

SINGLE TENANT NN

Investment Opportunity

**DOLLAR
GENERAL®**

5+ Years Remaining | Top 2% of all DGs (Placer.AI) | Recent Lease Extension



1406 W. Monte Cristo Road

EDINBURG TEXAS

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



OFFERING

| | |
|-----------------------------|-------------|
| Pricing | \$1,194,000 |
| Net Operating Income | \$83,580 |
| Cap Rate | 7.00% |

PROPERTY SPECIFICATIONS

| | |
|----------------------------------|---|
| Property Address | 1406 W Monte Cristo Road Edinburg, Texas 78541 |
| Rentable Area | 9,014 SF |
| Land Area | 0.76 AC |
| Year Built / Remodeled | 2005 |
| Tenant | Dollar General |
| Guaranty | Corporate (S&P: BBB) |
| Lease Type | NN |
| Landlord Responsibilities | Roof, Structure, HVAC, & Parking Lot |
| Lease Term | 5+ Years |
| Increases | 10% at Beg. of Each Option |
| Options | 3 (5-Year) |
| Rent Commencement | 7/1/2015 |
| Lease Expiration | 6/30/2031 |



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------------|----------|----------|----------|
| 2025 Population | 6,743 | 52,328 | 117,363 |
| 2025 Households | 2,024 | 18,000 | 39,248 |
| 2025 Average Household Income | \$74,937 | \$68,419 | \$83,333 |
| 2025 Median Age | 29.3 | 29.5 | 31.2 |
| 2025 Total Businesses | 91 | 1,145 | 2,245 |
| 2025 Total Employees | 1,481 | 17,706 | 31,007 |



| Tenant Name | Square Feet | LEASE TERM | | | | RENTAL RATES | | |
|----------------------|-------------|-------------|-----------|---------|----------|--------------|----------|--------------------------------------|
| | | Lease Start | Lease End | Begin | Increase | Monthly | Annually | Options |
| Dollar General | 9,014 | 7/1/2015 | 6/30/2031 | Current | - | \$6,965 | \$83,580 | 3 (5-Year) |
| (Corporate Guaranty) | | | | | | | | 10% Increases at Beg. of Each Option |

10-Year Operating History | 5+ Years Remaining | Scheduled Rental Increases | Corporate Guaranteed

- Dollar General has operated at this location for 10 years and has 5+ years remaining on their current lease with 3 (5-year) options to extend
- The lease features 10% rental increases at the beginning of each option, growing NOI and hedging against inflation
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,580 location as of May 2025

