

SINGLE TENANT NN

Investment Opportunity

**DOLLAR
GENERAL®**

Recent Early Lease Extension | Top 5% Dollar General (Placer.AI) | Corporate Guaranty (S&P: BBB)



1121 S Raul Longoria Road
EDINBURG TEXAS

REPRESENTATIVE PHOTO

 **SRS** | CAPITAL
MARKETS

JAIME SALAZAR

**Senior Associate
National Net Lease**

jaime.salazar@srsre.com
D: 954.703.3602 | M: 786.768.7700
200 SW First Avenue, Suite 970
Fort Lauderdale, FL 33301
FL License No. SL3452271

PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
200 SW First Avenue, Suite 970
Fort Lauderdale, FL 33301
FL License No. BK3120739

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920



NATIONAL NET LEASE

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



OFFERING

Pricing	\$1,119,000
Net Operating Income	\$80,004
Cap Rate	7.15%

PROPERTY SPECIFICATIONS

Property Address	1121 S. Raul Longoria Road Edinburg, Texas 78542
Rentable Area	8,995 SF
Land Area	0.79 AC
Year Built	2005
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Term	5+ Years
Increases	10% at Beg. of Each Option
Options	3 (5-Year)
Rent Commencement	8/1/2015
Lease Expiration	2/28/2030

LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	8,995	8/1/2015	2/28/2030	Current	-	\$6,667	\$80,004	3 (5-Year)
(Corporate Guaranty)							10% Increases at Beg. of Each Option	

5+ Years Remaining | Scheduled Rental Increases | Corporate Guaranteed | Placer AI

- Dollar General 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
- The market rent in the area is \$20 Sq/ft vs the property rent \$8.88 Sq/ft
- The site is a Top 5% Dollar General (Placer.AI)
- 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 20,345 location as of August 2024

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for utilities, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities limited to roof & structure
- The Dollar General contributes \$338 towards CAM
- Ideal, low-management investment for a passive investor

Local Demographics in 5-mile Trade Area | Direct Consumer Base

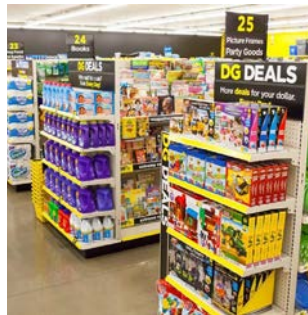
- More than 173,000 residents and 51,000 employees support the trade area, providing a direct consumer base from which to draw
- \$81,603 average household income

Along S. Raul Longoria Rd | Interstate 69c | Dense Retail Corridor | Nearby Schools

- The subject property is located along S. Raul Longoria Rd, which averages 10,600 vehicles passing by daily
- The site benefits from nearby direct on/off ramp access to Interstate 69c, a major thoroughfare that averages over 87,700 VPD
- The asset is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Whataburger, HEB, Burger King, Harbor Freight, Murphy USA, 7-Eleven, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore, the Dollar General is in close proximity to Robert Vela High School (2,189 students), Barrientes Middle School (1,288 students), and William B. Travis Elementary School (329 students), further increasing consumer traffic to the immediate trade area

Dollar General Corporation Reports Q2 2024 Results

- Net Sales Increased 4.2% to \$10.2 Billion
- Same-Store Sales Increased 0.5%
- Year-to-Date Cash Flows From Operations of \$1.7 Billion



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,345+

2024 Employees: 185,800

2024 Revenue: \$38.69 Billion

2024 Net Income: \$1.66 Billion

2024 Assets: \$30.80 Billion

2024 Equity: \$6.75 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 August 2, 2024, the Company's 20,345 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

PROPERTY OVERVIEW

DG

LOCATION



Edinburg, Texas
Hidalgo County
McAllen-Edinburg-Mission MSA

ACCESS



S. Raul Longoria Road: 1 Access Point

TRAFFIC COUNTS



S. Raul Longoria Road: 10,600 VPD
E. Freddy Gonzalez Drive: 11,800 VPD
Interstate 69C: 87,700 VPD

IMPROVEMENTS



There is approximately 8,995 SF of existing building area

PARKING



There are approximately 31 parking spaces on the owned parcel.
The parking ratio is approximately 3.44 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: T3565-00-000-0032-00
Acres: 0.79
Square Feet: 34,308

