



RETAIL PROPERTY FOR SALE

723 W 7th Avenue,
Spearman, TX 79081

PRESENTED BY:

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REAL ESTATE SOUTHEAST

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P. O. Box 681955

Prattville, AL 36068

Executive Summary

DOLLAR GENERAL | SPEARMAN, TX | 723 W 7TH AVENUE, SPEARMAN, TX 79081



OFFERING SUMMARY

Sale Price: Subject to Offer

Cap Rate: 6.81%

Lot Size: 0.86 Acres

Year Built: 1999

Building Size: 15,000 SF

PROPERTY HIGHLIGHTS

- Investment Opportunity in Spearman, Texas
- 15,000 SF Dollar General Store on 0.86 Acres
- Adjacent to First National Bank
- Lease Expires on 4/30/24
- Subject is Part of a Dollar General Portfolio (contact listing agent for portfolio details)
- Financials Available Upon Receipt of Signed Confidentiality Agreement

DEMOGRAPHICS

| | 1 MILE | 10 MILES | 30 MILES |
|-------------------|----------|----------|----------|
| Total Households | 12 | 1,067 | 4,526 |
| Total Population | 35 | 2,961 | 12,531 |
| Average HH Income | \$59,730 | \$57,377 | \$61,704 |

Income & Expenses

DOLLAR GENERAL | SPEARMAN, TX | 723 W 7TH AVENUE, SPEARMAN, TX 79081



| INCOME SUMMARY | DOLLAR GENERAL - SPEARMAN, TX | PER SF |
|-------------------------------|-------------------------------|---------------|
| Annual Rent Income (2020) | \$41,250 | \$2.75 |
| Percentage Rent Income (2020) | \$13,818 | \$0.92 |
| Reimbursable CAM (2020) | \$2,400 | \$0.16 |
| Reimbursable Taxes (2020) | \$3,215 | \$0.21 |
| Reimbursable Insurance (2020) | \$9,695 | \$0.65 |
| Gross Income | \$70,379 | \$4.69 |
| | | |
| EXPENSE SUMMARY | DOLLAR GENERAL - SPEARMAN, TX | PER SF |
| Insurance | \$3,215 | \$0.21 |
| Taxes | \$9,695 | \$0.65 |
| CAM | \$3,000 | \$0.20 |
| Gross Expenses | \$15,910 | \$1.06 |
| Net Operating Income | \$54,468 | \$3.63 |

Location Maps

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Area Retail

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Advisor Bio 1

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LOUISE JENNINGS-MCCULLAR

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PROFESSIONAL BACKGROUND

Real Estate Southeast was founded in 2001 by Louise Jennings. As principal and an investor, Ms. Jennings is highly driven to provide positive results in the most efficient manner possible and understands the important responsibilities of creating value in retail properties, along with its day to day management and operations. With over 30 years of experience in the commercial real estate business, she also understands the importance of providing good service and delivering results. Ms. Jennings has redeveloped almost a million SF of retail space throughout the Southeast. This valuable experience is shared with the dedicated team at Real Estate Southeast. This team works diligently to keep tenants happy and properties running smoothly and profitably. Real Estate Southeast works closely with retailers, lenders, investors and industry professionals, earning a strong reputation for hands on service, delivering results. With extensive knowledge of the southeast markets, Real Estate Southeast is contracted to do market analysis and site selection. They worked with clients such as; ABC, DaVita, Dunkin Donuts, Honey Baked Ham and LifeChoice.

Louise Jennings and Real Estate Southeast are active in the community. Louise Jennings is a member of the Alabama Center for Real Estate Leadership Council (ACRE), International Council of Shopping Centers (ICSC), Prattville Millbrook Sunrise Rotary Club and First United Methodist Church. Jennings also serves on the following boards; Central Alabama Community Foundation, YMCA, Prattville Creative and Performing Arts Council, Autauga County Heritage Association (Past President). She is also a past director and supporter of Autauga County Family Support Center and is a great lover of animals. Louise Jennings is married to David McCullar. They live and work in Prattville, Alabama and Pensacola, Florida and travel across the southeast.

MEMBERSHIPS

Real Estate Southeast

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