



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

DOLLAR GENERAL

5% INITIAL TERM RENT INCREASES EVERY 5 YEARS



REPRESENTATIVE PHOTO

DOLLAR GENERAL | ODESSA, TX (52ND ST)

FOR SALE // \$2,899,146 // 6.25% CAP RATE //

RETAIL PROPERTY

TX DESIGNATED BROKER //

ELIZABETH RANDALL, CCIM

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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 4020 E 52nd Street, Odessa, TX 79762. The Associate Broker has an ownership interest in the Subject Property located at 4020 E 52nd Street, Odessa, TX 79762, and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$2,899,146
NET OPERATING INCOME:	\$181,196
YR1 CAP RATE:	6.25%
BLENDED CAP RATE:	6.57%
YEAR BUILT:	2024
BUILDING SIZE:	10,640 SF
LOT SIZE:	1.61 Acres
PROPERTY ADDRESS	4020 East 52nd Street
CITY, STATE, ZIP:	Odessa, TX 79762
3 MILE POPULATION:	58,720

LOCATION DESCRIPTION

The subject property is located at 4020 E 52nd Street in Odessa, TX, northwest of the city center and surrounded by dense neighborhoods, shopping malls, and the UT Permian Basin campus. Midland-Odessa has historically been the epicenter of oil and gas production in the United States. Midland and the Permian Basin region produce approximately 43% of the domestic oil supply and 17% of the natural gas supply, making the area a significant source of energy services in Texas as well as the United States as a whole.

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General located in Odessa, TX **The subject property has a 15-year, NNN lease with an estimated delivery date in November 2024 and 5% rent increases every five years during the primary term and each option.** The property is located on E 52nd Street in northwest Odessa, less than two miles from the University of Texas Permian Basin campus and less than 1 mile from the Music City Mall. Dollar General is an investment-grade tenant with a Standard & Poor's "BBB" credit rating.

LEASE SUMMARY

TENANT:	Dolgencorp of Texas, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
ANNUAL RENT:	\$181,196.64
RENT PSF:	\$17.03
BLDG. DELIVERY DATE:	Est. October 2024
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% Every 5 Years
LEASE GUARANTOR:	Dollar General Corporation



REPRESENTATIVE PHOTO

COMPLETE HIGHLIGHTS



Front Elevation



LOCATION INFORMATION

BUILDING NAME	Dollar General Odessa, TX (52nd St)
STREET ADDRESS	4020 East 52nd Street
CITY, STATE, ZIP	Odessa, TX 79762
COUNTY	Ector

BUILDING INFORMATION

NOI	\$181,196.64
CAP RATE	6.25%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2024
CONSTRUCTION STATUS	Under construction
CONDITION	Excellent
ROOF	Standing-Seam Metal Roof
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

TENANT PROFILE



DOLLAR GENERAL®



COMPANY HIGHLIGHTS

- Net sales **increased 10.6% to \$37.8 billion**, and same-store sales **increased 4.3% YoY**
- Operating profit **increased 3.3% to \$3.3 billion YoY**
- Net Income **grew to \$2.4 billion**, and diluted earnings per share **increased 5.0% to \$10.68**
- Cash Flows from Operations were **\$2.0 billion**
- **1,050** New Stores Planned to Open in 2023
- **3,170** Total Expected Real Estate Projects in 2023
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023