NN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

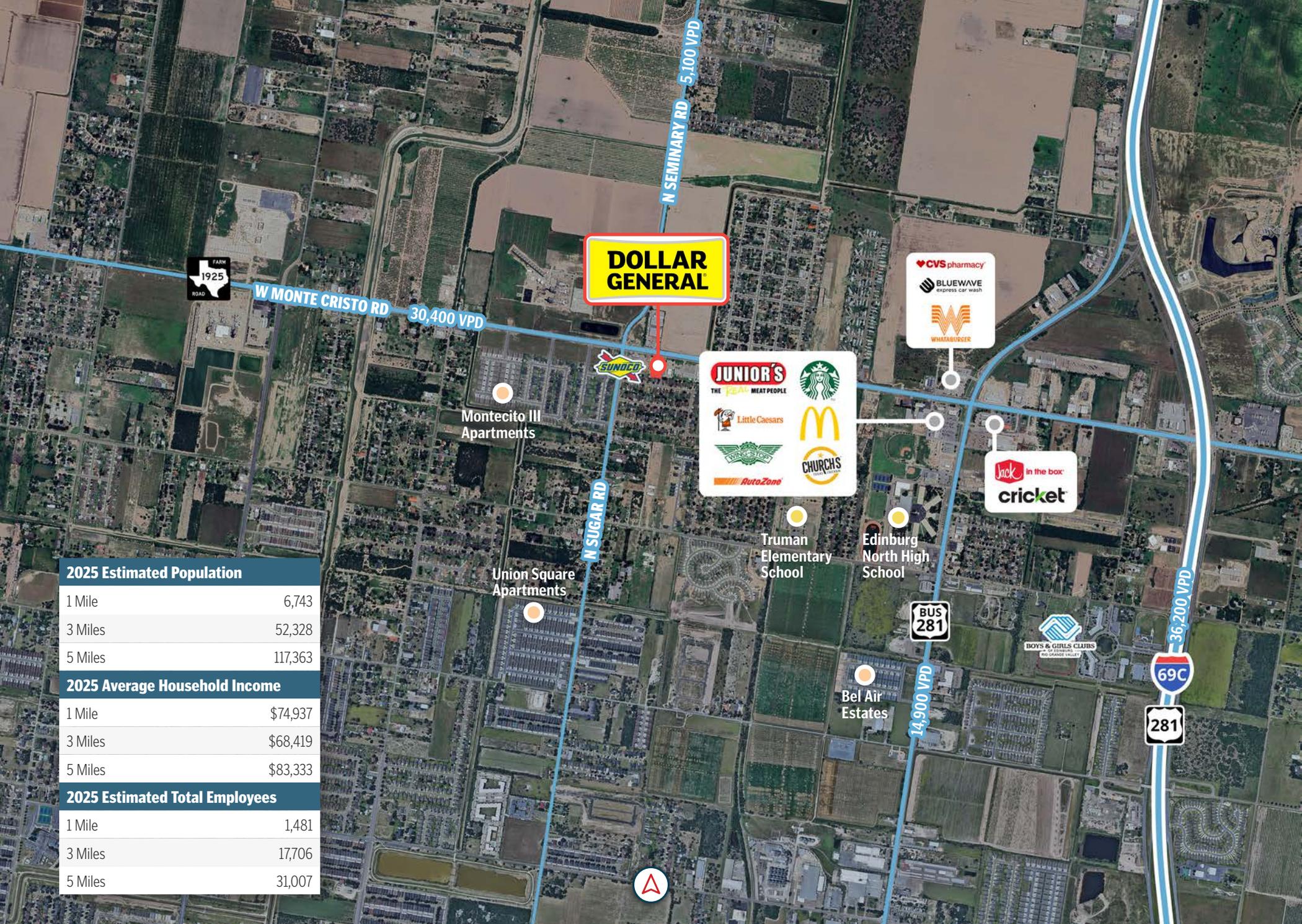
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Landlord responsibilities limited to roof, structure HVAC, and parking lot
- Ideal, management-free investment for a passive investor

Local Demographics in 5-mile Trade Area

- More than 117,000 residents and 31,000 employees support the trade area, providing a direct consumer base from which to draw
- \$83,333 average household income

Fronting W Monte Cristo Rd | Interstate 69C | Surrounding National/Credit Tenants | Excellent Visibility & Access | Nearby Schools

- Dollar General is strategically fronting W Monte Cristo Rd averaging 30,400 vehicles passing by daily
- Located off of Interstate 69C (36,200 VPD), providing direct on/off ramp access for travelers
- The immediate trade area is supported by surrounding retailers such as Starbucks, Autozone, Whataburger, McDonald's, CVS and more
- The site is in close proximity to Edinburg North High School (2,693 students) and Truman Elementary School (709 students)
- The asset has excellent visibility via street frontage providing ease and convenience for customers



2025 Estimated Population

| | |
|---------|---------|
| 1 Mile | 6,743 |
| 3 Miles | 52,328 |
| 5 Miles | 117,363 |

2025 Average Household Income

| | |
|---------|----------|
| 1 Mile | \$74,937 |
| 3 Miles | \$68,419 |
| 5 Miles | \$83,333 |

2025 Estimated Total Employees

| | |
|---------|--------|
| 1 Mile | 1,481 |
| 3 Miles | 17,706 |
| 5 Miles | 31,007 |





DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,582+

2025 Employees: 194,200

2025 Revenue: \$40.61 Billion

2025 Net Income: \$1.13 Billion

2025 Assets: \$31.13 Billion

2025 Equity: \$7.41 Billion

Credit Rating: S&P: BBB

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of May 2, 2025, the Company's 20,582 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Source: newscenter.dollargeneral.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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