



# RETAIL PROPERTY FOR SALE

301 N Front Street, Stanton,  
TX 79782

PRESENTED BY:

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# Executive Summary

DOLLAR GENERAL | STANTON TX | 301 N FRONT STREET, STANTON, TX 79782



## OFFERING SUMMARY

Sale Price: Subject to Offer

Cap Rate: 8.08%

Lot Size: 0.5 Acres

Building Size: 11,200

## PROPERTY HIGHLIGHTS

- Investment Opportunity in Stanton, Texas
- 11,200 SF Dollar General Store on 0.50 Acres
- Located on the corner of N Front Street (Interstate 20) and Convent Street
- Lease Expires on 10/31/2023
- 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	23	1,775	66,759
Total Population	76	5,513	185,630
Average HH Income	\$55,276	\$62,036	\$73,604

# Income & Expenses

DOLLAR GENERAL | STANTON TX | 301 N FRONT STREET, STANTON, TX 79782



<b>INCOME SUMMARY</b>	<b>DOLLAR GENERAL - STANTON, TX</b>	<b>PER SF</b>
Annual Rent Income (2020)	\$52,800	\$4.71
Reimbursable Taxes (2020)	\$1,696	\$0.15
Reimbursable Insurance (2020)	\$1,112	\$0.10
Reimbursable CAM (2020)	\$2,400	\$0.21
<b>Gross Income</b>	<b>\$58,008</b>	<b>\$5.18</b>

  

<b>EXPENSE SUMMARY</b>	<b>DOLLAR GENERAL - STANTON, TX</b>	<b>PER SF</b>
Insurance (2020)	\$2,713	\$0.24
Taxes (2020)	\$1,696	\$0.15
CAM (2020)	\$5,110	\$0.46
<b>Gross Expenses</b>	<b>\$9,520</b>	<b>\$0.85</b>

  

<b>Net Operating Income</b>	<b>\$50,159</b>	<b>\$4.48</b>
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# Location Maps

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