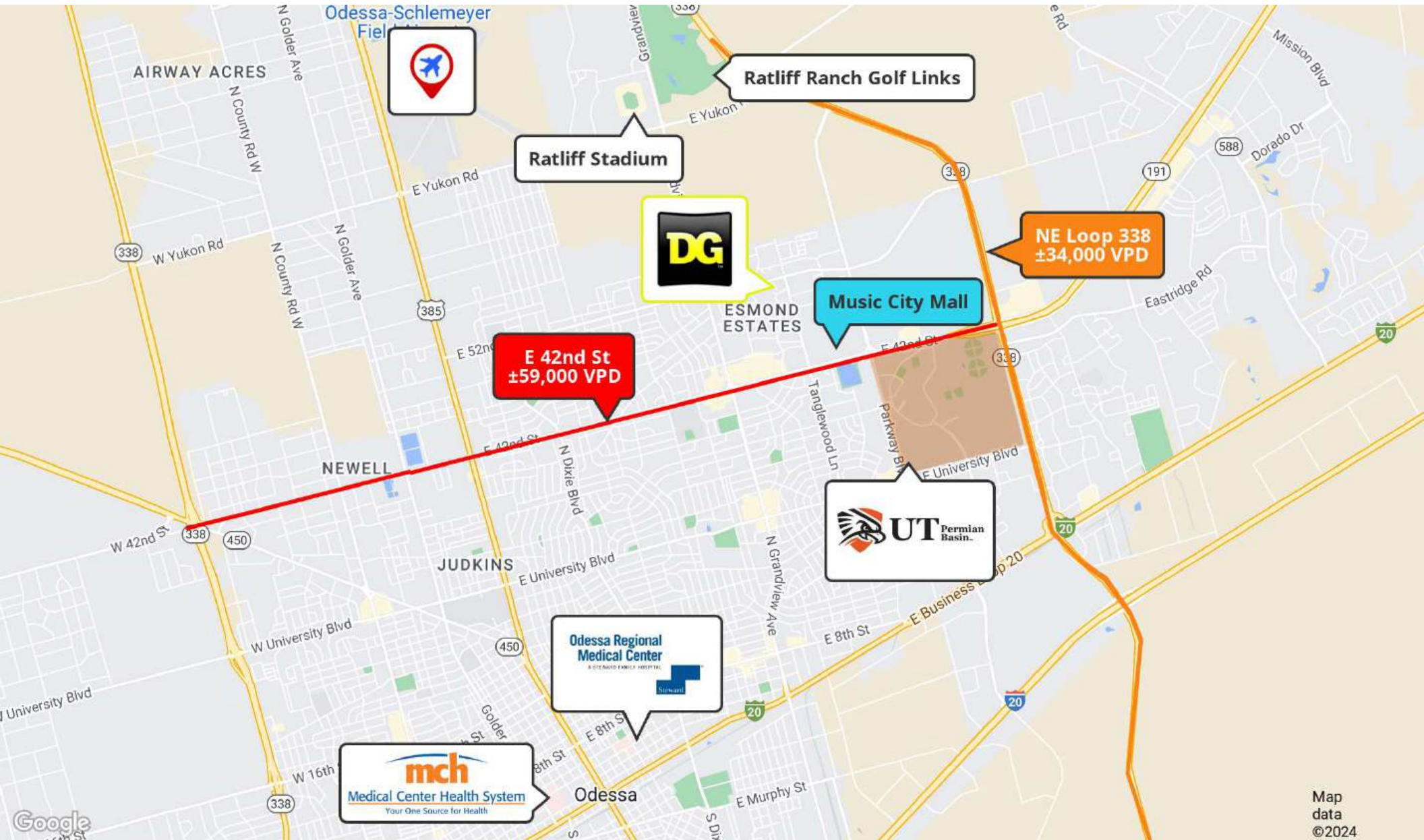
LEASE YEAR	ANNUAL RENT	INCREASE
1	\$181,196.64	
2	\$181,196.64	
3	\$181,196.64	
4	\$181,196.64	
5	\$181,196.64	
6	\$190,256.52	5%
7	\$190,256.52	
8	\$190,256.52	
9	\$190,256.52	
10	\$190,256.52	
11	\$199,769.40	5%
12	\$199,769.40	
13	\$199,769.40	
14	\$199,769.40	
15	\$199,769.40	
OPTION 1	\$209,757.84	5%
OPTION 2	\$220,245.72	5%
OPTION 3	\$231,258.00	5%
OPTION 4	\$242,820.96	5%
OPTION 5	\$254,961.96	5%

AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/Geo

LOCATION MAP



Map data ©2024

FOR SALE // RETAIL PROPERTY

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REGIONAL MAP



Map data ©2024 Google, INEGI

MIDLAND-ODESSA CSA



TWO CITIES, NO LIMITS

- 334,271 residents in Midland-Odessa CSA
- Midland-Odessa have historically been the epicenter of oil and gas production in the United States, and are expanding to the logistics and aerospace industries.
- Located on Interstate 20, the La Entrada al Pacifico Trade Corridor, and the Ports to Plains corridor connecting Mexico and Canada, Midland is the logistics, distribution, and warehousing hub for West Texas.
- The Midland International Air & Space Port Business Park is the first commercial spaceport connected to a commercial airport and its services and resources.
- Leaders in the aerospace and commercial space industry operate in the Spaceport Business Park and continue to diversify the local economy.
- Sources: citypopulation.de, visitmidland.com, businessintexas.com, flymaf.com, <https://www.midlandtxedc.com/>

PERMIAN BASIN

- The Greater Permian Basin is an oil-and-gas-producing area located in West Texas and the adjoining area of Southeastern New Mexico.
- Enormous economic benefit to Texas and provides energy security for the United States
- Responsible for 43.6% of all USA oil production and 17% of natural gas production
- 15.3% average annual increase in oil production since 2010
- Home to nearly half (47.5%) of all oil rigs in the United States as of May 2022
- Chevron, XTO Energy, Shell, Halliburton, and ConocoPhillips each have corporate offices strategically located in Midland, TX.
- Private-Public partnerships ensure continued success and innovation for Midland's Energy sector.
- Permian Strategic Partnership is a regional collaboration that includes about 20 of the top oil and gas producers and service companies in the Permian Basin.
- Sources: townsquarepublications.com, novilabs.com, dallasfed.org



