

DOLLAR GENERAL®

DOLLAR GENERAL | 10,640 SF
15 Year Absolute NNN Lease | Built in 2026
Lufkin, Texas MSA (88,000 People)
5% Rent Increases | Opened in March of 2026
4429 FM 2021, Lufkin, Texas 75904

OFFERED
FOR SALE

LISTED BY:

Gavin M Kam

Brad F Kam

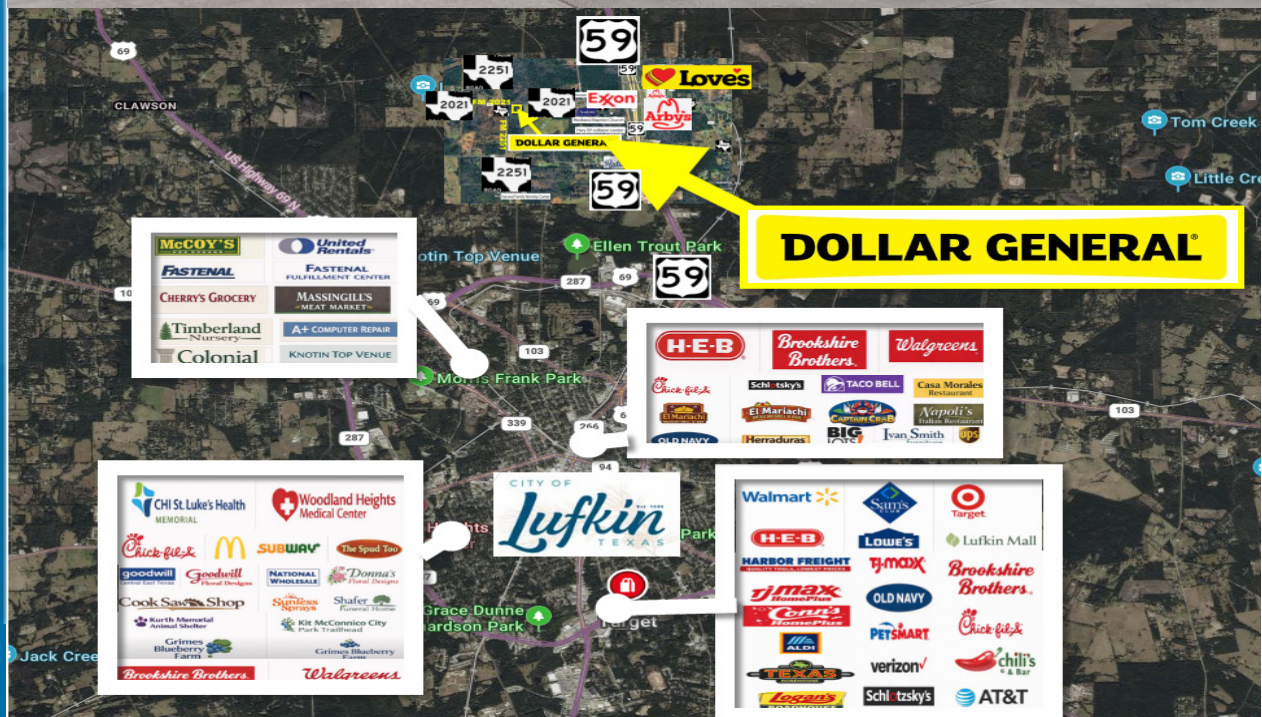
972.375.3437

NNN Retail Advisors

8208 Preston Road

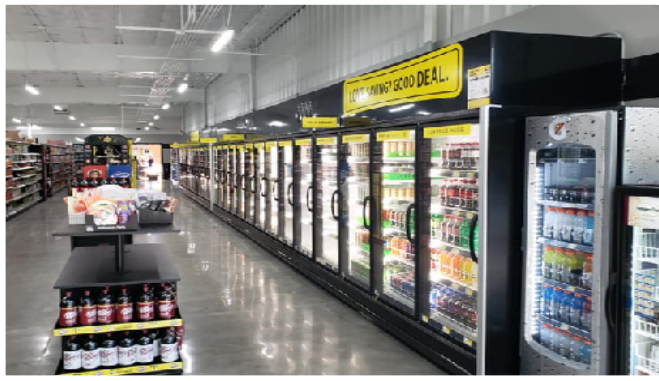
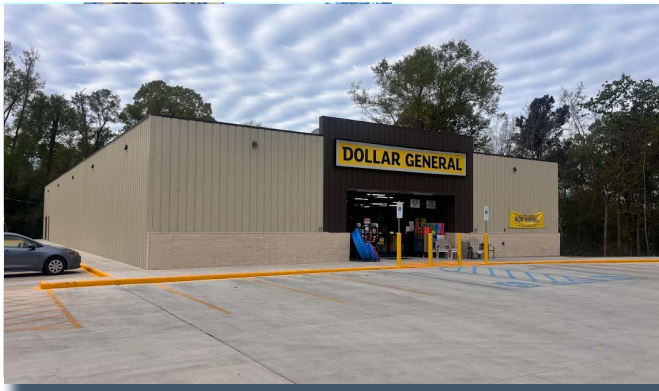
Suite #D9-278

Dallas, Texas 75252



OFFERING SUMMARY

PRICING SUMMARY:



Asking Price: \$2,300,000

Selling CAP 6.35%

Year Built: 2026

Rent: \$146,068

Building Size: 10,640 SF

Lot Size: 1.60 Acres

TENANT SUMMARY:

Tenant Name: Dollar General

Guaranty Type: Corporate

Lease Type: Absolute NNN

Lease Term: 15 Years

Rent Increase in Primary Term: 5% Rent Increase in Year 6, Year 11

Options: 5/5 Year Options
5% Increases

Lease Term: 3/15/2026-3/31/2041

INVESTMENT HIGHLIGHTS

Brand New Dollar General Market Store, 15 year absolute NNN Lease, 5% rent increases every 5 years,