CONSTRUCTION



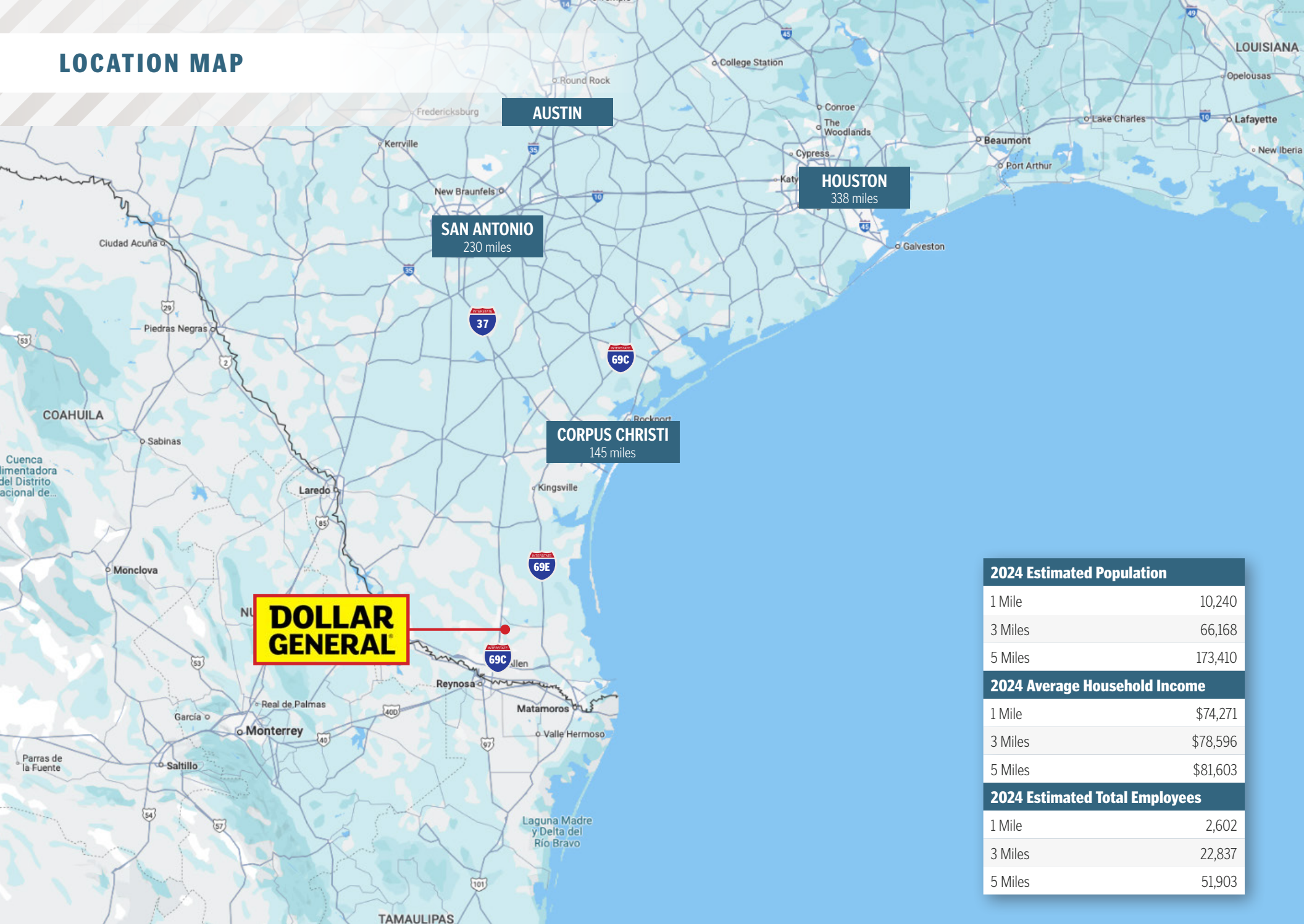
Year Built: 2005

ZONING

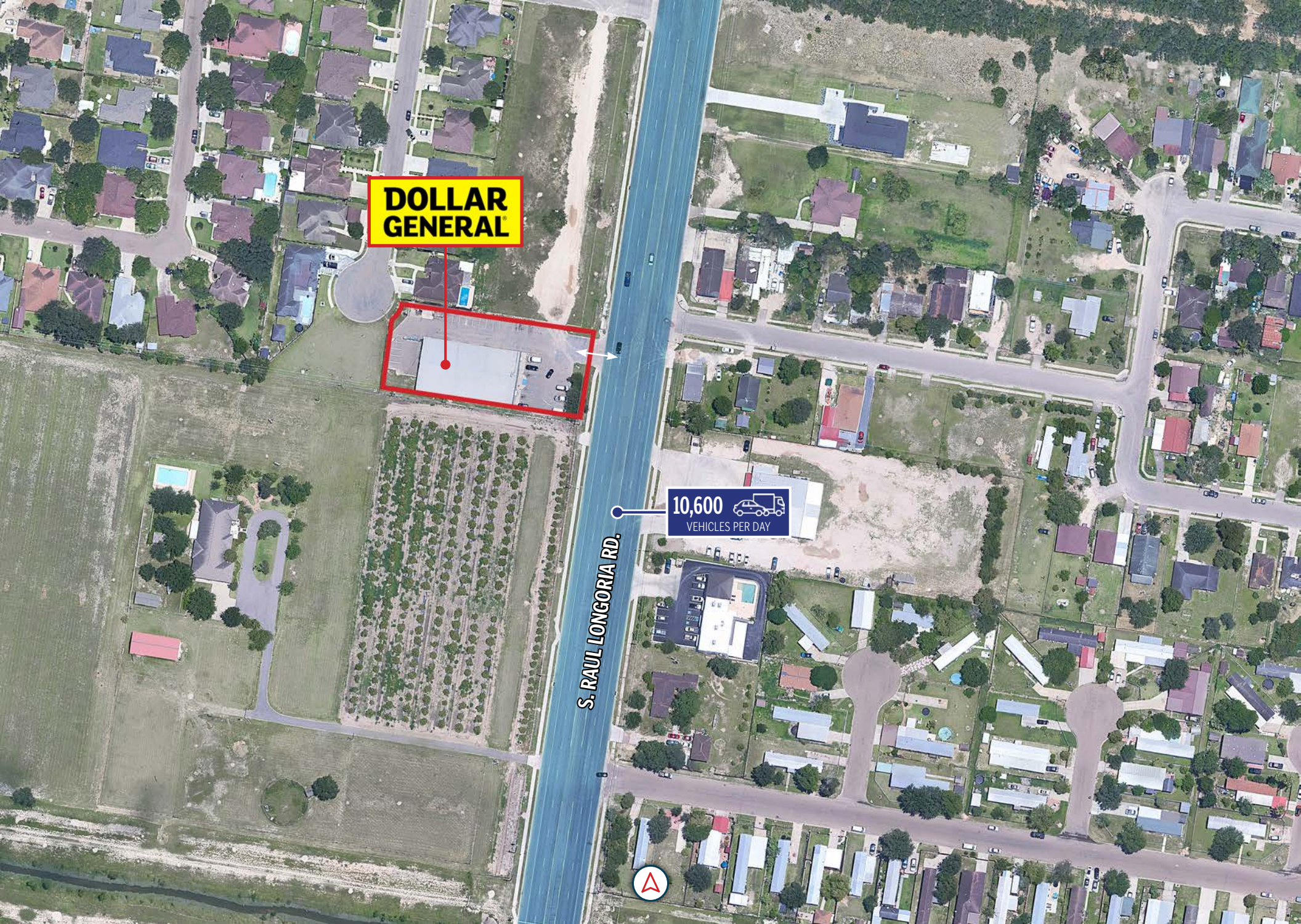


Commercial

LOCATION MAP



2024 Estimated Population	
1 Mile	10,240
3 Miles	66,168
5 Miles	173,410
2024 Average Household Income	
1 Mile	\$74,271
3 Miles	\$78,596
5 Miles	\$81,603
2024 Estimated Total Employees	
1 Mile	2,602
3 Miles	22,837
5 Miles	51,903







