operates over 17,000+ stores as of January 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

<https://www.dollargeneral.com/>

## Highlights of 2022

1. Net sales *increased* 10.6% to \$37.8 billion, and same-store sales increased 4.3% YoY
2. Operating profit *increased* 3.3% to 3.3 billion YoY
3. Net income *grew* to \$2.4 billion, and diluted earnings per share increased 5.0% to \$10.68
4. Cash flows from operations were \$2.0 billion.

**19,000**  
**DOLLAR GENERAL**  
**STORES OPENED**



**5.7% Increase**

Same Store Sales Q4



**\$37.8 Billion**

In Sales



**1,050**

Stores to Open in  
2023



**83**

Years in Business



**3,170**

Total Expected Real Estate  
Projects in 2023



# KINGSLAND, TX ECONOMY



## ECONOMY

- Kingsland is a very small city in the state of Texas that's **growing rapidly and welcoming new businesses every day**
- Kingsland, TX has a **sparse suburban feel**, which provides more space for money while maintaining a nice, tight knit community
- In Kingsland, the **cost of living is lower than the national average** and most cities in Texas
- In 2020, Kingsland, TX had a **population of 7.18k people**
- The economy of Kingsland, TX **employs 2.75k people**
- The **largest industries** in Kingsland, TX are Construction (419 people), Health Care & Social Assistance (406 people), and Professional, Scientific, & Technical Services (259 people)
- The **highest paying industries** are Transportation & Warehousing, & Utilities (\$100,350), and Real Estate & Rental & Leasing (\$73,801)
- Over the last year, Kingsland has seen the job market **increase by .08%**
- Sources: *datausa.io, bestplaces.net, cityistics.com, kingslandchamber.org*





# 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](http://usnews.com), [wallethub.com](http://wallethub.com), [wikipedia.com](http://wikipedia.com), [apple.com](http://apple.com), [reasearch.ibm.com](http://reasearch.ibm.com), [wholefoodsmarket.com](http://wholefoodsmarket.com), [utexas.edu](http://utexas.edu)





# 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*





# 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](http://healthcare.ascension.org), [supportseton.org](http://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](http://supportdellchildrens.org), [dellchildrens.net](http://dellchildrens.net), [ascension.org](http://ascension.org)



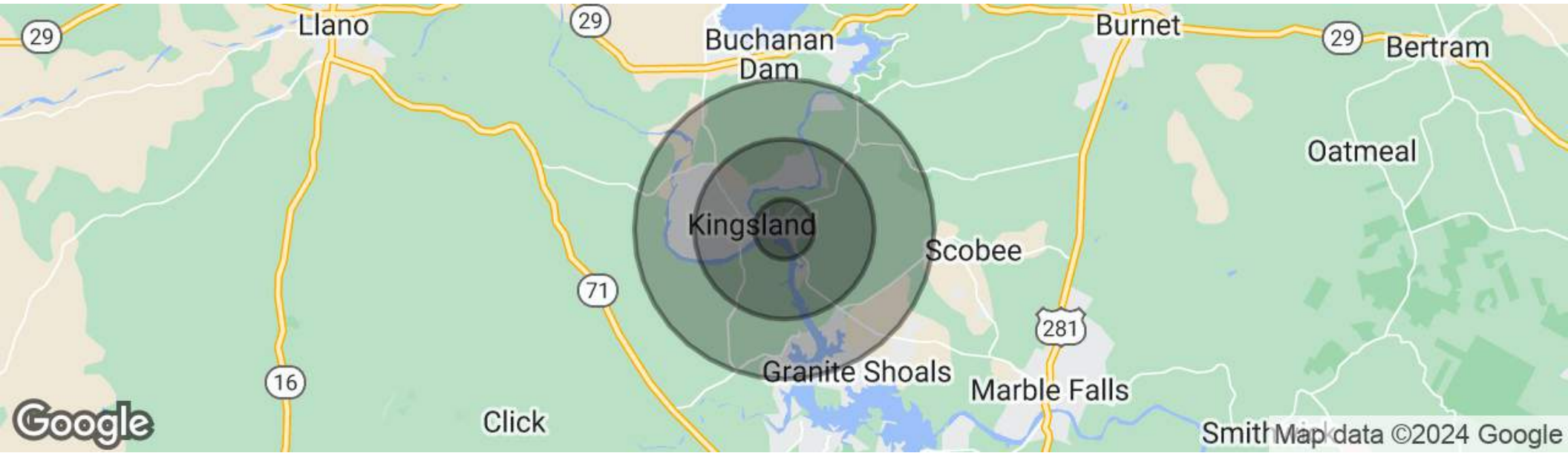
## ST. DAVID'S NORTH AUSTIN MEDICAL CENTER

- 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](http://healthcarefinancenews.com), [dnb.com](http://dnb.com), [stdavids.com](http://stdavids.com)





# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	574	6,864	12,688
AVERAGE AGE	56.8	51.7	52.8
AVERAGE AGE (MALE)	49.4	47.0	48.3
AVERAGE AGE (FEMALE)	59.6	53.1	53.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	322	3,034	5,405
# OF PERSONS PER HH	1.78	2.23	2.33
AVERAGE HH INCOME	\$92,989	\$80,535	\$89,149

\* Demographic data derived from 2020 ACS - US Census & STDB



## 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.







# 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](http://WWW.TREC.TEXAS.GOV)**

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

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TREC ADMINSTRERS TWO RECOVERY FUNDS WHICH MAY BE SED TO SATISFY 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 INSEPCION 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.

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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



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