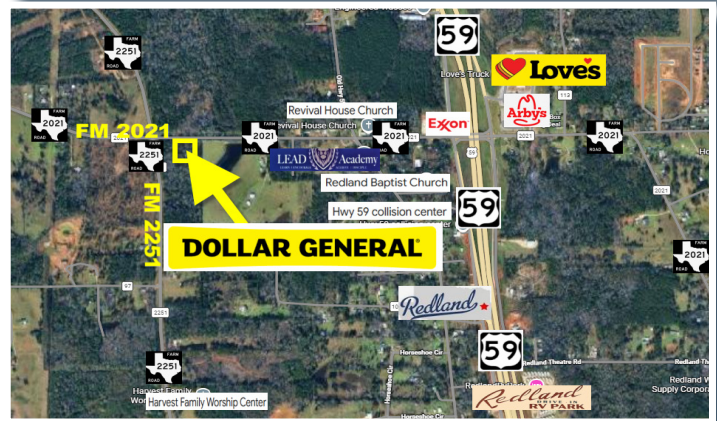
Strategically located just west of Highway 59, which connects the northern Houston suburbs north to Livingston, Nacogdoches, Lufkin, and Longview/Tyler.

Lufkin (Population: 34,000 people), located 90 miles north of the Houston, Texas metropolitan area, has an economy that blends manufacturing, healthcare, education, and retail. Lufkin is the dominant economic hub trade area that pulls from multiple surrounding rural counties beyond the official MSA population, closer to 150,000 people when you include adjacent counties.

Lufkin has a manufacturing base in oilfield equipment and industrial machinery. The economy is augmented by growth in healthcare, education, and food production. The city's business climate, infrastructure, and regional workforce support continued economic activity and investment.

Larger format Dollar General "Plus" store: Combines Includes additional fresh produce, dairy products, fresh meat, and bakery items.