	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	10,240	66,168	173,410
2029 Projected Population	10,644	68,687	182,224
2024 Median Age	31.8	31.8	30.6
Households & Growth			
2024 Estimated Households	3,199	21,062	53,968
2029 Projected Households	3,428	22,483	58,518
Income			
2024 Estimated Average Household Income	\$74,271	\$78,596	\$81,603
2024 Estimated Median Household Income	\$60,110	\$56,728	\$56,707
Businesses & Employees			
2024 Estimated Total Businesses	196	1,610	3,854
2024 Estimated Total Employees	2,602	22,837	51,903



EDINBURG, TEXAS

Edinburg is a city in and the county seat of Hidalgo County, Texas, United States. The City of Edinburg had a population of 106,667 as of July 1, 2024.

The City of Edinburg enjoys a favorable economic environment and local indicators point to continued stability. The region is continuously undergoing growth from a variety of industries which include healthcare, entertainment and others. The city developed as a cotton-ginning centre and a packing and shipping point for the valley's citrus fruits and vegetables. Oil and natural gas fields are in the vicinity. The city operates one of the nation's most-scattered school districts, embracing about 945 square miles of groves, farmland, and ranchland.

One should visit the Museum of South Texas History which occupies an entire city block and features numerous exhibits related to the history of Rio Grande Valley and South Texas. The Bentsen Rio Grande Valley State Park, situated along the Rio Grande River, has facilities for fishing, boating, picnicking, camping, and hiking. Edinburg International Airport is nearby.

Almost the entire city is served by the Edinburg Consolidated Independent School District, comprising four high schools, one alternative secondary school, six middle schools, and 20 elementary schools. A small portion is served by the McAllen Independent School District, including Memorial High School, Cathey Middle School, and McAllen's Gonzalez Elementary. operates St. Joseph Catholic School, an elementary and middle school.

There are two major commercial airports near Edinburg: McAllen-Miller International Airport at McAllen, 20 minutes from Edinburg and Valley International Airport, in Harlingen, 40 minutes from Edinburg.

PERCENT CHANGE IN STATE POPULATION

Top 10 States by Numeric Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

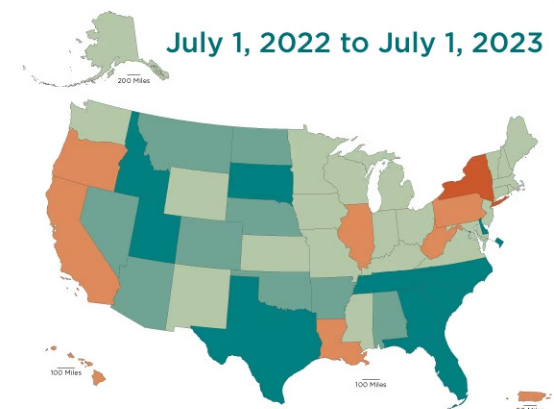
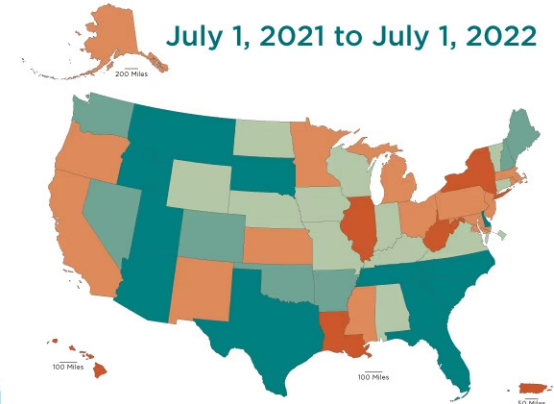
Top 10 States or State Equivalent by Percent Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%

Percent Change in State Population

Percent change

- 1.00 or more
- 0.50 to 0.99
- 0.00 to 0.49
- 0.49 to -0.01
- 0.50 or more



United States[®]
Census
Bureau

U.S. Department of Commerce
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

Source: Vintage 2023 Population Estimates

Source: United States Census Bureau
Read Full Article [HERE](#)
Posted on December 18, 2023



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

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company-wide
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PROPERTIES
SOLD
in 2023

\$2.2B+
CAPITAL MARKETS
TRANSACTION
VALUE
in 2023

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