SURROUNDING HEALTHCARE



MIDLAND MEMORIAL HOSPITAL

- MMH has 11 total locations within Midland offering an array of services to each patient.
- Just one quarter mile from subject property, MMH Main Campus holds 474 beds & >2,000 employees, physicians, and volunteers.
- Midland Health System has provided excellent care to its community for more than 70 years, and its critical care was recently recognized by the AACN with the Gold-Level Beacon Award of Excellence.
- Midland Memorial Hospital has received two American Heart Association Mission: Lifeline Achievement Awards. MMH has been recognized for demonstrating commitment to following up-to-date, research-based guidelines for the treatment of heart disease and stroke.
- In 2022, the MMH main campus received the American Academy of Sleep Medicine Accreditation and the Environmental Protection Agency's Energy Star Certification.
- Sources: [health.usnews.com](https://www.health.usnews.com), [midlandhealth.org](https://www.midlandhealth.org)

MEDICAL CENTER HOSPITAL SYSTEM

- Medical Center Hospital System serves Odessa, Ector County, and the surrounding 17 counties including Southeast New Mexico.
- Medical Center Hospital System was introduced in 2010 as a result of the hospital's continued growth.
- MCH is a 402-bed regional medical center, >100,000 annual patient visits
- MCH has >2,000 employees and 450 providers
- MCH is a Children's Miracle Network Hospital and has raised for than \$7m to help children in pediatric care as well as newborns in the neonatal intensive care unit.
- Since 1974, Medical Center Health System has partnered with Texas Tech University Health Sciences Center (TTUHSC) to implement a number of residency programs.
- The Texas Tech University Health Sciences Center (TTUHSC) in Odessa opened the doors to its patient practice in June of 1999.
- Source: [mchodessa.com](https://www.mchodessa.com), [ttuhscc.edu](https://www.ttuhscc.edu)



SURROUNDING EDUCATION

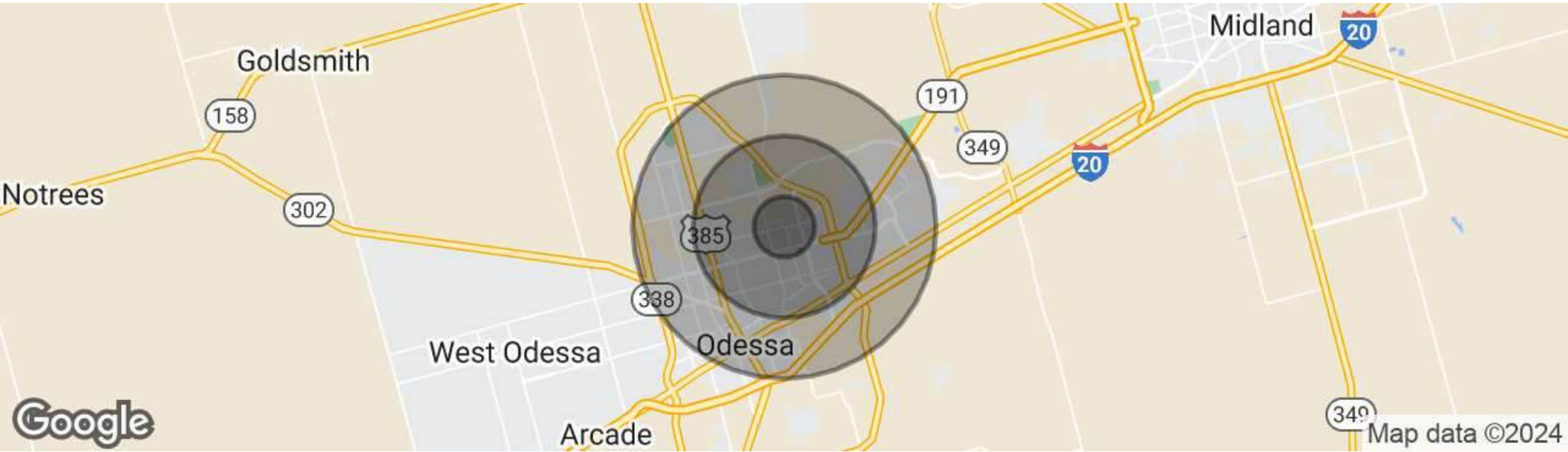


UNIVERSITY OF TEXAS PERMIAN BASIN

- Based in Odessa, UT Permian Basin offers the value of a University of Texas System degree with competitive benefits for its students.
- \$167.5m in economic benefits in the Midland-Odessa CSA through operations, student spending, and visitor spending
- \$42m in financial aid awarded annually
- #2 most affordable college in Texas
- 7,000 students enrolled; 22-1 student to faculty ration
- 100% pass the Fundamentals of Engineering Exam; 20% higher than national average
- 70% of UTPB pre-med students are accepted into Medical School; 25 points higher than state average.
- 42% of students are first generation college students.
- *Source: utpb.edu*



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,859	58,720	121,644
AVERAGE AGE	37	37	36
AVERAGE AGE (MALE)	36	36	35
AVERAGE AGE (FEMALE)	38	38	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,594	21,918	44,033
# OF PERSONS PER HH	2.43	2.63	2.72
AVERAGE HH INCOME	\$86,937	\$96,799	\$97,338

Demographics data derived from AlphaMap & 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

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

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.

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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