Dollar General: S&P BBB+ Rated, publicly trades on New York Stock Exchange as symbol DG | Market capitalization exceeds \$30 Billion



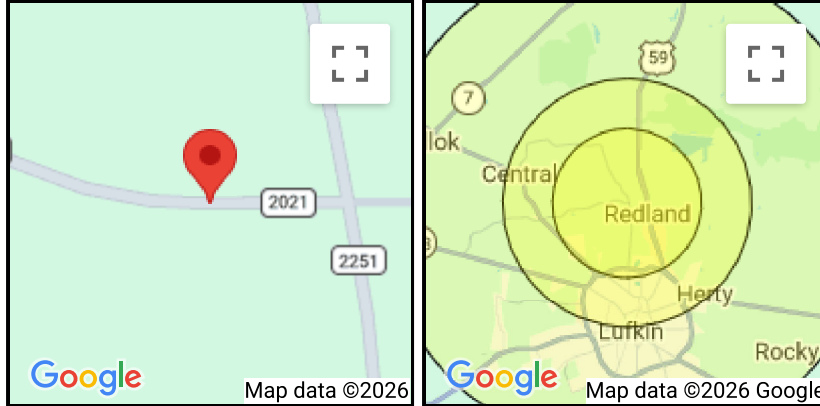


EASI Updated Site Selection Reports & Analysis Summary Report

Address: 4429 FM 2021, Lufkin, Texas 75904

Latitude: 31° : 24' : 36"

Longitude: -94° : 44' : 04"



Description	3 Miles	5 Miles	10 Miles
DEMOGRAPHIC OVERVIEW			
Population	7,080	19,538	66,406
Households	2,372	6,658	24,369
Total Household Income (\$)	166,579,618	402,876,974	1,818,783,808
Median Household Income (\$)	53,228	47,518	56,055
Median Age	41.1	36.5	36.8
POPULATION BY RACE			
White Population	3,770	7,957	37,095
Black Population	1,617	4,912	11,111
Asian, Pacific Islander Population	34	95	885
American Indian and Alaska Native Population	35	189	522
Other Race Alone Population	789	3,681	8,172
Two or More Races Population	835	2,704	8,621
POPULATION BY ETHNICITY			
Hispanic Population	1,908	6,982	16,869
White Non-Hispanic	2,890	6,031	32,221
BLOCK GROUP COUNT	4	15	48

Footnotes:

© 2025 Easy Analytic Software, Inc. Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics and is presented in thousands of dollars per year.

All estimates are as of 1/1/2025 unless otherwise stated.

CONFIDENTIALITY AGREEMENT CONFIDENTIALITY AND DISCLAIMER STATEMENT

The information (the "Information") contained hereinabove is of a proprietary and strictly confidential nature. Nothing contained hereinabove shall be construed as an offer by Net Realty Advisors and/or the owner ("Owner") of the property (the "Property") described hereinabove to sell the Property or any portion thereof. Owner has no legal commitment to accept, and may reject any or all expressions of interest. You should conduct your own due diligence review of the Property and verify all of the Information, and under no circumstances should the Information be substituted for a complete, thorough and comprehensive due diligence review of the Property. The Information has been obtained from sources believed to be reliable and is not necessarily all of the information a prospective purchaser might need to evaluate the Property; however, the reliability of such sources and the Information has not, and will not be verified, investigated or confirmed by Net Realty Advisors. Any projections, opinions, assumptions or estimates set forth in the Information are examples only and do not represent the current or future performance of the Property.

Neither Net Realty Advisors nor owner make, and Net Realty Advisors and owner hereby expressly disclaim, any representation, warranty, promise or guarantee, express or implied, concerning the property, including, without limitation, as to the size, square footage or use or development of the property, the financial situation of owner or any tenant or any tenant's intentions to continue occupancy, the income or expenses of the property, the projected future performance of the property, the existence or non-existence (at any given time) of any hazardous materials or substances on, in, under or in the vicinity of the property, the property's compliance with any laws, rules, regulations or orders (federal, state, local, administrative or otherwise) or the property's suitability or fitness for any particular purpose. The information may not be relied upon by any person or entity and under no circumstances shall Net Realty Advisors and/or owner have any liability to any person or entity on account of the information. Owner reserves the right to withdraw the Property from the market at any time, for any reason or no reason at all. The Information is subject to change by Net Realty Advisors and/or Owner at any time and without notice.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**



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.

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.

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.

Net Realty Advisors LLC	596860	info@netrealtyadvisors.com	972 661 8476
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gavin M Kam	493003	gavin@netrealtyadvisors.com	972 661 8476
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date